

# ELEVATE INDIANOLA

A COMPREHENSIVE PLAN UPDATE PREPARED WITH THE CITIZENS OF INDIANOLA

# APPENDIX



*Photo credit: Ayrit Photography, 2018*



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# APPENDIX

## PROJECT MANAGEMENT TEAM MEETINGS

PROJECT MANAGEMENT TEAM MEETING ATTENDANCE			
NAME	MEETING 1, 4/2/19	MEETING 2, 6/12/19	MEETING 3, 8/27/19
Angela Nelson, <i>Hometown Pride</i>	X	X	X
Anita Christensen, <i>Sustainability Committee</i>	X	X	X
Art Sathoff, <i>Indianola Schools</i>	X	X	X
Barb McMurry, <i>Iowa Realty</i>	X	X	X
Bob Lane, <i>Simpson University</i>	X	X	
Brenda Easter, <i>Indianola Chamber</i>	X	X	X
Charlie Dissell, <i>Director of Community &amp; Economic Development</i>	X	X	X
Dave Moeller, <i>Citizen / City Engineer</i>	X	X	
David Maahs, <i>Greater Des Moines Partnership</i>	X		X
Drew Brazie, <i>Park Commission</i>	X	X	X
Elodie Opstad, <i>Local Historian</i>	X	X	
Emmet Konrad, <i>Hometown Pride</i>		X	X
Jared Johnson, <i>Accurate Development</i>		X	
Jay Cowan, <i>Jerry's Homes</i>	X		
Jennifer Bates, <i>Shive-Hattery</i>			X
Josh Rabe, <i>Planning &amp; Zoning Commission</i>	X		X
Kenny Herring, <i>Peoples Company</i>	X	X	
Kevin Johnson, <i>Accurate Development</i>	X	X	
Larry McConnell, <i>Gib's A&amp;W</i>	X		
Michael Egel, <i>DM Metro Opera</i>	X		
Mike Rozga, <i>Utility Board</i>	X		
Nate Fehl, <i>Hy-Vee</i>	X	X	X
Rachel Gocken, <i>Warren County Economic Development Corp</i>	X	X	
Staci Scheurenbrand, <i>National Balloon Classic</i>		X	

# PROJECT MANAGEMENT TEAM MEETING #1

The following PowerPoint presentation was presented at the first project management team meeting held on April 2, 2019.



**ELEVATE INDIANOLA**

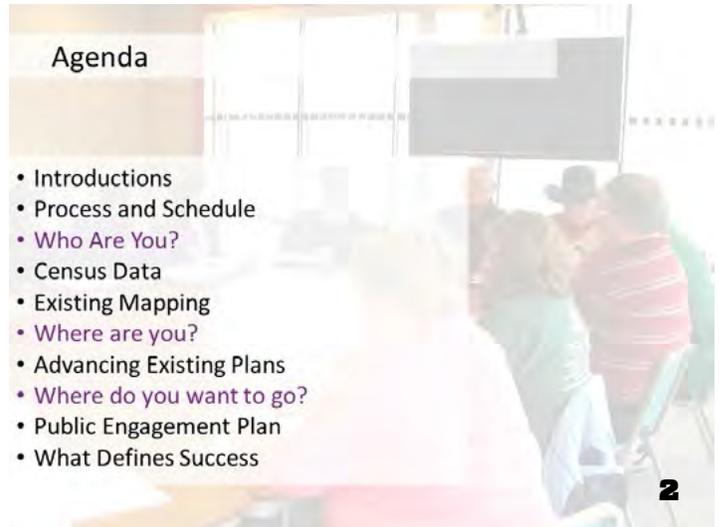
PROJECT MANAGEMENT TEAM MEETING #1

APRIL 2, 2019





**1**



### Agenda

- Introductions
- Process and Schedule
- Who Are You?
- Census Data
- Existing Mapping
- Where are you?
- Advancing Existing Plans
- Where do you want to go?
- Public Engagement Plan
- What Defines Success

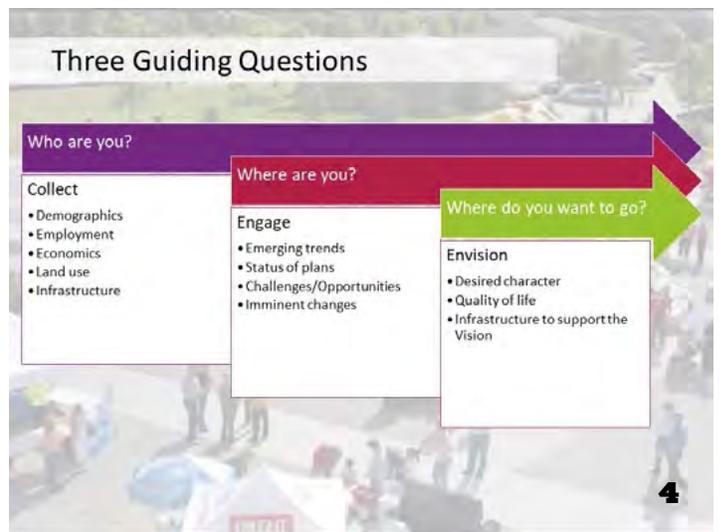
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### Project Management Team

Name	Background
Kenny Herring	Peoples Company
Brenda Easter	Indianola Chamber
David Maahs	Greater Des Moines Partnership
Rachel Gocken	Warren County Economic Development Corp
Anita Christensen	Sustainability Committee
Aaron Hurt	Indianola Fire
Elodie Opstad	Local Historian
Jay Cowan	Jerry's Homes
Kevin Johnson	Accurate Development
Josh Rabe	Planning and Zoning Commission
Angela Nelson	Hometown Pride
Drew Brazie	Park Commission
Jennifer Bates	Shave Hattery
Mike Rozga	Utility Board
Art Sathof	Indianola Schools
Bob Lane	Simpson University
Staci Scheurenbrand	National Balloon Classic
Michael Egel	DM Metro Opera
Barb McMurray	Iowa Realty
Nate FehI	Hy-Vee
Keith Welling	TruBank
Lee Adams	DanLee Corp
Larry McConnell	Gib's A&W

**3**



### Three Guiding Questions

**Who are you?**

**Collect**

- Demographics
- Employment
- Economics
- Land use
- Infrastructure

**Where are you?**

**Engage**

- Emerging trends
- Status of plans
- Challenges/Opportunities
- Imminent changes

**Where do you want to go?**

**Envision**

- Desired character
- Quality of life
- Infrastructure to support the Vision

**4**




### Process

March	April	May	June	July
<ul style="list-style-type: none"> <li>• Existing Plans</li> <li>• Existing Conditions</li> <li>• Base Mapping</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Meeting #1</b></li> <li>• Data Collection</li> <li>• Community Character</li> <li>• Focus groups</li> </ul>	<ul style="list-style-type: none"> <li>• Analysis</li> <li>• <b>Meeting #2</b></li> </ul>	<ul style="list-style-type: none"> <li>• Community Survey</li> <li>• Community Event</li> </ul>	<ul style="list-style-type: none"> <li>• Develop Community Vision</li> <li>• Draft Goals and Objectives</li> </ul>
August	September	October	November	December
<ul style="list-style-type: none"> <li>• <b>Meeting #3</b></li> <li>• Articulate the Vision</li> </ul>	<ul style="list-style-type: none"> <li>• Implementation Plan</li> <li>• Draft Document</li> </ul>	<ul style="list-style-type: none"> <li>• <b>P&amp;Z / Council Workshop</b></li> <li>• Public Open House</li> </ul>	<ul style="list-style-type: none"> <li>• Final Deliverables</li> </ul>	<ul style="list-style-type: none"> <li>• <b>City Council Adoption</b></li> </ul>

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### City Mission Statement

The mission of the City of Indianola is to provide its citizens with quality and ample services at a fair and affordable price.

We strive to improve the livability in our community through personal dedication, integrity, accountability, innovation and sensitivity to the needs of our citizens whom we serve.

Livability will be improved through the provision of first rate public safety and public utilities, education and leisure programs and administrative services.

Our goal is to make each and every citizen proud to be a part of the City of Indianola and to have those who visit, want to be a part of it. **7**

### Who Are You?

- How do you describe your City to outsiders?
- When someone visits from out of town, where do you take them?
- What are you known for?
- What are you proud of?
- What does the community value?
- Where do you go for outdoor portraits?
- Why do you live here?
- Tell us about your neighborhood.

**8**

### Who Are You?

- What are your community's challenges?
- What do you wish were better?
- What do you struggle with?
- What are your frustrations?
- Why do you leave town?
- What are you missing?
- What do you need?

**9**

### CENSUS DATA

**10**

### Population Change - Comparison

	1970	1980	1990	2000	2010	2017 Est	% Change 1970-1990	% Change 1990-2010	% Change 2010-2017
Indianola	8,852	10,843	11,340	12,998	14,782	15,489	28%	30%	5%
Carlisle	2,246	3,073	3,241	3,497	3,876	4,069	44%	20%	5%
Altoona	2,883	5,764	7,242	10,345	14,541	17,354	151%	100%	19%
Norwalk	1,745	2,676	5,726	6,884	8,945	10,179	228%	56%	14%
Osceola	3,124	3,750	4,164	4,659	4,929	4,998	33%	18%	1%
Pleasant Hill	1,535	3,493	3,671	5,070	8,785	9,608	139%	139%	9%
Warren County	27,432	34,878	36,033	40,671	46,225	48,630	31%	28%	5%

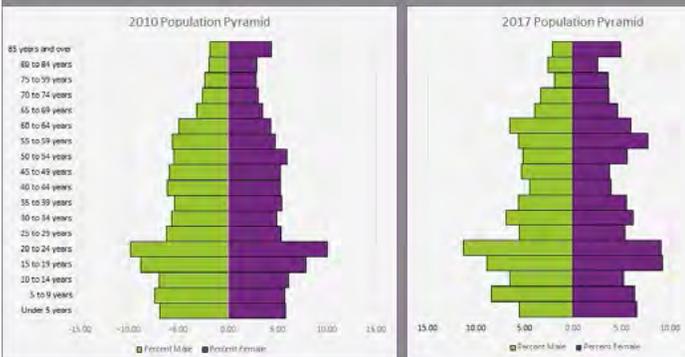
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### Population Change – Age Groups

Age Group	2000	2017	% Change	Absolute Change
Under 5 years	867	950	9.6%	83
5-9 years	820	1,128	38%	308
10-14 years	844	905	7%	61
Under 19 years	3,767	4,389	17%	622
20-39 years	3,791	4,286	13%	495
40-59 years	2,993	3,321	11%	328
60 years and over	2,447	3,583	46%	1,136

**12**

Population Pyramids



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Housing

Housing Summary					
Indianola (2013-2017)					
<b>Total Housing Units</b>	6,253	100%	<b>Housing Units by Total Number of Bedrooms</b>		
<b>Owner Occupied</b>	4,024	66.5%	<b>Total Housing Units</b>	6,253	100%
<b>Renter Occupied</b>	2,024	33.5%	<b>1 Bedroom</b>	518	8.3%
<b>Vacant</b>	205	3.3%	<b>2 Bedroom</b>	2,118	33.9%
			<b>3 Bedroom</b>	2,329	37.2%
<b>Population</b>	15,489	100%	<b>4 Bedroom</b>	945	15.1%
<b>Owner Occupied</b>	10,440	67.4%	<b>5+ Bedroom</b>	237	3.8%
<b>Renter Occupied</b>	5,049	32.6%			
Housing Units by Type			Other Information		
<b>Total Housing Units</b>	6,253	100%	<b>Median Home Value</b>	\$155,600	
<b>Single-Family, Detached</b>	4,013	64.2%	<b>Median Monthly Rent</b>	\$751	
<b>Single-Family, Attached</b>	569	9.1%	<b>Average Household Size</b>	2.42	
<b>Two Units/Duplex</b>	88	1.4%	<b>Average Family Size</b>	2.98	
<b>Multi-Family</b>	1,460	23.3%			
<b>Mobile Home</b>	123	2%			

Source: 2013-2017 American Community Survey 5-Year Estimates

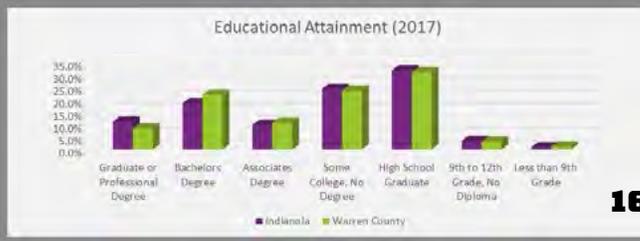
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Housing



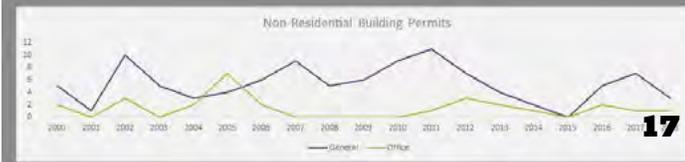
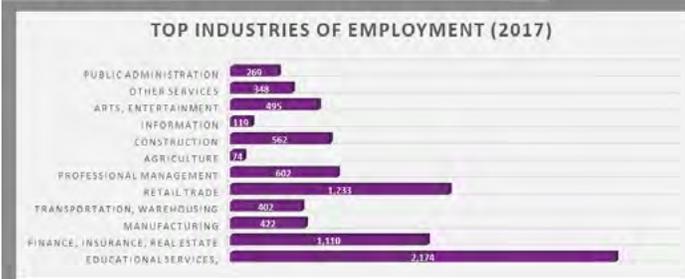
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Economic



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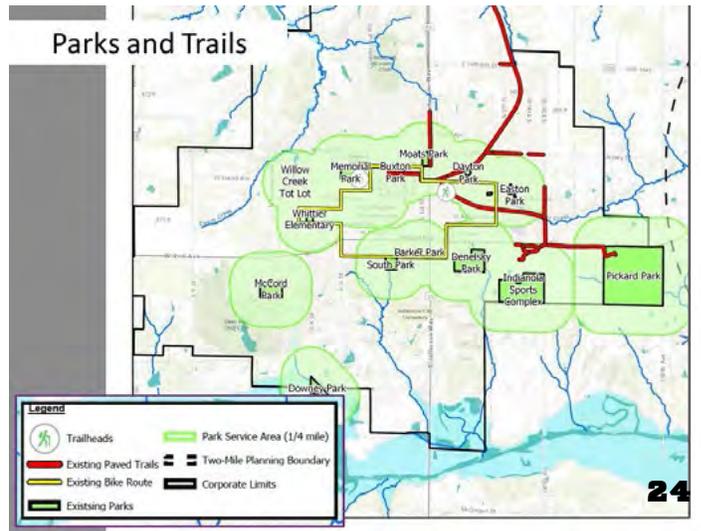
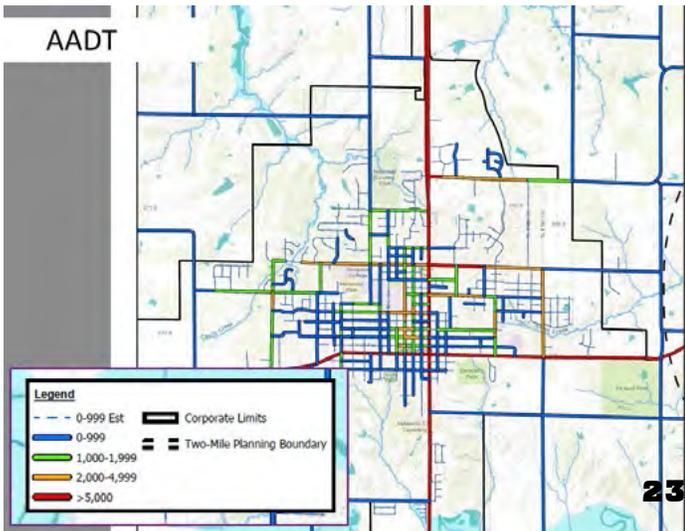
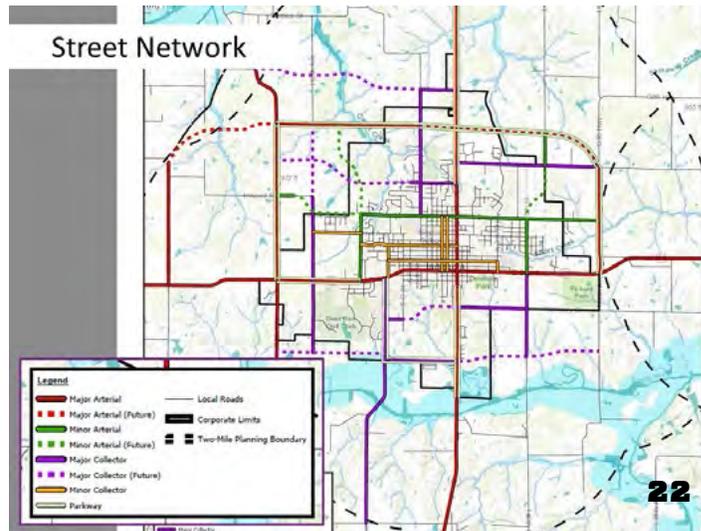
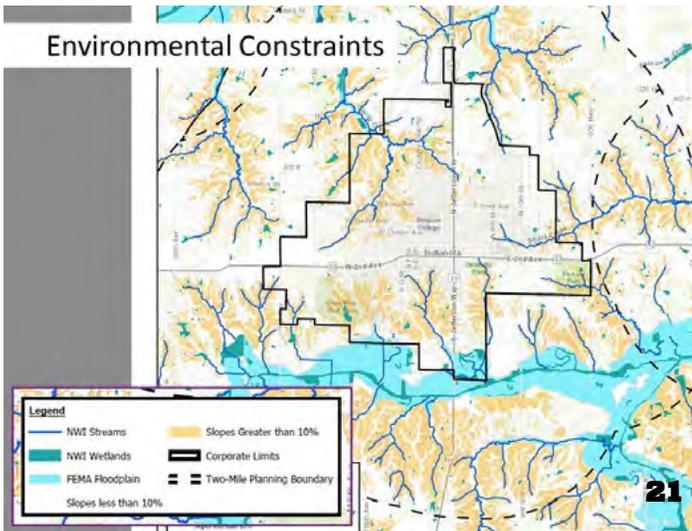
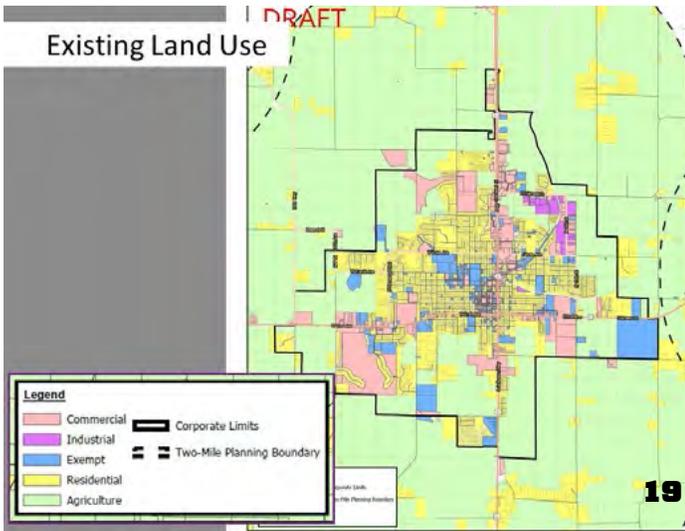
Economic



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Existing Conditions - Mapping

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Where are you?

- What have you been working on?
- What have you seen change?
- What is coming next?
- What trends have you noticed?

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EXISTING PLANS

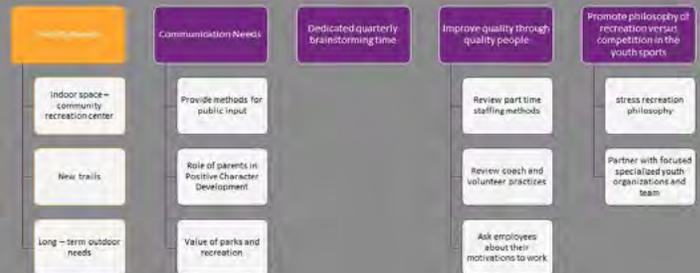
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Advancing Existing Plans

- 2011 Comprehensive Plan
- 2013 Indianola Retail Analysis Study
- 2016 Strategic Planning Session
- 2017 Warren County Hazard Mitigation Plan
- 2017 Citizen Survey
- 2018 Urban Revitalization Plan
- 2018 Downtown Assessment Visit

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2009 - Strategic Recreation Action Plan



28

2011 Comprehensive Plan

Vision

- Provide for efficient extension of city services
- Preserve open space and critical environmental areas
- Provide alternative transportation modes
- Provide opportunity for more housing choices

Future Land Use

Transportation

Parks and Trails

Services and Facilities

Growth Management Plan

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2013 Retail Analysis Study

Examined 3 retail sites for retail development or revitalization



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2016 Strategic Planning Session



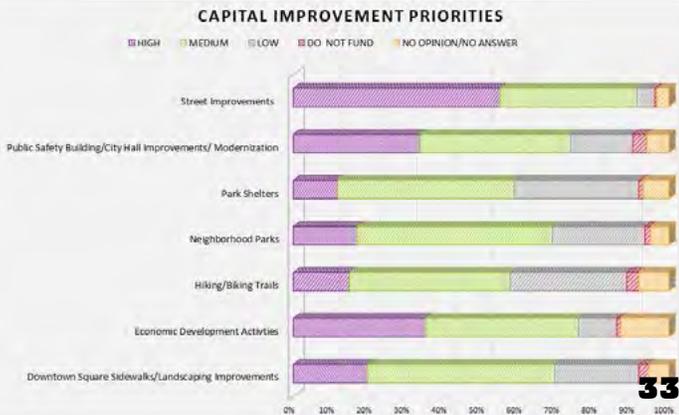
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2017 Citizen Survey

- 187 responses (21% response rate)
- 95% think Indianola is a "Nice Place to Live"
- 49% think they receive good value for their taxes
- 92% feel safe
- 41% think the city should encourage residential development through incentives
- 57% think the city should encourage commercial development through incentives
- City services – "satisfied" was the highest percentage

32

2017 Citizen Survey



33

2017 Warren County Hazard Mitigation Plan

- Reviewed development in relationship to floodplain
- Hazardous materials – 6 chemical storage sites
- Historic Sites
  - Science Hall
  - Indianola High School
  - Warren County Court House
- Critical Facilities (18 identified)

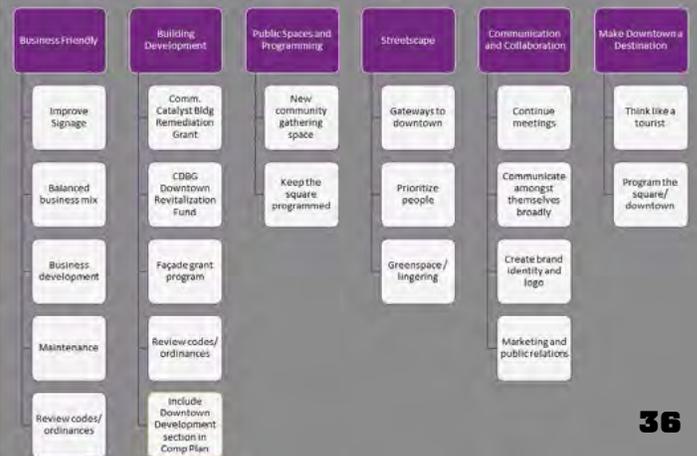
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2018 Amended and Restated 1998 Citywide Urban Revitalization Plan

- Everything within city boundaries
- Everything that may be annexed in the future
- May be eligible to receive total or partial exemption from property taxes on improvements for a specified number of years
- Stimulates private development
  - leads to long-term increase or stabilization in tax base
- Residential, multi-residential, and commercial properties

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2018 Downtown Site Visit



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## Visioning Exercise

**37**

## Community Visioning

- Understand the whole community
- Reflect the community's values
- Address emerging issues and trends
- Imagine a preferred/ideal future
- Promote local action



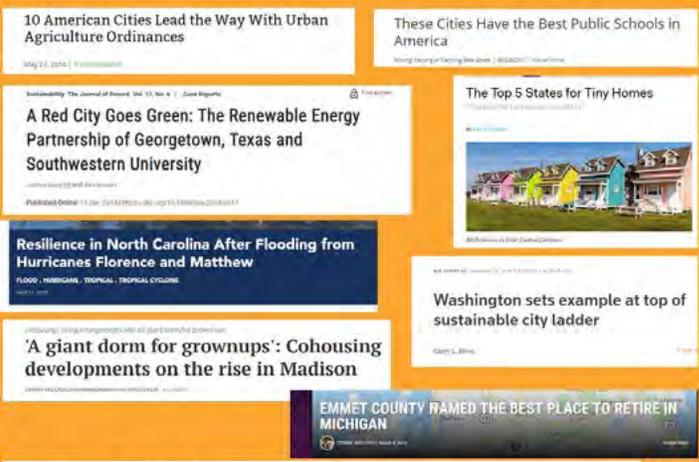
**38**

## Headline Exercise

What headlines would you want to read about Indianola in 15-20 years?



**39**



**40**

## Headline Exercise

What headlines would you want to read about Indianola in 15-20 years?

- You may work with a partner
- List up to three headlines (one per Post It note)
- Post the Post Its under the appropriate heading

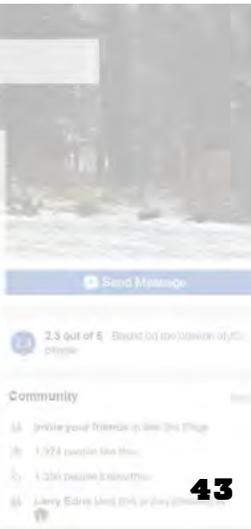
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## Public Engagement Plan

**42**

### Engagement

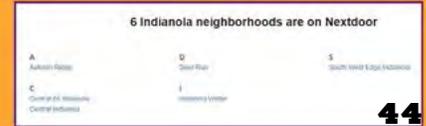
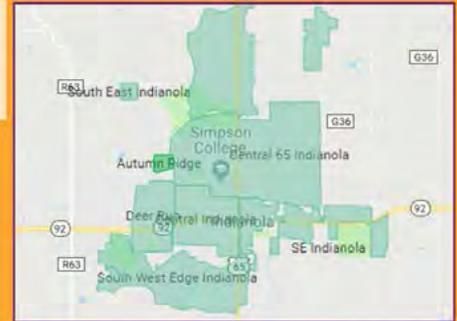
- Indianola Magazine
- Record Herald Tribune
- Des Moines Register
- City website
- Social Media
  - Facebook, Twitter, Instagram, Nextdoor
- Bi-Lingual
- MetroQuest – Survey



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### Online Engagement - Nextdoor

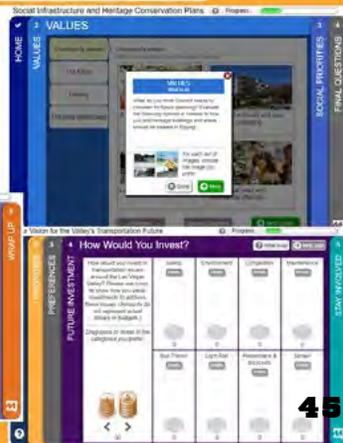
- 6 neighborhoods
- Individuals sign up for neighborhood-oriented news
- Agencies (like the City) can post to any neighborhood



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### Online Engagement - MetroQuest

- Welcome
- Wrap Up
- Priority Ranking
- Scenario Ranking
- Visual Preference
- Image Rating
- Map Maker
- Project Selection
- Budget Allocation
- Funding Balance
- Vision Statement
- Tradeoffs
- Strategy Rating
- Standard Survey



45

### Focus Group Sessions

#### Topic Based

- Quality of Life
- Housing – Affordability and Quality
- Economic Development and Opportunity
- Parks and Recreation
- Equity and Diversity

#### Demographic Based

- Simpson students
- Retirees
- Public Employees
- Business Owners
- Neighborhood-specific

46

### Community Event - Piggyback



- May - June**
- Farmers Market
  - National Balloon Classic
  - Warren County Fair
  - ?
  - ?



47

### Public Open House



Near end of project (October)



48

What Defines Success?

**49**

What do you need at the end of this process to call it a success?

Who do we need to engage?  
 What topics do we need to cover?  
 What does the plan need to do for the community?  
 What qualities does the plan need to have?  
 What part of the process is most important to you?

**50**

What's Next?

**51**

Project Management Team – Meeting #2

- Review data collection and analysis
- Discussion of goals that could result from data
- Finalize community survey questions

**52**



## RESULTS FROM EXERCISE

### WHO ARE YOU? (SLIDE 8)

#### STRENGTHS

- > School size
- > Balloon Classic
- > County Fair – Top 5
- > Des Moines Opera
- > Bedroom community
- > Safety
- > Town square – County seat
- > Simpson College – community events/ pride
- > Location – small town/urban amenities
- > Parks/trails
- > Active/engaged community members
- > Retirement community
- > Sports complex/parks
- > YMCA
- > Growing
- > Fiber utility
- > Community support/giving
- > Walkability
- > Short commute to Des Moines
- > Buxton Park
- > Lake Ahquabi
- > Banner Lake
- > Wineries
- > Located on high spot in the area
- > Churches
- > Organizations/services

#### WEAKNESSES

- > Blight/main thoroughfare
- > Lacking homeownership pride
- > Road
- > Aging infrastructures (sewer)
- > Square (empty buildings) – lack of proper zoning
- > Retail
- > Labor force/turnover
- > Park service areas
- > Walkability to YMCA and other areas
- > Trail system
- > Park dedication ordinance
- > Signage/wayfinding/gateway to downtown/destinations – hidden
- > Consistent entertainment – year long
- > Compete with metro/location

- > How to make Indianola a destination
- > Business hours (closed on Sunday)
- > Lack of restaurants options
- > Housing options
- > Attract families

**WHERE ARE YOU? (SLIDE 28)**

- > Down turn big box/retail
- > Spend money out of town
- > Lost five boutiques
- > Trendy retail
- > Thinking local is a positive
- > Food insecurity
- > Low median income
- > Hopeful for growth in south metro – increase competition
- > Controlled growth (type of growth) – provide options/opportunities
- > Embrace bedroom community – promote
- > Transitional development
- > Escape/oasis
- > Fiber utility

**HEADLINE EXERCISE (SLIDES 39-41)**

**BUSINESS & ECONOMIC DEVELOPMENT**

**5 YEARS**

- > Indianola’s Municipal fiber offering attracts new business and residents.
- > Indianola hits 20,000 mark. Strong economy sparks residential and commercial growth.

**10 YEARS**

- > Indianola’s population exceeds 20,000.
- > Recent tax abatement program ends, marks largest percentage growth in 20 years.

**20 YEARS**

- > Indianola lands high tech industry.
- > Modern tech company opens in Indianola, hires 150 people.
- > Indianola has first sushi restaurant open on the square

**HOUSING & NEIGHBORHOODS**

**20 YEARS**

- > Block parties on the rise in Indianola

**TRANSPORTATION**

**5 YEARS**

- > South K Street is paved

**PARKS & RECREATION**

**10 YEARS**

- > Another new bike trail connects Des Moines to Indianola.

**20 YEARS**

- > Indianola named as #1 town in Iowa in terms of parks per capita.
- > An Iowa town where you get anywhere without a motor (bike/foot).
- > An Iowa town where you don't need a car.
- > Indianola now connected to Des Moines trail system.
- > New park dedicated.

**OTHER**

**5 YEARS**

- > Indianola CSD continues to lead in online and personalized learning.

**20 YEARS**

- > Indianola schools recognized nationally for excellence.
- > Indianola A&W's Papa Burger named "Iowa Burger of the Year".
- > Iowa's first smart city saves millions!
- > Fiber community draws tech talent and IT businesses.
- > Make Indianola your winter activity destination.
- > Indianola named top 10 community in U.S.
- > Best place to raise a family in the metro area.
- > Indianola voted best place to raise a family in Iowa.

**WHAT DEFINES SUCCESS FOR THE OVERALL PROJECT? (SLIDES 49 & 50)**

- > Clear goals
- > Public engagement – new residents

- > Outsider’s perspective?
- > PR/Marketability
- > Identify incentives and roadblocks
- > Guiding document – regulation updates
- > Vision – future
- > Measurable goals and objectives
- > Progressive thinking
- > Useable

## PROJECT MANAGEMENT TEAM MEETING #2

The following PowerPoint presentation was presented at the second project management team meeting held on June 12, 2019.



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2



3



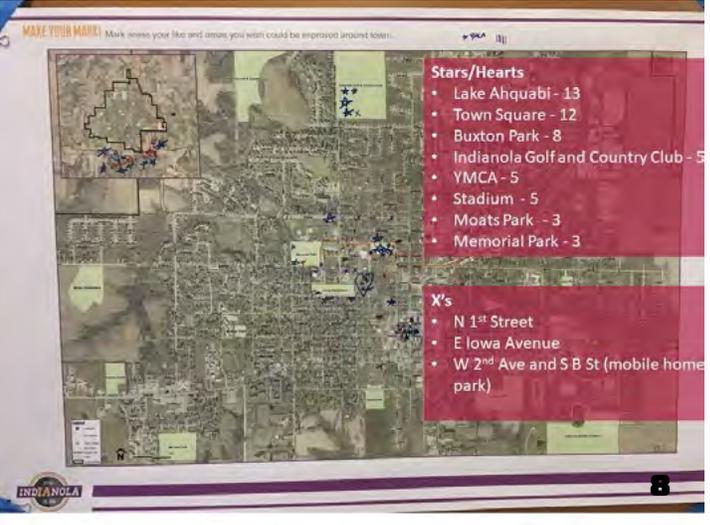
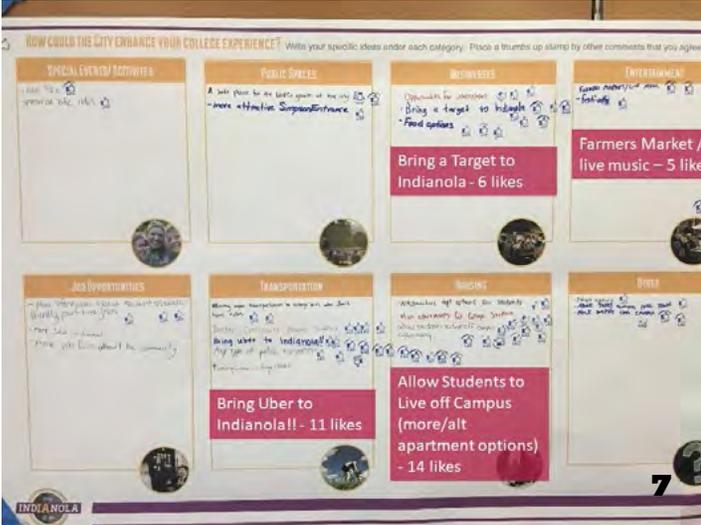
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Simpson Students



Simpson Students

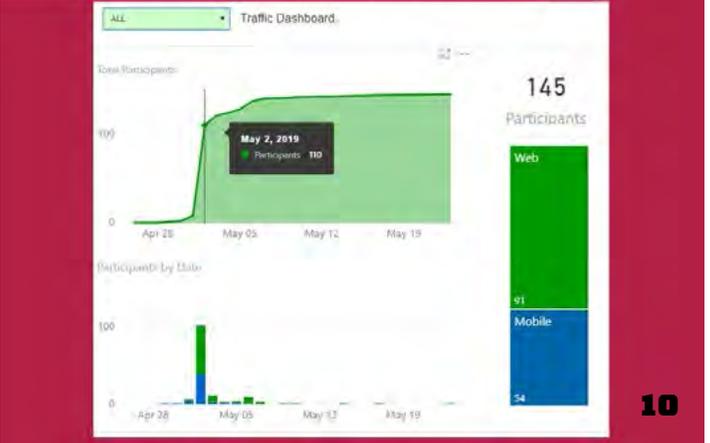
Factors for Where to Live	Number of Marbles
Career Opportunities	67
Affordability	48
Culture and Entertainment	37
Family	36
Friends	27
Weather and Climate	12
Other	2



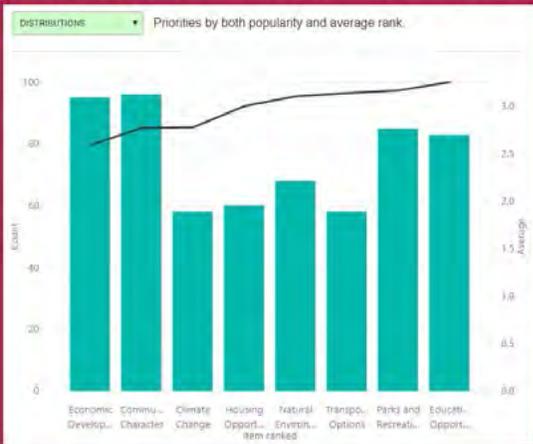
Simpson Students – How Should the City Prioritize the following Issues?



MetroQuest Results - Simpson



MetroQuest Results – What’s Most Important?



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MetroQuest Results – What’s Most Important? - comments

Transportation options to Des Moines  
 Transportation to Des Moines  
 Being a college town we should have some kind of public transportation to Des Moines.  
 Uber/Lyft  
 It would be great if Indianola had a regular bus service to South Ridge.  
 this isn't another suggestion, but more of an observation that would include all of the suggestions. Indianola tends only compete, complete things half-heartedly. How about seeing more of an effort and more pride shown in completing things, in investing in Indianola, in everything really, to keep people vested in Indianola. Everyone seems to be ok with mediocrity and it shouldn't be that way.  
 Day care!!  
 Places for young people to hang out  
 Artistic Community  
 Involvement between the City and Simpson College  
 Food locations  
 Enticements for additional restaurants and businesses.  
 I feel that this is redundant as it supports the reduction of climate change. (re: Natural Environment)  
 All of these things are important and need work. They should all be addressed.  
 Work with Simpson to not require living on campus and finding affordable housing for after graduation. graduates are going to live in des moines because it is cheaper than staying in town  
 As a Latina in Indianola, it's important for me and my family to feel welcomed by all not just my immediate neighbors.

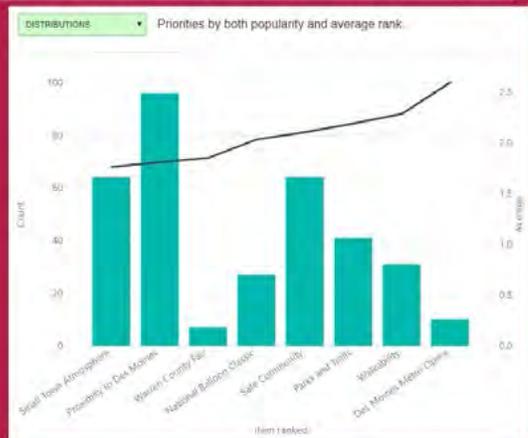
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MetroQuest Results – Money to Spend



13

MetroQuest Results – My Favorite Things



14

MetroQuest Results – My Favorite Things - Comments

Development of Deer Run into a shared community/college/school/county facility  
 We don't have this (Re: Small Town Atmosphere)  
 hence by the name-not really a huge factor for people in INDIANOLA (Re: Des Moines Metro Opera)  
 Nice for town to be close but transportation to and from Des Moines would be amazing  
 This community doesn't qualify as a safe community with the unsolved robberies in houses and small businesses. Perhaps instead of making videos for facebook, the Indianola police force should be focused on this  
 There are very few new developments in Indianola where it is possible to walk somewhere with small children

15

MetroQuest Results – My Favorite Things

What is your age	What is your gender	What is your relationship to Simpson
56-75 and over	82 Female	50 Student
39-55	35 Male	38 Staff
20-38		20 Instructor/Professor
Under 20		1 Other
115 Total	117 Total	119 Total

16

### Retirees – Tunes and Treats

Factors for Where to Retire	Number of Marbles
Family	10
Things to Do	10
Other*	10
Friends	8
Healthcare	6
Affordable	4

\*Always lived here; no reason to move away



### Retirees – How could the City enhance your quality of life?



18

### Downtown Historic Tour

19

### Downtown History

- Great historical documentation
- 1870's was a surge of frame structure replacement with brick



20

### Downtown History

- How to enhance the connections between the square and the adjacent structures, uses, neighborhood and businesses.
- Square revitalization is important and achievable
  - How can zoning be enhanced to encourage preservation and restoration?
  - How can grants be used to leverage re-purpose and revitalization of buildings?

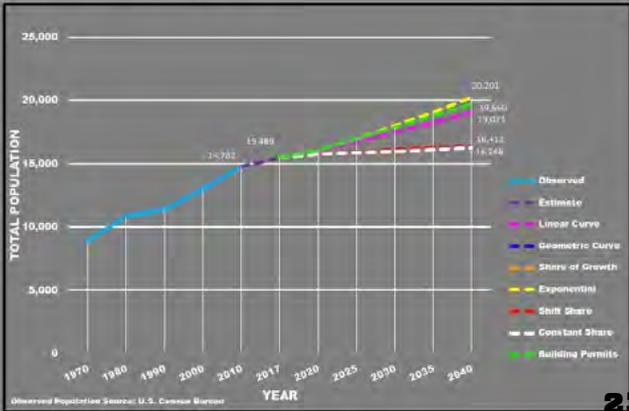


21

### Population Projections

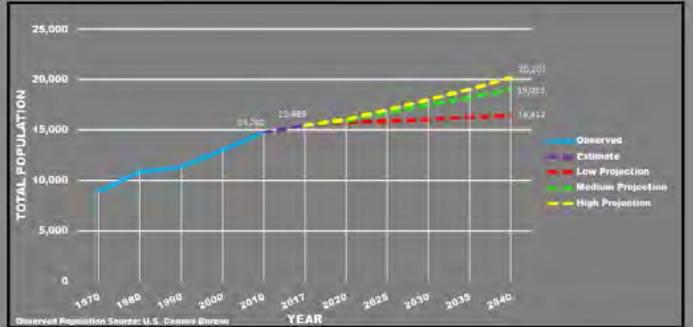
22

Population Projections



23

Population Projections

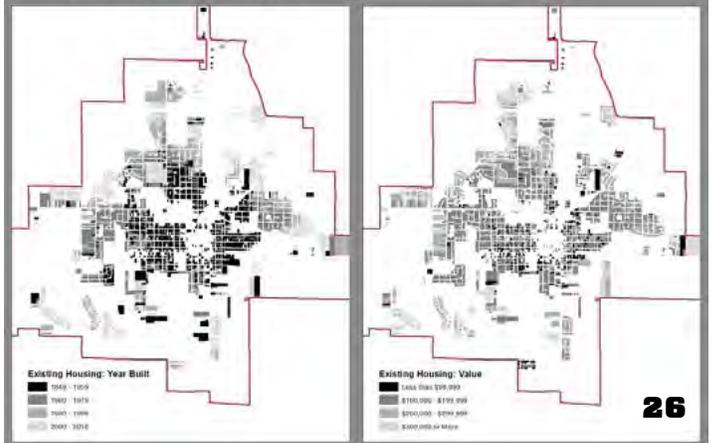


24

HOUSING ANALYSIS

25

Housing Heat Maps



26

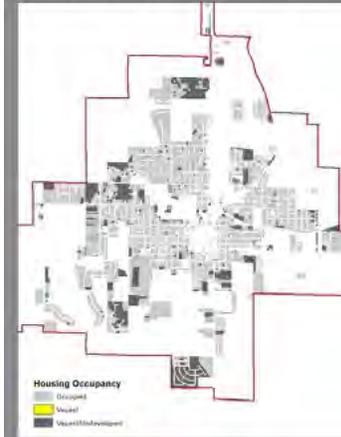
Housing Availability Study

Income Range	% of city # Households Median/In Each Range	Est. Affordable Housing Value	Value of Owner Units	# of Owner Units	Est. Monthly Rent they can afford	# of Renter Units	Total Units	Balance
\$0-24,999	45%	1,186	\$99,999	\$0-99,999	573	\$0-600	544	1117 -49
\$25,000-49,999	90%	1,600	\$199,999	\$100,000-199,999	2,391	\$601-1,100	1,086	3477 -1,877
\$50,000-74,999	135%	1,256	\$299,999	\$200,000-299,999	763	\$1,101-1,700	227	990 -266
\$75,000-99,999	180%	762	\$399,999	\$300,000-399,999	229	\$1,701-2,300	25	254 -508
\$100,000-149,999	270%	790	\$499,999	\$400,000-499,999	28	\$2,301-3,500	37	65 -725
\$150,000 +	454	\$500,000+	\$500,000 +	40	\$3,500+	47	87	-367

- Calculated as 28% of monthly pay - Rule of thumb for banks/lenders
- LMI = 80% of Median income (\$63,680)
- Estimated mortgage payment (principal, interest, taxes, insurance)
- Shortage of 69 units for Very Low Income Households
- Assume higher incomes own/rent homes valued lower than they can afford
- Total housing shortage of 58 units. \*ACS Margin for Error

27

Housing Availability Study



- 17 Vacant Homes
- 500 Platted/ Undeveloped Lots
- Medium Population Projection = 1,400 new housing units
- Future Land Use Plan

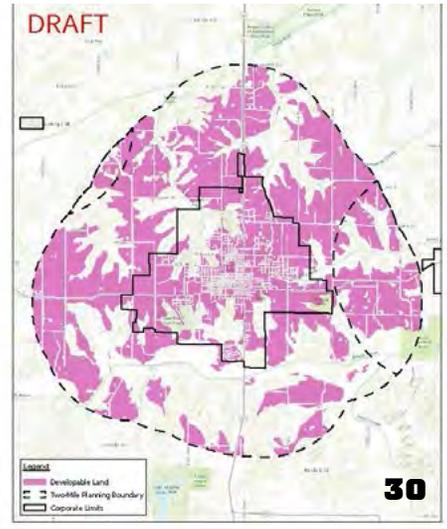
28

**LAND USE**

**29**

**Developable Land**

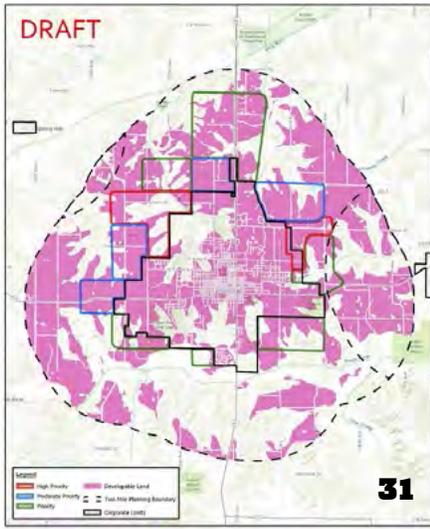
- Steep Slopes 10% or greater
- Wetlands/Floodplains
- Existing Roads
- Existing Development



**Developable Land - Growth Areas**

2011 Comprehensive Plan Priority Growth Areas

- High Priority
- Moderate Priority
- Priority
- Specific Land Uses



**MetroQuest Survey**

**32**

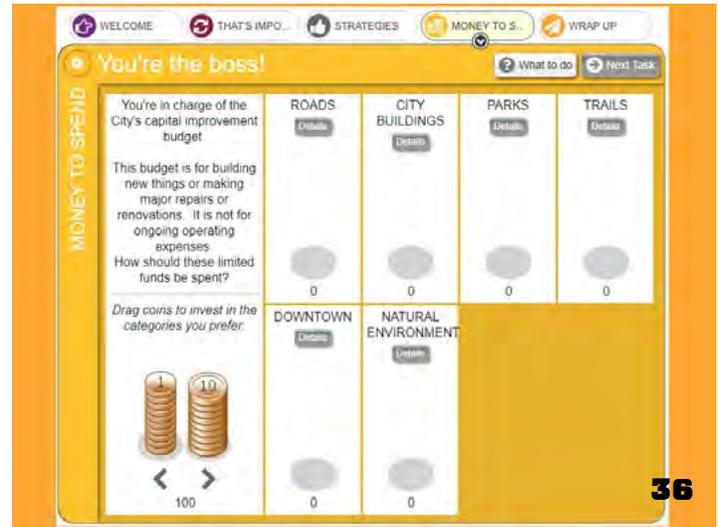
**33**

<https://37629803-draft.metroquest.com>

**34**



35



36



37

### Distribute the Public Survey

Distribute Survey – City and Committee Members

- Websites
- Social media
- Email lists
- Local news – radio / tv
- Posters/Flyers
- At Piggyback Event

Start – end of next week  
End – 6 weeks (~August 2)

38

## What's Next?

39

### Project Management Team – Meeting #3

- Review results of community engagement
  - Survey
  - Event
- Maps
  - Future Land Use Plan
  - Transportation Network
- Goals and Policies

40

Process - Updated

<b>March</b> • Existing Plans • Existing Conditions • Base Mapping	<b>April</b> • Meeting #1 • Data Collection • Community Character • Simpson Focus	<b>May</b> • Population Analysis • Housing Analysis • Historical Study	<b>June</b> • Retiree Focus • Develop Community Survey • Meeting #2	<b>July</b> • Distribute Survey • Community Event
<b>August</b> • Community Vision • Draft Goals and Objectives • Meeting #3	<b>September</b> • Implementation Plan • Draft Document	<b>October</b> • P&Z / Council Workshop • Public Open House	<b>November</b> • Final Deliverables	<b>December</b> • City Council Adoption

**41**



## PROJECT MANAGEMENT TEAM MEETING #3

The following PowerPoint presentation was presented at the third project management team meeting held on August 27, 2019.



# MetroQuest Survey Results



5

## Participants - 1,635

• Open June 24 to August 19

• Distributed via:

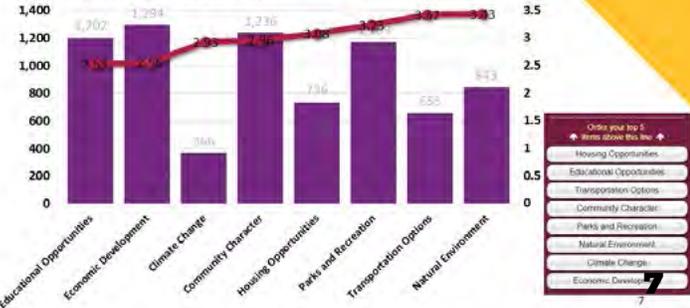
- Facebook
  - City of Indianola
  - 154 shares
- Emails to
  - City Staff
  - Project Management Team

If they answered no to "Do you live in Indianola?", how did they answer "Do you work in Indianola?"?



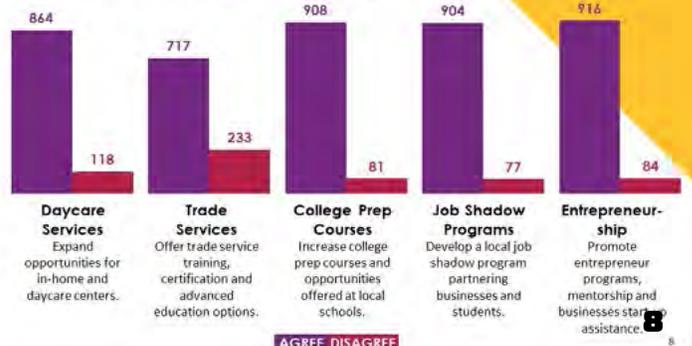
## That's Important

Number of times in Top 5, and average rank for each topic (lower value rank = higher priority)



7

## Strategies Educational Opportunities



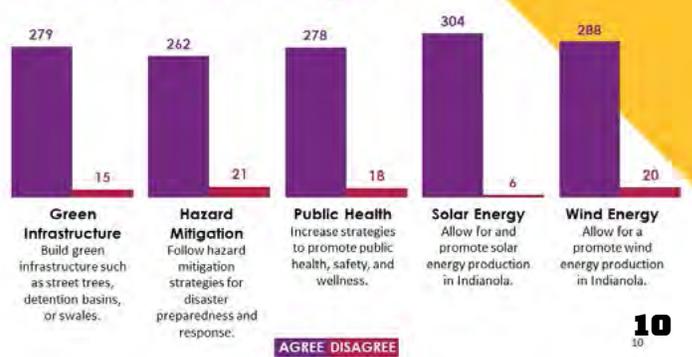
8

## Strategies Economic Development



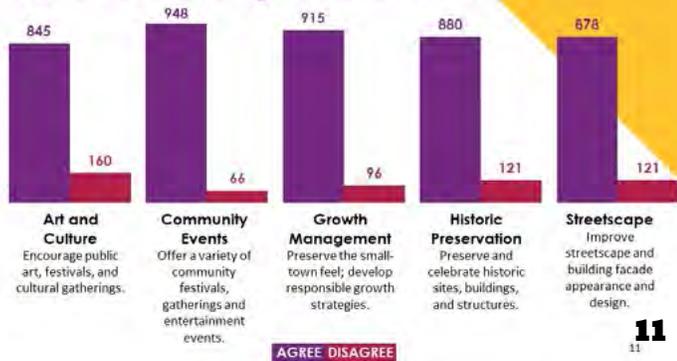
9

## Strategies Climate Change



10

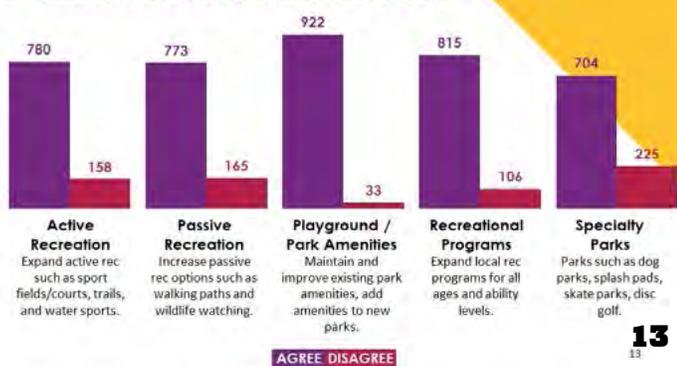
## Strategies Community Character



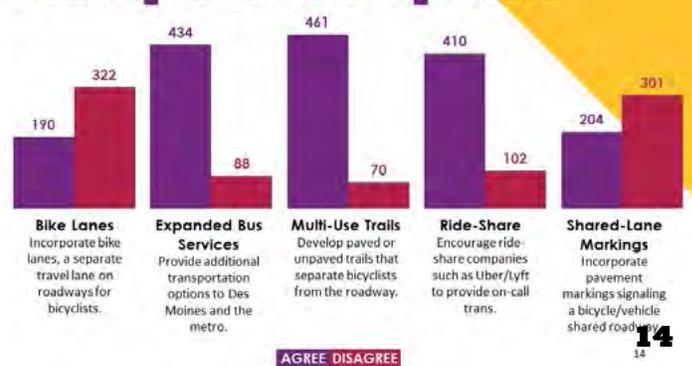
## Strategies Housing Opportunities



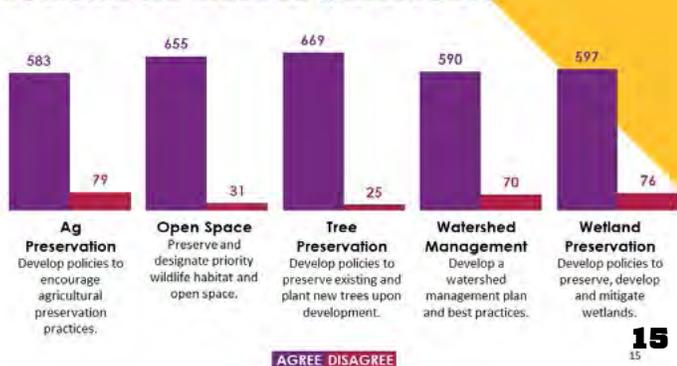
## Strategies Parks & Recreation



## Strategies Transportation Options



## Strategies Natural Environment



## Money to Spend



Total budget allocated to each category for all participants

**Participant Directions:**  
You're in charge of the City's capital improvement budget.

This budget is for building new things or making major repairs or renovations. It is not for ongoing operating expenses. How should these limited funds be spent?

Each participant received 100 coins. **16**

City Buildings	20,556
Downtown	25,656
Natural Environment	15,145
Parks	21,793
Roads	38,229
Trails	16,093

# Draft Vision & Goal Statements

17



# Vision Statement Definition

Declare where your community wants to be in the future, framed in an aspirational, forward-thinking manner.

- Should be creative, ambitious, and have a logical connection to the mission.
- Should:
  - Inform strategic planning
  - Inspire while still being achievable
  - Highlight what's unique about your community
  - Align with community's values

18

# City Mission Statement

The mission of the City of Indianola is to provide its citizens with quality and ample services at a fair and affordable price.

We strive to improve the livability in our community through personal dedication, integrity, accountability, innovation and sensitivity to the needs of our citizens whom we serve.

Livability will be improved through the provision of first rate public safety and public utilities, education and leisure programs and administrative services.

Our goal is to make each and every citizen proud to be a part of the City of Indianola and to have those who visit, want to be a part of it.

19

# Vision Statement Drafts

1. We envision a City of Indianola in which all ages can enjoy the comforts of a home, the escape of recreation, the equitable mobility of the transportation system, and the opportunity to succeed in educational or entrepreneurial endeavors.
2. Indianola strives for a thriving, historic town center; sustainable and equitable development; and high quality of life for all.
3. Indianola will be known for high quality cultural, recreational, and educational experiences while fostering small town community cohesiveness.
4. We envision a City of Indianola with local business successes, safe and comfortable home life, and enriching amenities for all ages.

20

# Draft Plan Outline

- Chapter 1: Introduction
- Chapter 2: Community Profile
- Chapter 3: Land Use & Growth Management
- Chapter 4: Economic Development
- Chapter 5: Community Character
- Chapter 6: Housing & Neighborhoods
- Chapter 7: Transportation
- Chapter 8: Community Facilities & Services
- Chapter 9: The Environment & Sustainability
- Chapter 10: Implementation
- Appendices

Each of these chapters will have their own goals

21

# Draft Plan Outline

- ✓ Chapter 3: Land Use & Growth Management
  - ✓ GOAL 1: Growth Management
- ✓ Chapter 4: Economic Development
  - ✓ GOAL 1: Retail and Entertainment
  - ✓ GOAL 2: Local Businesses
  - ✓ GOAL 3: Education
  - ✓ GOAL 4: Historic Preservation
- ✓ Chapter 5: Community Character
  - ✓ GOAL 1: Visual Appearance/Aesthetics
  - ✓ GOAL 2: Community Events & Culture
- ✓ Chapter 6: Housing & Neighborhoods
  - ✓ GOAL 1: Housing Variety
  - ✓ GOAL 2: Senior Housing
- ✓ Chapter 7: Transportation
  - ✓ GOAL 1: Alternative Modes
  - ✓ GOAL 2: Street Network
- ✓ Chapter 8: Community Facilities & Services
  - ✓ GOAL 1: Public Health
  - ✓ GOAL 2: Community Services
  - ✓ GOAL 3: Parks & Recreation
- ✓ Chapter 9: The Environment & Sustainability
  - ✓ GOAL 1: Alternative Energy
  - ✓ GOAL 2: Green Infrastructure
  - ✓ GOAL 3: Hazard Mitigation
  - ✓ GOAL 4: Preservation

22

## Goals Objectives Actions



## Land Use & Growth Management Goals - Draft

- 1. Growth Management:** Continue to grow while remaining true to the “small-town” feeling of the community

**Objectives**

- Develop responsible growth strategies
- Focus future land use based on the needs of the community

**24**

## Economic Development Goals - Draft

- 1. Retail and Entertainment:** Expand retail and entertainment options to meet the needs of all residents

**Objectives**

- Expand and support a variety of food and drink establishments
- Encourage more entertainment businesses to come to Indianola
- Develop and encourage more retail and office space
- Discourage big-box store franchises
- Offer a variety of personal care and professional service businesses

- 2. Local Businesses:** Encourage and support local businesses

**Objectives**

- Encourage entrepreneurship and support of local, small businesses
- Promote entrepreneur programs, mentorship, and business start-up assistance

**25**

## Economic Development Goals - Draft

- 3. Education:** Provide high quality education at all levels for all members of the community

**Objectives**

- Offer trade service training, certification and advanced education options
- Increase college prep courses and opportunities offered at local schools
- Develop a local job shadow program partnering businesses and students

- 4. Historic Preservation:** Preserve and celebrate historic sites, buildings, and structures

**Objectives**

- Provide ways to encourage revitalization, restoration, and preservation of historic buildings
- Enhance physical connections with adjacent buildings and neighborhoods

**26**

## Community Character Goals - Draft

- 1. Visual Appearance/Aesthetics:** Ensure that the visual appearance of the city is reflective of the quality of the community

**Objectives**

- Improve building appearance in older parts of the city
- Provide incentives for maintenance and repair of existing aging facades
- Incorporate more landscaping and streetscaping standards to improve views from roadways

- 2. Community Events & Culture:** Offer a variety of community festivals, gatherings, and entertainment events

**Objectives**

- Encourage public art
- Encourage festivals and cultural gatherings

**27**

## Housing & Neighborhoods Goals - Draft

- 1. Housing Variety:** Provide a mix of housing types to provide housing options for residents in all stages of life

**Objectives**

- Increase the number of small lot housing developments of less than 1 acre
- Increase the supply of single-family attached structures for own or rent
- Continue to build multi-family apartment and condo complexes of varying sizes

- 2. Senior Housing:** Ensure that there is an adequate supply of senior housing to meet the needs of the community

**Objectives**

- Increase housing options such as apartments, independent, and assisted living

**28**

## Transportation Goals - Draft

**1. Alternative Modes:** Enable all ages and abilities to move about the city without their own vehicle

**Objectives**

- A. Develop paved or unpaved trails that separate bicyclists and pedestrians from the roadway
- B. Evaluate the need for sidewalks and crosswalks where currently lacking and in new development
- C. Encourage ride-service companies such as Uber & Lyft to provide on-call transportation
- D. Encourage car-share programs
- E. Provide additional bus transportation options to Des Moines and the metro area

**2. Street Network:** Continue to expand and improve the street network to improve transportation efficiency

**Objectives**

- A. Evaluate the current transportation network to identify areas that need improvement
- B. Identify locations for future roadways that will maximize efficiency

**29**

## Community Facilities & Services Goals - Draft

**1. Public Health:** Ensure that the health needs, both physical and mental, of all residents are being met.

**Objectives**

- A. Ensure adequate health services for residents are available

**2. Community Services:** Continually aim to improve and expand all community services

**Objectives**

- A. Expand opportunities for in-home daycare and daycare centers
- B. Improve and expand local library facilities and operations

**3. Parks & Recreation:** Provide high quality parks and recreation amenities for all residents of all ages and abilities

**Objectives**

- A. Maintain and improve existing park amenities, add amenities to new parks
- B. Add more specialty parks such as dog parks, splash pads, skate parks, and disc golf
- C. Expand active recreation such as sports fields, courts, trails, and water sports
- D. Increase passive recreation options such as walking paths and access to undeveloped areas
- E. Expand local recreation programs for all ages and ability levels

**30**

## The Environment & Sustainability Goals - Draft

**1. Alternative Energy:** Expand use of alternative energy use

**Objectives**

- A. Allow for and promote wind energy production
- B. Allow for and promote solar energy production

**2. Green Infrastructure:** Increase use of sustainable infrastructure design

**Objectives**

- A. Expand urban tree canopy
- B. Encourage the use of alternative stormwater management systems such as landscaped rain gardens, permeable pavers, and bio-swales
- C. Preserve existing and plant new trees upon development

**31**

## The Environment & Sustainability Goals - Draft

**3. Hazard Mitigation:** Improve methods to mitigate the effects of hazards

**Objectives**

- A. Improve public response to hazards and improve disaster recovery time
- B. Improve public infrastructure in order to reduce the extent of property losses due to hazards on existing properties
- C. Increase stringency of building codes to protect against fire, severe storms, and other hazards
- D. Incorporate watershed management best practices

**4. Preservation:** Work to preserve natural resources whenever feasible

**Objectives**

- A. Encourage agricultural preservation practices
- B. Preserve, develop, and mitigate wetlands
- C. Preserve and designate priority wildlife habitat and open space

**32**

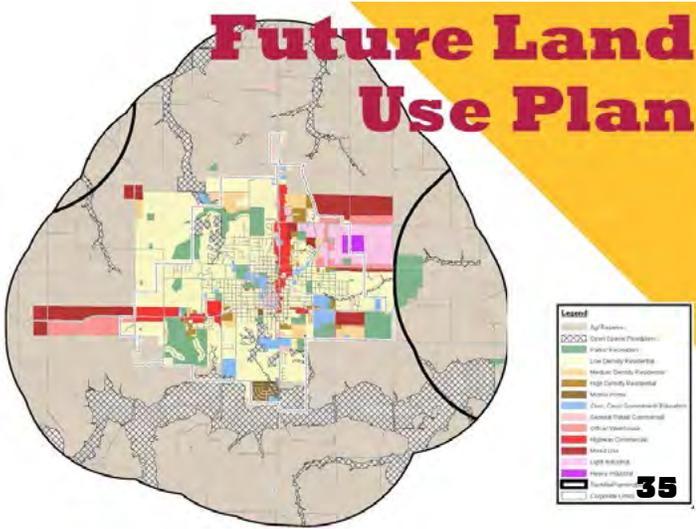
## Chapter 10: Implementation Plan

- Provide **actions** for each **objective** under each **goal**
- Assigns responsibility for each action
- Assigns a timeline (short-term, mid-term, long term) for each action

**33**

## Future Conditions Mapping

**34**



## Public Open House

- Held after document draft is completed
- Entire community invited to give input on document

**40**

## Workshop

- Planning & Zoning Commission
- City Council
- Project Management Team



41



## RESULTS FROM VISIONING EXERCISE

Slides 17-20 asked the Project Management Team to assist in drafting a Vision Statement for this plan. They were given a handout with examples (shown on the next page), and asked to draft their vision for Indianola's future. The results of that exercise are as follows:

### VISION STATEMENTS

- > General consensus that they like #3 with some modifications
- > Aligns with school district vision statement- "Proud Traditions... Unlimited Possibilities"
- > Want to keep a traditional look, keep it simple
- > All vision statements (school, city, organizations) should somewhat align
- > Add thriving business economy to #3
- > Keep brief, get straight to the point. #1 is too long
- > Discussion on safety and how to use it. Is it implied?
- > Cohesiveness is a confusing word. Try not to use.
- > Discussion on natural character/charm. Word it so it allows for growth.
- > Education should be the biggest asset, priority for bringing people to town. More important than cultural or recreation.
- > Survey was opposed to arts and culture, why do we mention it in the vision statement?

# ELEVATE INDIANOLA

PROJECT MANAGEMENT TEAM MEETING #3  
AUGUST 27, 2019



## VISION STATEMENT EXAMPLES

**Chariton, IA:** Engage, Inspire, Enhance - Building a strong economy together on a foundation of historic preservation on our square and beyond.

**The Town of Columbus (NC)** seeks sustainable growth that protects our natural and historic resources, while preserving our values, qualities, and culture.

**The City of Corcoran** will become a vibrant community focused around a thriving Town Center while preserving its natural character and agricultural roots.

**The City of Lake Elmo** commits to building on its heritage, while enhancing a high quality of life for all of its citizens. - *We pledge to work in collaboration with our residents and business community to foster pride, develop a vibrant, diverse economy, thoughtfully plan for the future, and to preserve and enhance our natural, open space environment.*

As one of the most progressive, small counties in the state, **Hampton County (SC)** seeks to uphold its...Vibrant Economy...Rural Quality of Life...And Sense of Community Pride...

Our local government will be nationally known for its transformative efforts that make **Kansas City** the diverse and sustainable community of choice for people to live, work, and play as a result of its safety; vibrant neighborhoods; business, educational, and cultural opportunities; connectedness; and vitality.

**Minneapolis** is a growing and vibrant world-class city with a flourishing economy and a pristine environment, where all people are safe, healthy and have equitable opportunities for success and happiness.

## INDIANOLA'S MISSION STATEMENT

The mission of the City of Indianola is to provide its citizens with quality and ample services at a fair and affordable price.

We strive to improve the livability in our community through personal dedication, integrity, accountability, innovation and sensitivity to the needs of our citizens whom we serve.

Livability will be improved through the provision of first rate public safety and public utilities, education and leisure programs and administrative services.

Our goal is to make each and every citizen proud to be a part of the City of Indianola and to have those who visit, want to be a part of it.

### ***ECONOMIC GOALS AND OBJECTIVES***

- > Remove “Discourage big box” - We don’t want to turn them down if they want to come in; explore design standards and zoning updates.
- > Prioritize small town businesses
- > Encourage and support local businesses – do not limit it to “small” businesses

### ***EDUCATION GOALS AND OBJECTIVES***

- > Most people don’t know what programs, continuing education classes Simpson already has to offer - survey indicates that - come up with a way to advertise this.
- > Employment / industries are changing - becoming automated - prepare our kids for these changing job opportunities.
- > Competition with DMACC for trade programs
- > CTE (Career and Technical Education) - use instead of “trade services”
- > Add something about Simpson College - Needs to be included in action items.
- > Use wording of business growth instead of business start-up.
- > Need big employers, not necessarily big box, but somebody that employs large amounts of people.

### ***HISTORIC PRESERVATION GOALS AND OBJECTIVES***

- > Access to square - Wayfinding signage
- > Part of the streetscape plan is to add arches as gateways into Square area
- > Improve access to square - crossing the highway.

### ***COMMUNITY CHARACTER GOALS AND OBJECTIVES***

- > Land use adjacent to Highways are not inviting - improve gateways and main thoroughfares
- > Paint program with True Value - communication on what is available - Develop more maintenance policies for square facades
- > Restoration/ preservation to historic look
- > Need property maintenance codes - looking to adopt International Property Maintenance Code.
- > Hold strong on square properties in regards to character, upkeep. Enforcement.
- > Discussion of maintenance expectations of single family homes

## HOUSING GOALS AND OBJECTIVES

- > Remove “less than 1 acre” for small lots - Have density standards
- > Senior housing - Have a lot but survey still says they want more or that it should remain a priority. Can’t fill existing senior housing - price may be an issue?
- > Look in to subsidized senior housing - see if comments relate to this. Provide more options.
- > Consolidate into 1 goal. Add senior housing under the first goal

## TRANSPORTATION GOALS AND OBJECTIVES

- > Remove paved or unpaved - Just refer to them as trails
- > Parkland dedication - add something for new parks, not just existing parks
- > Water trails - Can we connect regionally? MPO has a water trail plan – REVIEW for connections to Indianola.

## MAP REVIEW

- > Refer to Balloon Field by existing name (not “Future Park”)
- > Extend trail connection along E 2nd Avenue, east of Pickard Recreation Area

# ONLINE SURVEY RESULTS

The survey was open June 24 to August 19. It was distributed via:

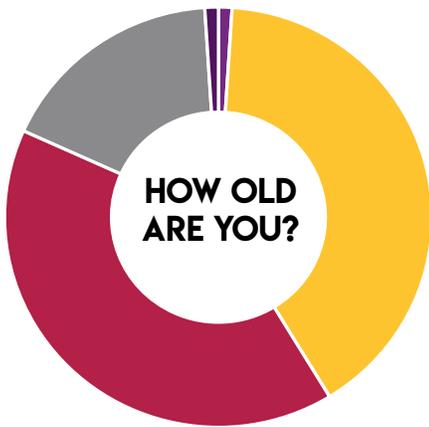
- > Facebook
  - > City of Indianola
  - > 154 shares by businesses, nonprofits, and individuals
- > Emails to:
  - > City Staff
  - > Project Management Team



A total of **1,635** people participated in the survey.

## PARTICIPANTS

In order to fully understand and appreciate the significance of the results of this survey, it is first important to gain an understanding of the participants who completed the survey. The following demographics were collected as part of the survey:



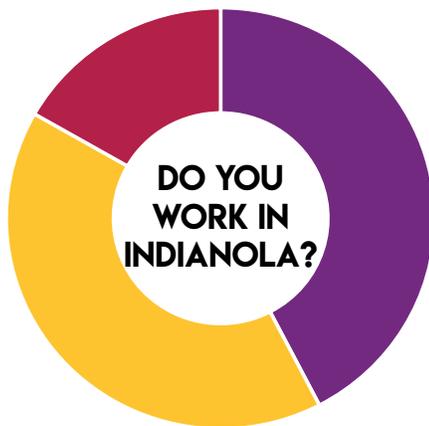
<b>20 AND YOUNGER</b> .....	<b>13</b>
<b>21 TO 40</b> .....	<b>512</b>
<b>41 TO 60</b> .....	<b>514</b>
<b>61 TO 80</b> .....	<b>219</b>
<b>81 AND OLDER</b> .....	<b>13</b>



<b>MALE</b> .....	<b>375</b>
<b>FEMALE</b> .....	<b>869</b>
<b>OTHER</b> .....	<b>7</b>

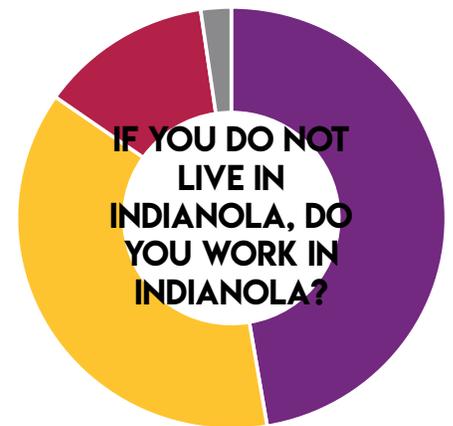


<b>YES</b> .....	<b>1,132</b>
<b>NO</b> .....	<b>131</b>



<b>YES</b> .....	<b>534</b>
<b>I WORK ELSEWHERE</b> .....	<b>515</b>
<b>I AM RETIRED OR UNEMPLOYED</b> .....	<b>211</b>

Because we want to make sure that the participants of this survey are true stakeholders of the community, we analyzed the results of the questions relating to living and working in Indianola to determine if the people who do not live in the city work in the city. The results of that analysis are shown in the following graph.



<b>YES</b> .....	<b>62</b>
<b>I WORK ELSEWHERE</b> .....	<b>49</b>
<b>I AM RETIRED OR UNEMPLOYED</b> .....	<b>17</b>
<b>UNKNOWN</b> .....	<b>3</b>

## WHAT'S MOST IMPORTANT?

The first task in the survey was for the participants to identify which of the above issues (Community Character, Parks and Recreation, Transportation Options, Educational Opportunities, Housing Opportunities, Climate Change, Economic Development, and Natural Environment) were most important to them for the future of Indianola. The participants were able to rank up to 5 of the issues as priorities.

The graph below shows the weighted responses. We took the average ranking of the issue (in this scenario, 5 being highest ranking, 1 being lowest) multiplied by the number of times the issue was included in the top 5.

2 What's most important?

What to do Next Task

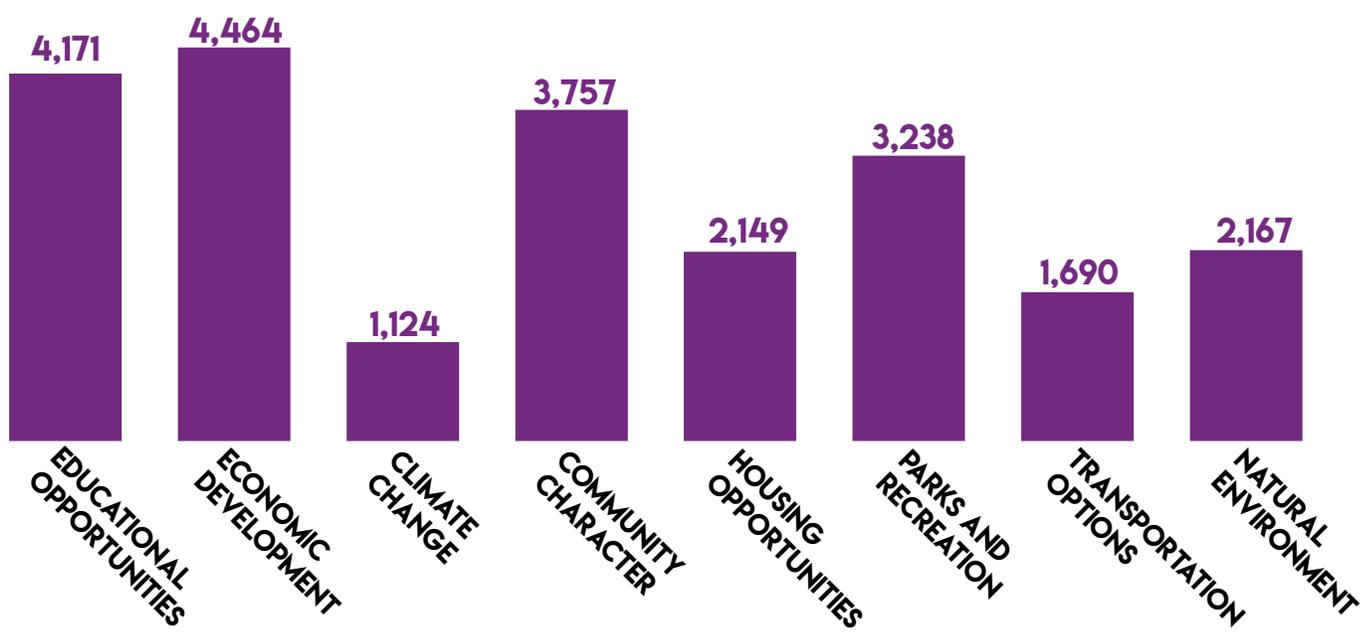
THAT'S IMPORTANT

Order your top 5 items above this line

- Community Character
- Parks and Recreation
- Transportation Options
- Educational Opportunities
- Housing Opportunities
- Climate Change
- Economic Development
- Natural Environment

What are the most important areas for the City to focus its attention?

Please drag 5 of the items above the line in your preferred order.



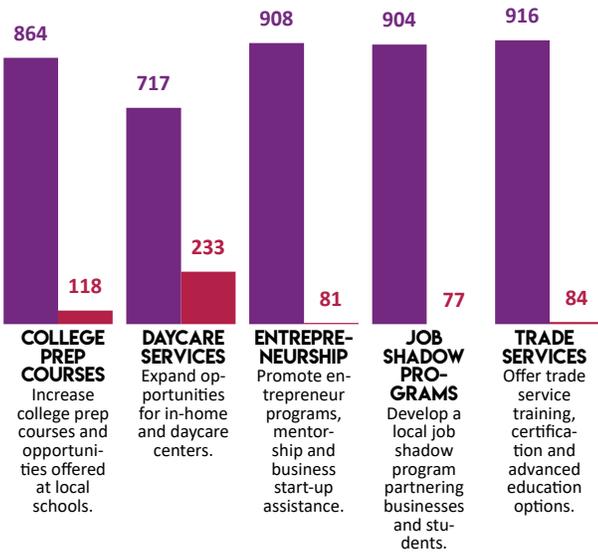
## STRATEGIES

For each priority chosen in the previous section (What’s Most Important), several strategies were presented. The participants of the survey decided if they agreed or disagreed with each of the strategies for each of the topics as shown in the following graphs.

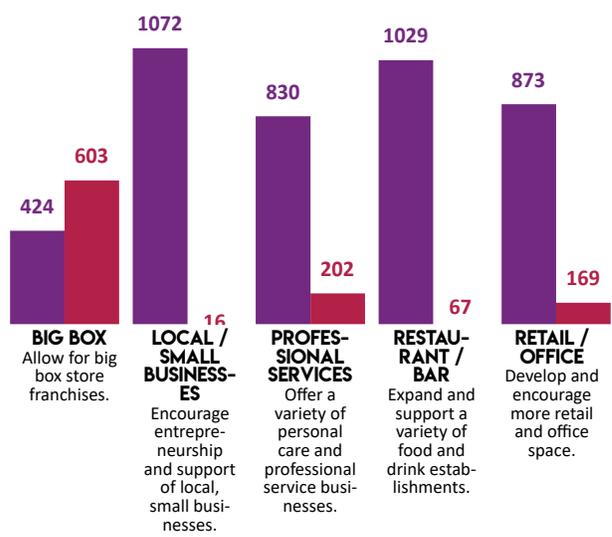
AGREE

DISAGREE

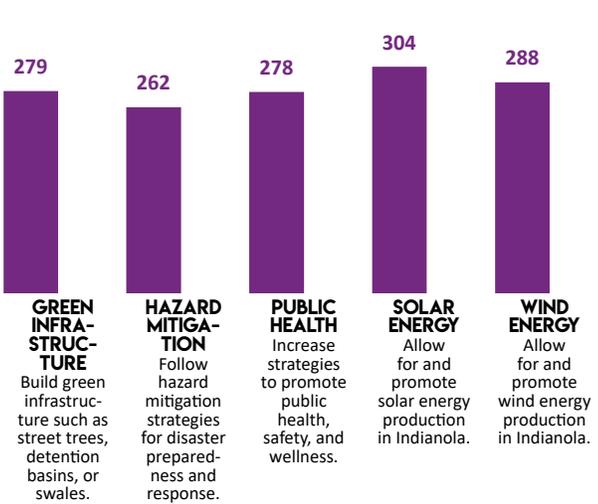
EDUCATIONAL OPPORTUNITIES



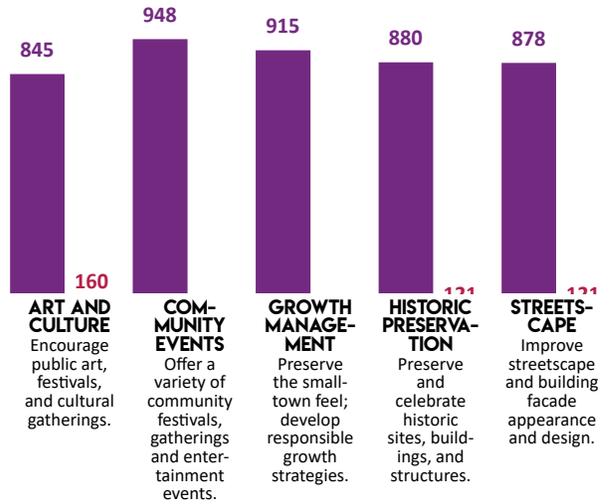
ECONOMIC DEVELOPMENT



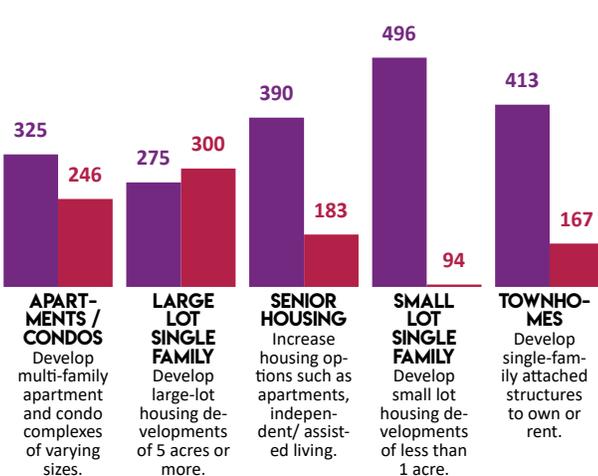
CLIMATE CHANGE



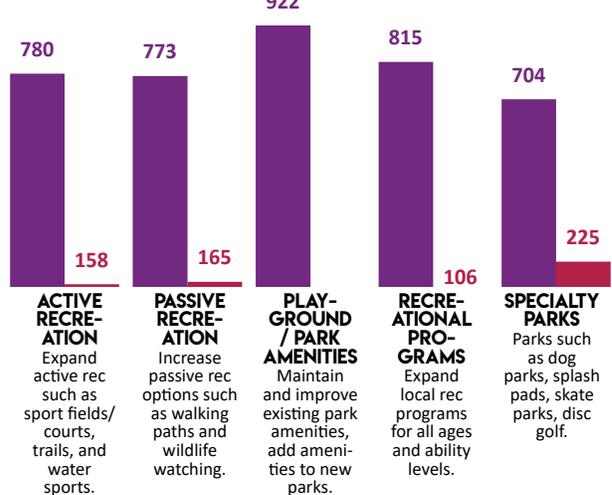
COMMUNITY CHARACTER



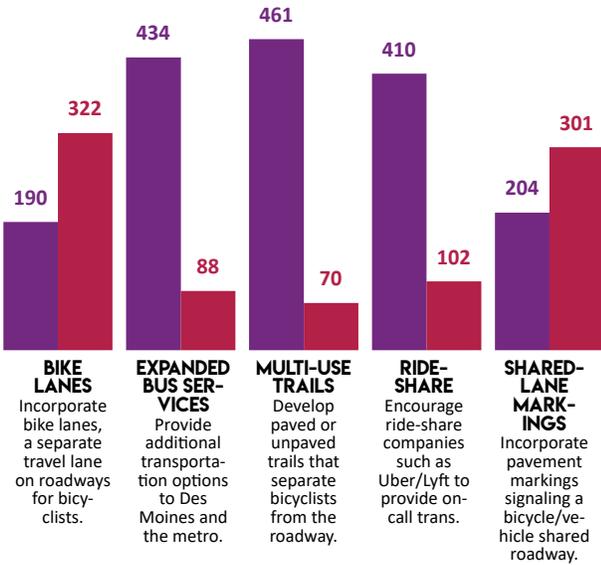
HOUSING OPPORTUNITIES



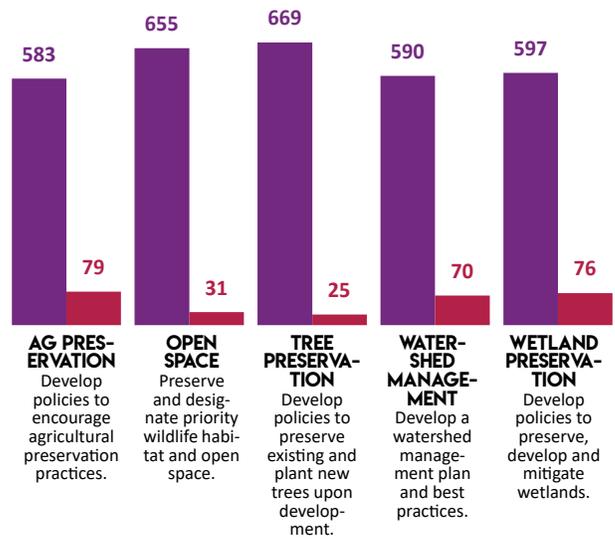
PARKS AND RECREATION



**TRANSPORTATION OPTIONS**



**NATURAL ENVIRONMENT**



**MONEY TO SPEND**

The last section of the survey gave the participants the following directions:

**“You’re in charge of the City’s capital improvement budget. This budget is for building new things or making major repairs or renovations. It is not for ongoing operating expenses. How should these limited funds be spent?”**

**ROADS**

Engineering and construction of new roads, road improvements (widening, resurfacing, bridge repair).

**CITY BUILDINGS**

City building construction or expansion (City Hall, Fire Station, Police Station, Public Works, etc).

**PARKS**

Development of new parks, improvement of amenities at existing parks such as playground equipment, restrooms, water stations, benches.

**TRAILS**

Design and construction of multi-use recreational trails and amenities.

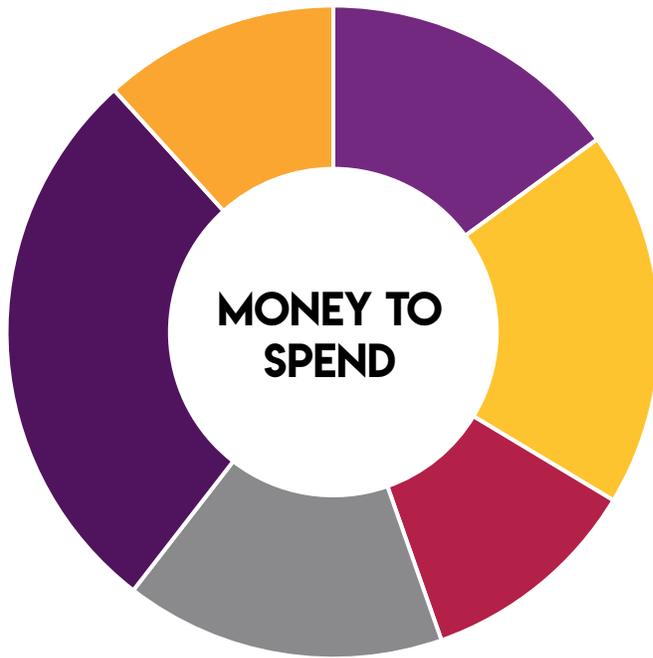
**DOWNTOWN**

Downtown enhancements such as way-finding, streetscape improvements, infrastructure repairs, facade improvements, aesthetics.

**NATURAL ENVIRONMENT**

Preservation, restoration, and mitigation of natural environment.

The results from the Money to Spend allocation is shown below as the Total Budget Allocated to Each Category for All Participants.



**TOTAL BUDGET ALLOCATED TO EACH CATEGORY FOR ALL PARTICIPANTS**

<b>CITY BUILDINGS</b> .....	<b>20,556</b>
<b>DOWNTOWN</b> .....	<b>25,656</b>
<b>NATURAL ENVIRONMENT</b> .	<b>15,145</b>
<b>PARKS</b> .....	<b>21,793</b>
<b>ROADS</b> .....	<b>38,229</b>
<b>TRAILS</b> .....	<b>16,093</b>

**COMMENTS**

Each section of this survey offered the participants the opportunity to provide comments. The following pages contain the list of all of the comments received from participants of this survey.

**THAT'S IMPORTANT**

**EDUCATIONAL OPPORTUNITIES**

- > I think we are in pretty good shape here... this would be #6 on my list
- > Education should be a top priority in indianola
- > We moved here 11yrs ago to start a family. We figured that due to this town having high income residential areas that the public schools would be good. I should have looked deeper. The children in my area are not succeeding and Ive seen far too many of them grow to be criminals. Im also very upset the teachers do not mandatory report to cps. I see children miss too many school days, go to school dirty/smelly, wearing last weeks clothes and improper winter clothing. The half day preschool is not enough. As it is now I will most likely be either homeschooling or moving when my child becomes school age.
- > Bring DMMCC into town. Simpson is a great college, but not everyone can afford it, why allowing folks to go to Des Moines, when they could be in Indianola. Could bring students from the south of the county
- > That doesn't mean the city should be giving Simpson money!
- > Our high school building needs to be replaced. Year after year we make small improvements or put bandaids on problems and our building doesn't even compare to others schools our size. It's old, the exterior is sad and needs spruced up with landscaping a bigger more noticeable main entrance, something the community and students can be proud of.
- > Our Superintendent and HR person needs to start listening to the educators who are working with students on a daily basis. We need more teachers to reduce class size..

- > Look at class sizes! They are huge. Redistrict-some schools are overcrowded!
- > Offer better pay for associates
- > I agree and they need to improve significantly with their special needs programs/classes. Associates are a big impact for the teachers. The associates act more like daycare providers than teaching the students.
- > The public library is one of the most important parts of our community but always seems to rank lowest in terms of council priorities.
- > Yes, high quality educational leadership and teachers
- > The middle school and high school is getting a reputation for extreme bullying. Need more programs that are proactive, not just after suicides occur.
- > Commonsense/real world experiences and helping each other (respect). This has been lost through generations
- > The library should be an option on this survey. This is a biased survey.
- > The City of Indianola should not be engaged in public education. This is an inappropriate question for a City survey.

### **ECONOMIC DEVELOPMENT**

- > Need more support of local businesses. We need to concentrate on lowering utility costs.
- > With Des Moines being so close it's hard to compete with them. But Indianola could benefit from new retail stores or more mom and pop shops
- > Need to attract new business, bring franchise family restaurants to town!
- > We NEED to bring in more businesses, which will bring in more community growth and commerce.
- > Bringing low-income housing has put incredible stress on Indianola school resources, due to high needs, and dramatically increased police calls. Norwalk has put a stop to this and so should we.
- > Stop giving tax abatement which is proven to only help developers. Have the county services such as car titling and license station be open beyond 8-4. We are a commuter community so need extended hours.
- > We need to promote more big box stores and restaurants. Some entertainment that no one else around here has - something to bring people to Indianola - how about Top Golf?? And if we get one more Caseys??? Can we please get a Kum and Go in this town.
- > While Warren Co Economic Development provides grants to new and existing businesses, the city doesn't seem to do much to revitalize existing business or bring new business to the community. This community could have amazing business and shopping opportunities but it has remained so stagnant for far too long.
- > Yes
- > Yes
- > Have to have city inspectors so people can start a business. Need good roads so people will come to town to visit the businesses.
- > We need more restaurants, retail and commercial development. Indianola is so far behind the other suburbs.
- > Other than Sports Page the west side needs more eateries/fast foods

- > Bring in higher paying jobs
- > We need something new and young... something with a vibe
- > I love our town square shops/local businesses! Continue to support those small businesses.
- > We have got to do better at expanding our economic development. Watching communities like Ankeny and Altoona grow so much, while we remain stagnate, is heartbreaking.
- > Economic development means more than shoe stores. See Norwalk for how it should be done
- > We could use more restaurants.
- > But only on the outskirts of town. What about north, closer to Des Moines?
- > Agree
- > Continue to encourage small interesting shops on the square. Provide spacious clean bathrooms for visitors to Indianola.
- > It's hard to really put what is the most important. I do believe in taking good care of our natural environment is up there, due to all of the shit we dump on and in it. Looking at the United States and how wastelands have exploded in the last 50 years. In the end, it's always about money, so I wasted my time typing this.
- > Good idea.
- > Do we have space available for industry? If so, is the infrastructure in place and ready to go? Let's make sure we're trying to attract "clean industry". I would hope we're trying to appeal to a cloth-napkin restaurant.
- > invest more money with Warren County Economic Dev to increase, also ZONE for industrial
- > How about reduce property taxes and increase sales taxes? May get some families interested in coming into town
- > Repave all the roads. Don't want to hit a crater pothole & break an axle.
- > Encourage "Made In America"
- > If you provide an attractive city, good schools, affordable housing and abundant parks and rec, economic development will follow.
- > This will allow us to keep more money within our city limits.
- > our city doesn't have restaurants that would provide sit down,quiet atmosphere,food that isn't fast food.
- > Leadership should be more focused on growing businesses then turning this into a retirement community.
- > In the past they seem to have given tax breaks to manufacturers that didn't stick around.
- > Just don't waste tax dollars by giving tax breaks to companies that leave after the break expires. Support your loyal, local businesses.
- > Yes
- > To much effort on economic development. More effort needs to be spent on current residents of our community.
- > Something more than a shoe store

## CLIMATE CHANGE

- > We need better information from leaderships of our options as a city in light of the sewage and waste proposals.
- > Planting more trees and just cleaning up trash from lakes and the parks could help alot
- > Are you kidding?
- > The city must focus on reducing greenhouse gas emissions. By focusing on energy efficiency, moving away from coal and moving towards 100% renewable sources for energy. Also, but reducing sprawl and changing transportation and housing options.
- > Yes, and help citizens find ways to do their part and understand how they are part of the whole
- > It's vitally important we prepare for the consequences of climate change.
- > Should already doing this.

## COMMUNITY CHARACTER

- > I hope the City implements rules around buildings on the square. So many in disrepair - front and back. This should be our entertainment and shopping district. Many buildings are abandoned, falling apart, not in use. Put in an ordinance - it's a PRIVILEGE to own part of our history. The appearance of the square should reflect that.
- > The past downtown incentive program should expanded to highway corridors instead of spending millions on changing one way streets.
- > Working toward bettering the curb appeal of the existing properties in town that are facing hardships before building new rental properties. Taking the time to ensure our town already is appealing before adding contrasting new development makes for less divide and more of a community feel. Neighbors helping neighbors would be an extraordinary event to sponsor for the town. There are many businesses in our area that are locally owned that could assist with these improvements as well.
- > Improve greatly the appearance of the elevator operation. At least paint it. It is an eyesore.
- > Yes
- > Move the new jail facilities to the area north of town discussed early on. Make it more central for other Warren County towns. Create a city greenspace on the square that will be more in keeping with the current ambiance of the downtown area and all of its activities.
- > Indianola is a great small town and want to see the same level of commitment to improvements was seen across Warren County.
- > The appearance of the entire town is bad. No follow up on the appearance of yards, houses. No reason for lack of care with tree stumps on parking. Cars and junk left unmoved for years.
- > Maintain the level/quality of building going on the north side. High quality/professional buildings. Also consider bringing unique business opportunities to Indianola, that would attract visitors. We need to class up this town!
- > Doing pretty well here
- > Leave the square alone. Parking and one way streets
- > Take care of what we have instead of just building new, and creating vacant buildings.
- > Boring and nothing to do or nowhere to eat except during balloons or the fair

- > The downtown look isn't good. I'm hoping with a new courthouse the look will improve. I think the buildings downtown should be checked for structural integrity since buildings are pretty old. The square should be have theme that can be built on.
- > the city's perception issue is a direct reflection of the leadership (city manager) and council, not a problem with streetscape
- > We need to stop adding low income housing. It is bringing down our character and the small town feel and safety.
- > Our streets need immediate attention!!
- > A town that cant get businesses to come here.
- > I would also like Indianola's "character" to improve. We need our elected officials to show character through professionalism. It starts at the top with the mayor. We need a mayor who puts the community first, wanting the community to succeed. Positively promoting Indianola and ALL we have to offer including and not limited to the fair, balloons, Ragbrai, Opera, Simpson, Indianola Schools and more. He needs to be a role model for youth & and cheerleader for Indianola all the time (including on social media). That should be a top priority for citizens to elect someone with these essential qualities.
- > Stop allowing low rent subsidized housing projects to be built in Indianola!! Especially in new housing developments. This drives down the value of the brand new houses and causes neighborhoods to be unsafe/have legal problems.
- > What is our macro-identity? Not sports....that will always be, what else?
- > I am appalled at the behavior exhibited by Council members to each other and the community. These are our leaders but they do not provide good examples of public behavior.
- > Small town feel with big city amenities. Uptown is historic but lacks sustainable store fronts of the past
- > I agree and roads still need to be worked on in some areas. With this you need to look at the trailer park homes with in. Especially the ones off of west 2nd.
- > We need to create a downtown that encourages small business and retail. Having uniform benches, garbage, cans, and creating an inviting area to highlight character and encourage Indy as a destination. Better code to limit builders like kaeding properties and wade journey homes. Covenants in new housing developments to ensure the city recoups development expenses. Create a feeling when you come to Indianola. Spencer Iowa is a great example of a community that has invested in aesthetics, and it shows.
- > The mobile home parks in town are an eyesore. Should be there, but clean it up and get the meth heads out.
- > How about making fireworks illegal due to the fact that obviously people don't understand the laws or have enough respect to pick up their fireworks up and letting pets eat them and getting sick. Why not make out on a fireworks show at balloon grounds? Would be amazing.
- > Cliques, i.e. the political arena, the Simpson group, the religious groups, the farm group, the doctor/dentist/optometrist - Medical group - if these divisions would work together we'd be more welcoming to new residents

- > Raise your standards and stop bringing in the low income housing - Create aesthetically nice looking structures. Keep bringing in low income housing and that is what you will get = trashy residents, trash neighborhoods. How is that going to promote a nice community. The slum of the metro is what you are allowing to happen now. NO more low income developments.
- > Why are we not trying to get businesses to Indianola. We only seem to want places to eat
- > Don't go to parallel parking on square. Will discourage people from going to square. Less parking available.
- > Our town needs a facelift not only on the square but on the highway too
- > This town needs better restaurants - anytime we want to eat out we take our business to Des Moines.
- > With the exception of the north side of town, it's not very attractive coming into town.
- > Create pleasing image to attract tourism and new residents.
- > Taking initiative by city to improve existing look around town, especially on main highways through town.
- > We want our city known for a destination point, for good single family housing, for not excluding great builders to build in our community and making restrictions so extreme that they choose somewhere besides Indianola. We want economic development and growth to match our community and its values of small town w big town ideas. Low income housing needs to STOP! It taxes our community services from from police to schools to safety of all of our long term tax paying citizens.
- > A good start to Elevating Indianola's community character would be to NOT allow more low-income mixed residential developments by a builder whose existing residences are the source of highly disproportionate crime rates, police calls, vandalism, etc.
- > Going to Parallel parking on the square is just going to discourage people more to even come up to square. Keep it how it is.
- > we need shops that are appealing and offer variety to the shoppers, what we have is a center of town that is blocked off and nothing that is attractive to visitors or residents.
- > Physically attractive city. More important is an psychological attractiveness. Is local government easy to work with. Are they appropriate in their handling of the resources entrusted to them, ie taking care of public buildings so they don't deteriorate. Do they allow devaluation of property by allowing low rent housing close to single family residents.
- > While I rate this high, I don't agree with the City's Streetscape project. I believe there are many ways we can accomplish our mission without spending \$5 million. As a project professional myself, I was forced to look at my business objectives, define the requirements, determine scope, and come up with a solution. Often there was a time period where our stakeholders were responsible for "selling the project" to our customers. I feel like that is where a lot of things go wrong in Indianola. We don't involve the people enough. You can't hold one meeting and say you're going to answer every question, then not do it. You can't say you're going to have another public forum and not hold it so the people feel included. There's a reason the people are upset about a lot of things right now.
- > Community needs to look and feel welcoming!
- > Indianola is no Pella. With that being said, this town does lack its own identity. Make the parks more beautiful, create accessibility to sports, have people want to stay, not just be a commuter town.

- > I moved to Indianola 3 years ago because it's a rural community but still easy to get to downtown Des Moines for my job. What disappoints me is the number of dilapidated homes that should either be renovated or condemned and demolished. It's very embarrassing when I have friends and family from Nebraska come to visit.
- > I sincerely hope that this is not an effort in futility.
- > More stuff for visitors
- > I include the Library in this.
- > Architectural elements from buildings around the square might be worked into a better exterior for the new Courthouse. Many are concerned about the Character of our square and how it represents the public. Modern day minimalism does not work with charming features of our old buildings. Find someone who can make some changes.
- > Why cant the new jail etc. be built north of town as once talked about.. more accessible to other cities in county. Build a city park on the old site. More in keeping with the existing ambiance of our square.
- > Should also cover community togetherness and working together
- > Cant the jail ve built north of town as once proposed. It would be more accessible to other Warren County towns. Make the former site a city park in keeping with our current ambiance. There are so many activities that a park would be perfect for.

### HOUSING OPPORTUNITIES

- > Please. We need more choices for those 65 +
- > Please. We need more housing choices for those 60 and above.
- > Agree
- > Big houses are fancy but we need more options for middle to lower incomes to raise families or elderly to handle the up keep.
- > My only concern here is that the City first get rid of all the dilapidated homes that are a total eye sore for the community
- > Public transportation will be important in future, and is now. Affordable housing is also a future important need. Education and economic development ate under cities control. I am not sure what control city might have over climate change, community character or natural environment. I do not understand why they are even listed. Some of them will take money so some planning will need to be made for the but no control over them.
- > While I did not put housing as a priority, I think Indianola must be mindful of the companies they are allowing to come build in their city, and especially the companies who will be landlords. We have a corporation who may offer affordable housing, however their business model is less than desirable. They don't have regard for their tenants or the people who live around them. They've become a very big problem in one neighborhood because of the liability they bring. Indianola needs to care about who they do business with as it gives our city a bad image, and it will have a long term impact.
- > Yes
- > We don't have enough 55+ places here in a mid price range not associated with nursing care. Any type of condo is not elderly available. What condos we have still have stairs. We have apartments but not all pet friendly or have younger renters.

- > Indianola has plenty of reduced housing available for our community.
- > While i agree to build HOMES affordable housing, we do not need additional multi family housing units, compounds if you will.
- > Stop building low income housing next to middle to high income housing. It appears to be lacking common sense and is a poor vision for our community. If we want the community to grow we need more housing for middle income households. It is disappointing to build low income homes on our best real estates.
- > Low income housing should be in a separate area from high income housing.
- > We desperately need low income housing options.
- > When I select housing opportunities, I mean to slow down on rental properties - renters do not pay property taxes! Instead help existing homeowners with grants for improvements and neighborhood revitalization. Many areas are looking so run down and we don't need more renters. We need solid homeownership!
- > That's good but you need to cut taxes. People have a home and the County taxes the person right out of it.
- > Affordable housing that is not the old junky houses with high rents and poor quality. Homeless housing.
- > A need for more duplexes or living quarters ground/parking lot level being more convenient for seniors or handicap access to their living quarters. There is a large group who are not ready for nor financially capable of assisted living
- > Not enough affordable housing for low income people.
- > Adding more low income housing on northeast side is no necessary. We can't keep up with the crime now.
- > Indianola needs higher standards of living. We don't need any more tax freeloaders who use our public reources and pay barely any taxes - no more low income multi plexes !!!!!!! We need single family home developments who draw middle to upper class. The north side of Indianola is turning into the south side of DSM if you are not careful Riverwoods are over by Easter Lake on SS Des Moines is a perfect example of what NOT to do. Not that old of a neighborhood completely trashed and destroyed by low income trash! Raise your standards Indianola!
- > No more low income housing on the Northeast side of town. This has increased crime in the area, and made nearby neighborhoods almost unbearable to live in. There is very limited parking in these low income projects, which causes them to park on the street - making the already busy street a danger to traverse due to limited visibility. Several of the cars on the street are parked there for days, and even weeks, and are in various states of disrepair, some of them leaking fluids onto city streets. These low income projects have no 'common areas' for kids, so the kids end up playing in the ditches and the aforementioned dangerous streets.
- > We need incentives for 1st time home buyers to purchase and improve existing homes.
- > Need more low income DECENT housing, not the places ran by slum lords available now in Indianola
- > No more Lincoln ridge developments!
- > Giving more options would also assist the elderly, ones with low income and disabled people.
- > no more low income housing "kading properties" it lowers the value of out beautiful city

- > Come up with city programs to revitalise the older neighbourhoods to keep a balance with the growing newer development
- > More low rent apartments, mobile home parks.
- > More high end housing developments to attract more people to our community. Very frustrated with the low income housing that continues to go up.
- > There should be all income levels of homes. But low income homes should not be all in the same area. They should be interspersed throughout the community.
- > Provide opportunities for housing for young professionals instead of all of the low income housing!
- > Allowing so many corporate owned housing companies has started to drive away residents who have wanted to stay within the town due to rising cost of being in said housing
- > I'm for housing for all socio-economic levels. Also the city needs to keep in mind not to put ALL low income housing in the same area of town. This greatly impacts surrounding neighborhoods and schools; and not always a positive impact.
- > We have more than enough upper level housing. If you cannot afford more than 1000 per month rent you cant live here.
- > Stop allowing so much low income housing. We have too much.
- > Not enough new homes available for sale in a moderate price range, i.e. & \$150,000-\$200,000
- > Cannot express how much I am AGAINST a Lincoln Ridge type development, though.
- > Finding affordable housing for people who are low income but have families
- > The new tax abatement program is not working. Figure out why.
- > More affordable housing for retirees
- > No more low income townhome developments!!
- > Housing opportunity is a critical component that can make or break a community. Focus on developing mixed-income neighborhoods and high density in-fill development in the cities core, rather than sprawling developments that eat up farm land and strain Indianola's resources and change the character of the community. Indianola is a great community that feels like a community. Sprawl does nothing to truly improve the community. Incentives should be made to encourage infill development. If new developments have to be made, ensure that they are not too far out, ensure that they are on a public transit route and ensure that they are mixed-income developments. Also, encourage agri-hoods and developments like the one in Charles city that are net-zero developments.
- > Indianola has not done so great at expanding lower income housing. As a lower middle class household we do not feel welcome in this community. When we moved here 11yrs ago we had hopes of buying a house here but due to rising costs of housing/living every year it becomes more unlikely. We now have hopes of moving to a more income inclusive community.
- > Indianola is getting a lot of low income housing. Unfortunately that tends to also bring crime and lower overall home values. I see concern as Des Moines cleans up the south side, that Indianola becomes what Des Moines didn't want. So housing opportunities is more of not taking them.

## **PARKS & RECREATION**

- > I believe a community is often judged by the way the population chooses to their leisure time. let's make sure diverse opportunities are available beyond sports. Let's plan for some public parks north of Iowa Avenue. That seems to be the the area with the most aggressive growth.

- > I wish there was more sports offered
- > We need to keep expanding our great parks and recreation options.
- > In order to grow and attract families to this town, we have to be able to offer a sports complex that serves Indianola and that is not dependent on the school and their priorities. It is sad when a town is known only for one thing/ sport. Meaning, there are no opportunities for other sports
- > Require builders of multiple family dwellings to include green space for children to play and adequate off street parking to ensure child safety.
- > And make more affordable. Inhear what my daughter spends for her kids and it's very high.
- > We need more activities for middle school students in the summer. There is a lot for k-5 but 6-8 if they are not on a sports team are kinda left with nothing. Also we need more parks on the north side of Indianola - a nice playground with a walking trail lake perhaps.
- > Eliminating an additional fee for non residents within the county. More specifically usage fees at the community center regarding senior citizens.
- > No more low income/rental properties or business' that provide families to live here without paying city taxes.
- > Kudos to parks and rec, keep up the good work but expand it through programs that connect generations together!
- > Parks and recreational options are one of the key factors that attract people to a community and help them decide to stay. Parks and recreation opportunities also help keep people active and healthy and play an important role in building community. Ensure parks are designed for all ages - children through senior citizens. Expand parks and recreational opportunities and ensure all residents - no matter their age or their income have easy access to parks and recreation.
- > Love our Parks and Rec. We could expand some with more activities offered.
- > The only park meant for small kids <5 needs upgraded. The wood chips should be replaced with rubber to make it more accessible and half of the ride on features are missing parts so exposed metal pieces protruding from the tops making them unsafe
- > I feel the Parks are great but there should be more with buildings on their property for get togethers so when people rent out the park they do not have to be with others that visit the parks during the time the rented.
- > Council talks about park needs north of Iowa Avenue for years. But nothing is done. Wheres the leadership?
- > Need to keep parks clean, mowed and equipment in repair. Also empty trash. Had a reunion at one of the parks and trash was full when we arrived. Ended up having to buy trash bags and taking our own trash home
- > Non sand/bark filled parks for small kids and kids of all abilities
- > Expanding the parks and opportunities that we give our children, elderly, handicapped, and adult population would be great for our community.

### **TRANSPORTATION OPTIONS**

- > As the population ages better Des Moines to Indianola transit is needed
- > With council eliminating paving assessments, street improvement projects are weak at best.

- > Would be nice to have sidewalks everywhere
- > In our community education has always come first we need to continue this tradition
- > Repave all the roads. Don't want to hit a crater pothole & break an axle. The uneven roads are rattling bolts loose on all vehicles.
- > When we moved to the Deer Creek neighborhood 3 years ago I was told that the plan was to build a walking trail from the Deer Creek neighborhood along the creek to the playground area closer to Hwy 92. I would like to see that happen as well as construction of other walking and biking trails in the city. K Street is also a problem. The Deer Creek Neighborhood is becoming fully developed and I'm sure the tax revenue has increased greatly over the past 5 years. It's time to pave K Street.
- > It would be nice to see safer access to town from South 69. There are several neighborhoods and the trailer park that use the side of the road for pedestrian and bicycle traffic.
- > There is a lot of pedestrian and bicycle traffic coming and going from S 69. It would be nice if there was a safer option other than the side of the road.
- > City needs to be walkable
- > We need more public transportation. Affordable Ways to get to Des Moines.
- > I think we have mastered this
- > Keep bikes off of the hwy!
- > Increase Public transportation options, expand walkability and bikeability. Ensure neighborhoods are developed or enhanced with multi-modal transportation options in mind.
- > Mass transportation to Des Moines
- > Sidewalks on EVERY street, does not have to be both sides just one.
- > The work continues to connect people with places and with each other
- > I would LOVE a sidewalk on Y Street!
- > Continue one-way traffic around the square.
- > No more low income housing!
- > Better traffic control on Hwy 92. It is near impossible to make a left turn ONTO Hwy 92 with out a 5 to 10 minute wait. Extending the 30 mph speed limit beyond the existing (west beyond Fareway/ east beyond the highschool) and/or installing more traffic lights (Hwy 92 and Kenyon)
- > Need to connect Summerset Trail to Great Western Trail via Hwy 92
- > After hours services for evenings.
- > All roads within the city limits should be paved!!
- > Transportation that is effective. Not picking up elderly at 730 for a 130 doctors appointment. Medical transportation to Des Moines. Rock on secondary roads. Replace old train bridges don't just close roads.
- > Continue the walking bath path north of town. Theres no sidewalk to get to Y, doctor or dentist after the stop light.

## NATURAL ENVIRONMENT

- > I think it's going well

- > We need to manage our environment to provide for the wild animals as we encroach into natural spaces. Nut and fruit bearing trees and bushes bushes in appropriate areas would be helpful. End Fire Works. Clean water creeks.
- > Indianola doesn't have enough outdoors opportunities
- > Save our fauna. Make Iowa, Warren County & Indianola lead-free ammunition.
- > lakes and ponds should be clean for us presently and for our grandchildren
- > Water quality going into lakes and streams. Farm run off and hog farms.
- > Should be adopted as part of our Community Character
- > Convert the properties that seemingly should be condemned to green areas, dog/pet parks, catch and release fishing - green is good
- > Promote green space within city
- > Yes, get the wisdom of the farmers as a voice here, they know and can share their stories
- > We have some great natural environments that need to be protected.
- > Other cities are passing up Indianola when businesses start up.
- > Indianola is trying too hard to expand into the natural wildlife areas to try to attract people from other states and surrounding areas
- > Don't bring anymore housing options. Low income housing is taking over parts of the East side and it is getting overwhelming for the schools, crime and neighborhood
- > If you put the community in order - financially and with citizen welfare in mind, the rest follows.
- > Clean up weeds and appearance of ditches. Overall appearance of city grounds needs improvement.
- > Continue work but stop hurting improvement with excessive restriction in redevelopment areas.
- > Focusing on improving our natural environment increases quality of life and livability in a community. Ensure that measures are in place to improve soil and water quality. Consider tree ordinances that preserve, protect and even expand the number of trees in the community. Trees have so many health and economic benefits and also help to reduce carbon as well.

### **SUGGEST ANOTHER**

- > Invest in our infrastructure like roads, sewers, sidewalks and utilities.
- > Ensure that an appropriate building is built in the center OF OUR SQUARE!!
- > Spending within means
- > Term limits on public officials.
- > Better City Management (ie: city manager)
- > Library
- > City streets are bad try using some money to fix streets
- > Bring more things to town to drum up business for our small businesses, our town thrives on those kind of events.
- > Provide other high speed routes through city
- > Keeping Indianola a rural community (eligible for USDA)
- > Lower taxes

- > Housing for elderly that's caring for grandchildren
- > public safety/police officials' response to citizens
- > City utilities are much too high!
- > Reduce the amount of section 8 housing and resist the urge to build more
- > Tutoring services through public library
- > Court house
- > Emergency Services; Water
- > Get the Courthouse and square rebuilt and the sewer plant - INFRASTRUCTURE
- > LEAD FREE AMMO. Hunters: Field dressing contains lead fragments poisoning endangered species, which were brought back from extinction. (Bald Eagle & other birds of prey, carns, vultures, etc.) Fishing: Lead weights poisons water, fish & water fowl. Human: Game meat has lead fragments & poisons/kills people, especially children.
- > It would be nice to have a bowling alley again something for families to do.
- > Multi Sport activity complex Bring in a branch of DMMCC
- > All ammunition - Lead-free. It's killing species that were brought back from near extinction only to poison them with human interference - again.
- > No more townhomes.
- > Term limits on city council & P&Z members. As well as conflict of interest restrictions. If not currently in place.
- > Operate within a budget
- > City and country Roads to be fixed and maintained properly
- > Library improvements
- > Investment in educational programming and entertainment outside of school — also, expanding accessibility across income levels and ability levels
- > Lowering taxes
- > Investment in educational programming and entertainment outside of school — the public library!! Expanding accessibility of library services is incredibly important.
- > The library!
- > Library Services
- > More help for Kiya Koda, see what they need. This is an enormous job.
- > Court house issues; YMCA; City streets; Negligence in property maintenance
- > Infatructure
- > Better planning on separation of commercial property and housing.
- > Maintain our parks and recs programs. With the YMCA wanting money, I feel the answer should be no! It doesn't seem to benefit the lower middle class people. Too many discounts were given to Simpson educators who should have to pay the regular rate.
- > Revitalization of Downtown
- > Street Planning - connectivity is poor in many areas of the town.

- > Financial Stability- don't raise the taxes just because it's being run down the drain due to poor management.
- > getting rid of the dilapidated houses along the highway's in town
- > Pot holes
- > More family type restaurants
- > Tax Reduction
- > Clean Water - The hard water is awful in Indianola ruins facets quickly.
- > Following through with initiatives - sewage treatment plant, not started while costs keep rising
- > Common sense classes for the students AND adults
- > Not completely sucking as a town
- > Community Centers
- > We also need to crack down on all the crime lately. I had my license plates stolen and a friend had her car spayed with something. Both in the same week.
- > Dining
- > Gun Safety
- > Build a park in Lincoln ridge area
- > City organization and beautification
- > Public library
- > Real life experience, respect, ways for people down on their luck to learn how to turn things around.
- > Library Improvements
- > Smart fiscal responsibility.
- > Shelter for homeless and battered persons
- > Changing the school mascot to something that does not implicate a race of people as well as the town name.
- > Homeless and battered homes
- > Homeless population
- > The judiciary system
- > Street improvement. Adding turn lanes and improved major intersection lanes
- > Public Safety
- > I would add infrastructure as a category
- > Fire department also city manager and financial director position
- > Lower property taxes for all residents
- > Get a new city manager that can actually lead the city forward
- > Fix the roads
- > Safety
- > Entertainment
- > Well-funded Public Library

## STRATEGIES

### EDUCATIONAL OPPORTUNITIES

#### COLLEGE PREP COURSES

- > The library offers free test prep for many different types of testing. My son used it just last year!
- > With Simpson right in town more of this needs to be done!
- > I think the schools already are doing a great job with this.
- > I think we're doing a good job of this now and the partnership with DMACC is great, although perhaps transportation to get there needs to be expanded.
- > They already seem to do a good job of this. DMACC is a good partner BUT perhaps transportation is a barrier for some.
- > There are a wide array of these courses available. Of course, new ones might be offered, but it shouldn't be a leading priority for the City Comp Plan.
- > There are several free online tools through the public library that we have used with our kids. if only they had more meeting rooms for people to use these services...
- > Strongly agree
- > Not every student is college bound, I think we would serve our students better by preparing them for "real life" experiences. Money management and DIY projects for the home are skills all students will need. I think our schools do an excellent job with college prep classes now.
- > Need to evaluate credentials of those teaching these classes before they begin the class. 30 kids had to drop an AP class this year after 1 semester.
- > There are only limited courses available currently. Open up some opportunities-give these kids a good chance to "do better".
- > Add life prep corse ( budget, savings taxes )
- > I think our school system does a good job on this.
- > this just puts the inflated cost of college on property tax payers of Indianola that should be the students & their families
- > I feel we do well at this already
- > I think our high school provides a lot of college credit classes and partners with DMACC. I think we can always improve our relationship with Simpson. That seems like common sense that the City and Simpson can only be stronger if they work together.
- > IHS offers many college prep courses. More would be nice if there is enough interest.
- > I couldn't disagree with this because education is always important and the more we can offer our students the better, but coming from a different school district I can say that we are excited to start school with Indianola in a couple of weeks because of everything that is offered. Indianola schools offer more than what our previous school offered. I feel like they do a good job with the education.

#### DAYCARE SERVICES

- > Invest in our infrastructure like roads, sewers, sidewalks and utilities.

- > Ensure that an appropriate building is built in the center OF OUR SQUARE!!
- > We have a great shortage of providers
- > There seem to be many in-home options, but limited licensed facilities.
- > We need more daycare!
- > This is desperately needed. We moved here two years ago with a 2.5 year old and it was impossible to find care. There isn't even a list of in home providers anywhere. Could the city help with that?? And we need a better center option. We had to pull our child From little miracles after one week. We almost had to drive into Des Moines for childcare even though we live and work in Indianola. There are some decent in home options but they were al full. There are many not acceptable (in my opinion) in home options. Please, please do more in this area. It is a well known area of weakness in Indianola.
- > With more daycare services, the more need there will be for free events, and room for such events. The library already offers these events, but does not have the room for craft programs in the summer now. If we expect any growth, they just won't be able to hold the community.
- > Quality, affordable, available daycare is very challenging in indianola. Not enough daycare options with openings that are of good quality.
- > Day care centers are lacking in this town-the ones that are already here are at capacity and get "burnt out"
- > There is a shortage of childcare throughout the state. 40% of providers have stopped providing care in recent years and Indianola is no different. I see moms on Facebook moms groups desperate for options.
- > Need infant to school daycare that is clean and had attachment or oversight with school so kids are ready.
- > Childcare, as well as pet care
- > We need more QUALITY in home daycares.
- > I think this can self-regulate. The city doesn't need to be involved. This is regulated at a state and county level. They have it under control, the city needs to just let it happen.
- > Disagree with more in-home and a need for more community day care centers.
- > Not a lot of child care options; especially for special needs children.
- > This is badly needed
- > Quality, safe daycare is important for Indianola as many residents work out of town.
- > Don't care as long as it's regulated
- > We need safe, affordable, accredited child care. After having a baby I can't afford to work. In home daycares often are not accredited and not safe.
- > Please use the word childcare.
- > A parent at home is the best qualified person to give quality education. While understanding that it isn't always realistic, we should encourage parents to be around for their kids as much as possible.
- > Plenty of in home available, NEED QUALITY Daycare Center !
- > That is a private business interest not government.

- > We have a lot of awful in homes in town, we don't need more of those. It took us close to 20 interviews to find someone.
- > We are in a child care crisis right now! Not enough high quality, affordable providers for this community.
- > There is a shortage of this service in Indianola.
- > We have plenty
- > Daycare centers over home
- > More educational opportunities for children with special needs.
- > Daycare is huge for families and Indianola is lacking daycares in my opinion. My husband and I both work in Des Moines until 5pm so most days we don't arrive in Indianola until atleast 6pm and is not a single daycare in Indianola that is open until 6pm. We can't be the only household needing daycare that works in Des Moines? Indianola needs a daycare center that is open until 6:30pm.
- > There is only one outside daycare center that transports school age children. Why not have two centers for school locations and updates for security and locked access buildings with cameras.
- > The lack of affordable daycare options are going to drive new homeowners elsewhere. School icc is on a waitlist and in homes are expensive and close at 4 which is not possible for a lot of people working in Des moines
- > I do not have enough background knowledge to answer
- > I don't find this to be troublesome now - lots of good options for daycare
- > Help protect the people willing to put them self out there for daycare services
- > We need a professional day care center option for families. Couldn't we support a national chain north of town for people traveling to work? With the safety concerns of in-home care, it would be nice for someone new to town to have security in taking their child to a professional daycare chain. This building could also serve as a location for dance, karate, etc lessons

## ENTREPRENEURSHIP

- > Business start up assistance will really help to promote more business
- > We can help with this at Simpson. I work at Simpson and would love to see more partnerships between campus and the city!!
- > Again, we have a few neighbors that own their own business that have said they need free spaces with free wifi to do their business. The library would be a great spot for that, if they had more room available. That place can get loud and busy quickly.
- > Again, the library would be best equipped to do all of these things. They just need more space. We have tried to use their meeting room before for small business uses, but it is always in use!
- > Check out the Waukee Apex program for ideas.
- > Mentor ships are important-everyone can learn something new
- > Help small businesses on the square succeed
- > I've had my own business for over 10 years. Wanted to start another. No one has ever offered me anything. Lot of talk no action.

- > It's great if people getting into business know what they are doing. We seem to have our share of businesses who start with great plans but never really last.
- > I feel we do well at this already. Many businesses have been started in our community.
- > I don't trust the city to be able to do this wisely.
- > I would love to see this happen to boost our local economy vs bringing in additional industrial businesses. Coming from someone who lives very close to the industrial section of town, these services should ideally be further away from residential zones for residential comfort and aesthetics of the city. Example, grain bins/industrial area behind Hy-vee is an eye sore for our community. Doesn't showcase our town very well.

### JOB SHADOW PROGRAMS

- > Again I cant disagree with this, but I can tell you that we haven't had to job shadow in my household. But maybe it would be good to see more of it
- > This town used to have this-where did it go?
- > Waukee High School has an interesting internship program partnering with local businesses. It would be great to develop something similar here.
- > Sound good but it comes down to people committing to do things. It is great to have ideas but if they never get executed then why even talk about this?
- > need to pay them some salary vs businesses looked for free labor
- > Offer a chance for HS students to explore careers
- > Would love to see this program and would give students a great start to their future
- > Need to look at Waukee's Apex program and get ideas.
- > Although I have my Master's + degree, we're loosing some that are not college bound. Job shadow programs tend to gear themselves for those with college degrees. Alternative jobs are there and job shadowing would be an excellent way to bridge that gap.
- > All students should be allowed to do work study for class credit.

### TRADE SERVICES

- > I don't know enough about this but I see the electric poles on the NE side of town. They must be successful. The trades are hurting based on the news with electricians, plumbers, welders, etc. Providing programs for kids wanting to go into a trade out of high school seems logical.
- > That is a private business interest not government.
- > DMACC close enough.
- > We need to bring DMACC back to town so our kids aren't driving to Des Moines and Ankeny. It would keep business in town and may keep them here after they complete their studies.
- > Trades can pay well. Create opportunities to have training maybe with unions in welding, carpentry, equipment operation, so students can accelerate the apprenticeship process.
- > Offer it at the High school level
- > This is absolutely a MUST! There are some families that can not afford to send their kids off to college or even to DMACC for more education. There is a Dmacc campus at southridge, but why not one step further and bring it here?

- > Trade services should connect to the high school. Do what Waukee is doing with their Apex program.
- > Very important & greatly needed!
- > The library offers free testing for trade training.
- > I wish one of the cosmetology schools would come to town.

## SUGGESTIONS

- > Need to provide additional resources to our already successful library. Access to information equals access to opportunity ! need funds and staffing to expand hours and services. A strong library system is a symbol of an educated workforce. This will attract business.
- > Hire more teachers so class sizes are reasonable! 27 students in a classroom is frustrating for parents and students and teachers.
- > Library programs and services
- > Honor's classes at the middle school

## ECONOMIC DEVELOPMENT

### BIG BOX

- > Pretty sad that wal-Mart is our only choice in town with reasonable prices.
- > While I'm not a huge fan, they do spur other businesses to follow which would be good for Indianola.
- > We haven't allowed anything big since Walmart, why not? Not has stunted our growth!
- > We need more than Walmart, usually restaurants and retail follow Walmart but we have let the south side of DSM dictate what we bring in because they have added Big Box stores! Bring in what they don't have, TJMax, Kirkland, kohl's, Homegoods, get the idea?
- > If there were 1 box store that would be useful it would be a Menards or Home Depot. We have to make a run to SE 14th about every other week for supplies we can't get in Indianola.
- > ABSOLUTELY NOT
- > While big box stores are not ideal, they may help stop the flood of people leaving Indianola on the weekends to shop in Des Moines. We need more retailers to keep people shopping in town, not Des Moines.
- > ABSOLUTELY NOT!!
- > Target, kohl.
- > Maybe allow a Target to compete with Walmart, but not too many Big Box stores.
- > I do think a dollar tree would be good. But I think expanding smaller local businesses benefits the community and the residents who live here.
- > We need a Target

- > People already have preferences for shopping. There is a niche for small town stores, but if people want to shop big box, they'll drive to it. If people stay in town for big box shopping, they'll also spend more money in restaurants and other local establishments. Many individuals I know pair dinner out, or other events with big box shopping. Keeping them here, keeps their other money here too.
- > This town needs something other than just Walmart, without being overpriced.
- > Target
- > I'd rather see local businesses be promoted and encouraged, however I think there is a time and place for big box stores too. Finding that balance is key.
- > Target!!
- > If the need is here but if not maybe not encourage so much. We need to preserve our small business owners
- > Time for something other than trashy Walmart!
- > Isn't Big Box what eliminated Pamida, small non-chain drug stores, fabric and craft stores, beauty and barber shops. How about butcher shops? Smaller easier accessible grocery/food stores?
- > We need a large hardware store such as Home Depot, Lowes, or Menards badly.
- > Often drive to Des Moines when I cant find it here in town
- > Target would be nice.
- > Target, Kohls, or something new that would bring people to town that isnt in other parts of metro
- > Need to be selective with what comes in.
- > This really isn't who we are.
- > Target
- > We have that. We don't need more of it. Sometimes it is nice to "have" to leave town to go to Target or Dollar Tree or whatever. We are 20 minutes away from all the options. Let's be the destination for small-box retail instead.
- > I think big box is okay until it hurts a small business that is doing well for the community already.
- > Only if it's Target! :)
- > TARGET!!!!
- > Would love something to compete with the awful Walmart.
- > I agree and disagree. I agree maybe another store or 2 would bring more to the community but the pride of our community is our hometown entrepreneur's! Indianola has always had unique shops and that's what gets people to visit. I prefer to pay more and support someone I may know or who lives in my community!
- > I agree to a certain extent. I would love a Target here but I don't want to hurt our small businesses either. I think our community is growing enough that we can support both.
- > I'm fine with big box- just need to be sure local entrepreneurs are supported as well. We want to avoid that feeling of living amongst urban sprawl with no character!
- > Limited. Target would be nice.
- > Target
- > Badly needed!

- > ONE (1) “big box” franchise or even a “super” Target would serve the area well, and be a big draw.
- > Does this imply local government does not allow for big box franchises now?
- > within reason. I would hate to see too many, but a few are okay.
- > To an extent, it would be nice to have some options, but I love our small business retailers and would not want to crowd them out with something they could not compete with.
- > the development north of town is dangerous and is further killing the heart of the town which has been destroyed by lack of communication and stupidity on the part of the County/City.
- > lets invite Aldi
- > No, small businesses are much better
- > Walmart is enough.
- > The population of Indianola is going to grow whether we like it or not. Professional companies such as IT groups would bring in higher-income families that could help support and develop the company. If we prevent companies that attract professionals, we will merely get the out push from South Des Moines and the quality of our city will go down.
- > Be nice to have a Target in this town .
- > Worst thing for small business growth?
- > Target!
- > Clothing Shopping/Kohl’s; Menards/Home Depot; TJ Maxx/Marshalls”
- > With caution...
- > Target :)
- > Don’t know-I don’t want to be an Ankeny and yet if you live there, you don’t have to leave. I don’t like how the big box stores close out small businesses. But I also know that’s what attracts people to communities-the ability to have what you want in your community.
- > This would in turn have people stay in town instead of spending money outside of Indianola small businesses as well.
- > A bigger movie theater would be great
- > Like to see but unlikely due to distance from interstate.
- > Worst thing for small towns!

#### LOCAL / SMALL BUSINESSES

- > couldn’t agree more!
- > From what I have seen Indianola does a great job with small businesses. The community appears to really support the small business owners. Way to go!
- > Continue events on the town square.
- > As a newcomer to the community: The number of small businesses/retail businesses on the square is disappointing. Other than PageTurners, there’s little incentive for me to go to the square to shop. Would love to see more boutique/gift/antique stores -- even a Hallmark on the square.
- > Unique shops that draw in bus tours which in return will use the restaurants
- > availability of satellite offices equipped with P.O. Boxes & front desk greeter

- > Indianola should consider becoming a niche shopping destination with unique one of a kind shops that will draw people to the town. By drawing shoppers who want to spend a day or an afternoon wandering about town we create opportunities for other businesses such as restaurants, to flourish as well.
- > Seems hard to disagree with the expansion of all areas of economic development.
- > Crucial, and the major reason our town is doing so poorly
- > It would be great to have a bagel shop, candy store/chocolate shop, etc. It would be nice to have a Christian store like an updated modern version of the agape shop that used to be here. All sorts of things would keep people spending their retail dollars in Indianola, but only if some variety is provided.
- > Now that the square looks terrible and there is no protection from the sun, protecting and encouraging merchants remaining is crucial.
- > Encourage and make it attractive to new businesses, not by giving away tax dollars.
- > City approves plans for small businesses and continually changes approved plans driving costs of ownership higher. Example - Milo Locker, Grit Performance. Carlisle and Norwalk are clearly easier to work with and are bustling with commercial business expansions. Why isn't Indianola?
- > Encourage unique small business and shops that are OPEN when the people are home not just during the day when everyone is at work. Incorporate our balloon theme into our square have pride in it and ask retail shops to carry balloon items to bring the theme in. Make it something unique that people want to travel to and experience. Not just one week out of the year during the classic.
- > Huge yes on this!!
- > Yes, of course, but not to the detriment of offering other options. Indianola community is losing revenue from taxes, etc. because the city has allowed current small business owners to dictate growth (or lack of growth) because existing business owners do not want competition. If Indianola doesn't offer additional options for restaurants that aren't fast food, or additional retail options, the community will not improve. It takes revenue to make changes (better parks, add trails, etc) and without change Indianola will not have revenue to make changes and will not be a desired location for families to stay, move to or be proud of.
- > I believe our square could focus on more opportunities to draw people to our town. It has become mostly offices and not as much retail.
- > We need my activity places for youth and families. Like a roller skating rink, bowling alley, sky zone etc.
- > THIS is who we are.
- > I don't think we have a shortage of people inspired to open their own businesses but there is a lack of support. There is not a lot of storefront locations available - lots of offices and empty space on the square, rather than places for new shops. When small businesses owners start up, there needs to be grants and support for them to make those first few years successful.
- > This a tough one because the working population needs hours other than day time shopping. Anybody remember Thursday evening when we had downtown merchants who extended their hours of being open?
- > Brings charm to our town and unique shopping experiences

- > Very much so.
- > Entrepreneurs and small businesses usually need free outside meeting/work spaces. Public libraries are perfect for this as they usually have rooms designated for this purpose. Indianola's does not, but should. There is a huge lack of free work/meeting space in the community. Build it into the library!
- > Love our local small businesses!!!!!!
- > As a former small business owner downtown, I found the city management and their lack of commitment to our square disheartening. The disparity between sustainable leases and functional space is incumbent upon the city to correct through reduced taxes and repair incentives
- > I have chosen to take my small business to another surrounding community because I don't feel like my industry or business has been very supported in the past.
- > While we are leveling the Warren County court house we should have leveled several other buildings in much worse shape around the square its going to look weird with a modern building surrounded by buildings 100 years old
- > Bring more to the businesses! Bike night only the bars benefit but it brings in rev-anew so it's great! ( retail closes) can't support if it isn't open! Bring the farmers market to the square or the parking lot across from Sports Page and encourage crafters to join! The fair grounds are dirty, hard to get around in for the elderly, I even twisted an ankle in a hole! Entry to our city should have welcome to Indianola like when you enter Johnston, Clive etc! Maybe some classy art work or stone work or both! We need to step it up if we want to make a good impression!
- > I agree with this but there is a fine line between encouraging and being realistic. We have had several businesses start that didn't have their finances in place to succeed. Would love to see them succeed, but they also need to be financially secure before opening a business.
- > Can't support them if they aren't open when the commuters are home! Bring farmers market to an area that's clean, easy access for all! I twisted an ankle the last time I was out there! What about the elderly that can't walk thru all that thick somewhat cut grass and the handicap! Encourage crafters to join, more might if it's cleaner!
- > Make space affordable for new businesses. Some can't even make it a year because of high rent yet they need at least a year or more to turn a profit in most cases.

## PROFESSIONAL SERVICES

- > Bring in more Doctors and services to the clinic
- > Need an urgent care that is open Evenings and weekends.
- > I think this area is already doing ok
- > Des Moines is close enough for these types of services
- > Market likely saturated based on population.
- > Place for businesses and entrepreneurs to work.
- > I feel like we have a lot of these services already.
- > I think there are plenty of professional services available. However, Indianola needs to continue to upgrade the building and business codes. One set of rules for all to follow. There are many many homes and rentals that are in substandard condition.
- > Need to ensure existing ones are retained.

- > A community directory of service professionals (painters, plumbers, cleaners child care etc) would be nice, to have, esp if it was interactive and continuously updated and maintained.
- > Right now - there are too many hair care business and car shops - and they are sprinkled throughout the city without any consideration to city development.
- > Yes but not on the square. We should have dining and clothing stores and other specialty shops on the square. Not law firms and dentists and etc.
- > I think we have enough of this option.
- > Where are the shoe repair shops, the barbers, the cosmetologists, the cpa's, the attorney's, the title companies. We have an abundance of auto repairs
- > That is all we have in indianola
- > We have an adequate number of these.
- > I think there atte enough of these currently.
- > We have too many in this town its not a need.
- > We have a wide assortment of professional services. If we expand in this area, we need to focus on recruiting services we don't have.

## RESTAURANT / BAR

- > This is the #1 complaint I hear over and over again. We need a sit down "nice" restaurant with food other than burgers and pizza. No offense to the ones that we have, but we lose a lot of diners to DM for a higher quality meal in a slightly more upscale restaurant. Healthier menu options would be welcomed too (Panera, Palmers, Noodles & Co, etc)
- > No more pizza or fast food. Ethnic (Thai, Vietnamese,Asian) restaurants would be awesome.
- > Sick of burgers and pizza! To get a steak or seafood it's off to DSM! It's been this way for yrs and we beg you to bring some classy restaurants because just watch the traffic, we are loosing a ton of money to DSM!
- > More than just pizza, Mexican or bar food, please. Make leasing space affordable for a restaurant to be able to make it here.
- > I agree with this, but people often think of chains and that depends more on traffic than anything else.
- > Focus on food not drinks
- > Stop letting the owners of A&W dictate what restaurants come into town.
- > The restaurant options in Indianola are terrible.
- > We need more restaurants, especially ones that cater to our older population. More nice restaurants or a local tea room for lunch. Older people like to dine out, especially at mid day. Mish Mash is nice but the steps up to get inside are difficult and older people want to be waited on, not a self-serve counter.
- > We end up with lower end restaurant franchises. We don't need another Mexican or Burger place. In order to have a nice meal in a nice environment you have to go to out of town.

- > I would like more restaurants that cater to older people... nice and open during the noon hour. Mish mash is nice but the steps are difficult for elderly people and we like to be waited on, not have counter service where you have to carry your own things. Older people like to eat out fir lunch, so more nice restaurants - not bars!
- > We need more of a variety of food establishments to eat at. Look at surrounding communities that are welcoming expansion. They are growing tremendously.
- > Need the type of restaurants people drive to DM for here in town. Even a Culvers would be a step in the right direction! Applebees, Famous Dave's or a Jethro's BBQ, Johnny's Steakhouse, etc
- > We NEED more options to eat out! Sit down restaurants with a good menu!
- > Actively support what you have now
- > Would love to see more family style restaurants that serve more than pizza. A steakhouse would be great! Too many trips to Des Moines to eat at a nice restaurant.
- > I like the variety of small, locally family-owned places and like encouraging them and new ones... not looking for more chain restaurants
- > Indianola currently caters to Pizza and Fast Food lovers. It is in need of restaurants that keep "date night" money in the town not sending it to Des Moines.
- > We need more variety and not let some other business own dictators what restaurants can come to the town
- > Would like more Franchise restaurants here
- > Would like to see something other then fastfood, bar food, mexican
- > Yes please!!
- > It would be nice to see decent "sit down " restaurants in town (famous Dave's, tasty tacos). I feel this town is lacking on options.
- > Bigger variety of Restaurants.
- > We have to encourage and allow for more family friendly resturants like Applebees, Culvers, Outback Steakhouse, Texas Roadhouse, or other kinds of restutprivate owners that want to come just to name a few. We need to get away from so many fast food places!
- > A good sit down restaurant rather than more fast food...
- > We need more sit down restaurant options in town - we have way too much fast food junk
- > Would really like to see more diverse dining options that aren't fast food chains.
- > Something other than Sports Page on the west side. Where's the good Italian food other than Pizza, where's the seafood?
- > Need more family friendly places to eat, NOT more fast-food; don't need more bars.
- > We cannot keep people in town if there are not restaurants other than pizza and burgers.
- > Yes more restaurants. Not as much on the bar side. I think we have a good variety of bar/drinking establishments.
- > Definitely need better food options and less fast food
- > We desperately need a greater variety of healthy restaurants. Panera even.
- > Could use a decent steak house. Too many fast food places.

- > We need more fine dining and a variety of other businesses. Olive Garden, HuHot, Panera, Pancheros
- > Not pizza places and/or sports bars. We have enough. Get some variety in town.
- > Sushi and barbecue
- > We need better quality restaurants and bars. While we have recently gotten a new bar (Groggy Dog) we need more places like that when a “classy” crowd can hang out. We have about 4 bars I would consider dives - not all non-dive bar goers can fit in Groggy Dog. And what about nicer, sit-down restaurants? Date night is always in Des Moines - the Community is losing couples and families every Friday and Saturday night because they head to Des Moines for quality, nice restaurants.
- > something trendy and more modern - more sports bars and i sure would love a thai/loa restaurant
- > Not bars we have enough drunks.
- > No more pizza or Mexican places Maybe a Panera or Chick Filet
- > Encourage more sit down restaurant variety.
- > Sushi and barbecue. And generally more independent foodie-type places would be awesome. Ethnic and eccentric. Not more chains. Not a freaking Culvers for the love of God. Ugh.
- > Fast casual, please
- > We need more restaurants!
- > No more pizza or Mexican places
- > A big name restaurant would be nice
- > Need restaurants that are not pizza and fast food.
- > Need to attract a nice steakhouse and Italian restaurant.
- > Need a Culver’s or Applebee’s type.
- > All we have in this town is hyvee and bar food. It gets very old, very quickly. I work in town, all of my clients, friends and relatives always prefer to eat in Des Moines to escape bar food and burgers
- > As a 25+ year resident of Indianola, this is where we lack. We always go elsewhere to dine.
- > They must provide quality food. Please not just more of the same!
- > Indianola NEEDS more family friendly sit down restaurants!!
- > The Square does have options, but they’re often not open when people want to eat
- > Please please please
- > We really need a true steak house!
- > More family type places to eat. There are plenty of bars around
- > Variety is the key word!
- > We need more family friendly restaurants! (Not Mexican or pizza)
- > I would think the college are would be perfect for a food mall & maybe a place to buy supplies for the students without transportation to the big box a mile + away.
- > Either Italian or some sort of steak house...that’s what Indianola is missing!
- > Badly needed!!

- > We need more dining options. I feel like I mostly have to go into Des Moines to get an excellent meal. Again, I'd love to see restaurants that bring character and charm (not major chain). Locally grown food; food from all parts of the world. More options please!
- > Wendys or Culvers. Or a chain for dinner options; ex Texas Roadhouse
- > I'd like to see fresher options for dining out instead of fast food/sports bar and grill type.
- > We need more variety. Bring back a good steak house and more options for breakfast especially on Sunday mornings after church.
- > Indianola would benefit from more sit-down type restaurants that are family friendly and not fast food.
- > Need more variety. Have to go to Des Moines for a nice sit down dinner or variety.
- > Indianola needs new dining options. A nice, but affordable steak house (loved the Golden Corral that we had! Texas Roadhouse type would also be in that affordable, but still good category). Pasta place, Seafood, Chick Fil A, etc. A restaurant with good breakfast options (I Hop type)
- > Variety is the key here. We keep getting restaurants that sell the same food as everything we already have. No more tacos, burgers, or pizza!
- > Please- no more fast food. We need quality food like Panera, Jason's Deli or other similar foods. Please do not discourage growth in this area for fear of local places losing business. Competition is good. It makes things better. We must grow. We have too much pizza and pub food.
- > More sit down restaurant options
- > Food, only
- > We don't need another fast food restaurant, but could use more finer dining.
- > Yes by working with business owners not by funding with tax dollars.
- > Variety please! No more fast food crap.
- > Market likely saturated based on population.
- > But no more fast food/bar & grill places!! More upscale sit down restaurants- Italian, French etc
- > We often have to go to des Moines to eat. We don't like fast food and that leaves us with only 3 options and crouse's has weird hours and Chinese is over priced. Unless of course we want pizza, which is seldom.
- > Something other than fast food!
- > We need more family restaurants that serve a variety of food such as a ihop type.
- > Need more family seat down restaurants. For example Applebee's and Perkins . Steak place like Texas Road house .
- > some more non-chain, non-fast food places that are open for dinner would be lovely. Currently date night always requires a trip to DSM if decent (non-bar food) is desired.
- > We need nicer restaurants. All we have are fast food restaurants.
- > We have enough bars but more food choices would be nice.
- > Starbucks drive-through
- > Bring some healthy dining options to Indianola rather than Hardees, Burger King, McDonalds and Mexican restaurants.
- > No more fast food. Need restaurants.

- > We need more family style restaurants(i.e. Applebees, Cracker Barrel, Texas Roadhouse etc.) They don't have to be 'chain' restaurants but similar to them.
- > We need more sit down restaurants instead of fast food.
- > Absolutely crucial.
- > No more fast food,
- > bar/grill places. More upscale nice sit down places. Italian, middle eastern etc etc
- > We need more variety. Find the same restaurants boring so we head to DSM
- > Delivery options for all of Indianola.
- > Please bring healthier non pizza options. Panera.... Applebee's Olive Garden
- > We need more dining options here. Many go to DSM to shop because they have more variety in dining options.
- > It would be nice to have a REAL restaurant in town, not fast food or bar food. We drive to Des Moines every time we want to eat a nice meal
- > tricky, tricky...we're guilty of driving to Des Moines to eat. We need more in-between fast food and nice dinner spots. An establishment like Grumpy Goat in Norwalk I think would be successful. We do our fair share of eating in Indianola but if we want a nicer meal, it wouldn't be here. Going out for a nice meal is a destination for us, which means driving to it. We've tried nicer restaurants in Indianola and they don't work.
- > We do not need more fast food, nor do we need pizza joints. We need mid-range family restaurants to keep \$\$ here rather than sending it to Des Moines.
- > Less fast food, more sit-down places that could appeal to people looking to make a night out of dinner. Homecoming dinner groups comes to mind—we completely lack places like that in Indianola. Olive Garden, Johnny's, etc. Places with wide appeal.
- > Need more family sit-down restaurants similar to a Perkins or Country Kitchen.
- > High end dining
- > Not talking fast foods....
- > We need more restaurant options that aren't fast food.
- > Biggest pet peeve about Indianola is that it feels like nothing is open at 8:30 pm on a Friday or Saturday night except fast food and a sports bar. Fast food and sports bar food can get old very quick....we need restaurants to stay open longer or maybe see about getting an ihop, village inn, or something like that... the town shuts down at 8pm every night
- > NO MORE BURGERS AND PIZZA! We need nice classy steak and seafood restaurants, watch the traffic and see what we are loosing...
- > Olive Garden; Northern Lights Pizza; Dunkin Donuts
- > Indianola needs more family restaurant options. Not fast food or pizza, but true family restaurants. Chain or not, doesn't matter, however it would be great if it had some entertainment tied in with it

## RETAIL / OFFICE

- > The boutiques we have are great! I would love to see more of those - maybe one with men's clothing or children's toys. And a TARGET!

- > More retail options would be great! A Target perhaps? :)
- > The cost to rent anything in town out weighs the possibility of profit. Not enough foot traffic or attraction to the square.
- > With hours that aren't banking hours as most people are working. I'd shop more locally if businesses were open evenings & weekends and prices weren't more expensive than driving to Des Moines to shop.
- > Small retail - love the idea. Let's become a destination.
- > More retail/office means more jobs.
- > I would really like to see Indianola be a pick up site for Bountiful Baskets
- > Need to focus on filling the already existing store fronts
- > Especially uptown on the square
- > Encourage space sharing on the square, mixing retail and restaurant and other services (professional artistic etc)
- > Bring in a Kum and Go on the North side right next to Caseys - Kum and Go wins! Would love a Kum and Go or Quick Trip - anything other than caseys would be great!
- > Retail yes, office no
- > focus on small SUCCESSFUL retail business for square are and less office space
- > With the closing of most retail shopping at Southridge, The senior community who are not on-line shoppers are in need. Is it possible to keep a small town atmosphere and an indoor shopping mall?
- > Retail on the square.
- > We need a square that encourages retail growth. Invest in our downtown to build a attractive unique space that will bring retail.
- > Clothing stores!!
- > Would like to see a little less non retail on the square
- > Actively financially support what is already there. A thriving retail will bring in more retail.
- > With such a large percentage of residents commuting to DM for jobs, there is a huge workforce available here for employers. Please recruit large employers such as insurance and health care companies here to take advantage of all these skilled employees.
- > We have enough office space. More retail would be nice, but I know it's hard to support.
- > We gave enough office space but more retail shopping would be nice.
- > Since you have the fiber you really just need to reach out to high tech companies and start ups to create a incubator for new business. To do this you need to have housing that would cater to that move. However can we stop ruining neighborhoods with cheap housing around better housing. Personally we are in a position we want to build a better nicer house in Indianola but its all about location and maintaining property value and we intermix junk houses with these nicer house which ruin your investment in your house. We are at the point if we want to build a nicer house we might have to move out of Indianola to have a better shot of maintaining the investment. The NE and E side of town is a train wreck. You would be nuts to invest there. The concentration camps next to 300k housing is a joke I feel for those buyers.
- > Unless this includes existing, empty retail/offices spaces.

- > Not offices
- > More retail should be the priority followed by recruitment of larger corporations, which would justify an office -type complex.
- > There are plenty of empty buildings that need tended to and occupied
- > Less offices on the square would be nice and more retail, but I know that is hard to obtain. Consistent hours from retailers would help. I often go to purchase something on the square only to find that they are closed, that's when I opt to go to desmoines, unfortunately.
- > Since highway location is a premium why are only building one story strip malls and the rent is totally unaffordable! Wouldn't it make more sense to build multiple levels, with retail and housing above even underground parking? It's always cheaper to go up not out! Look at Ankeny, it's amazing how they have grown and the variety they offer! Ankeny use to be nothing but apartments and DMAC, now it's amazing!
- > Would prefer to see retail opp't encouraged on the square before new retail space is developed.
- > Keep the square retail! Not office
- > It's easier to go up not out! What about multiple level retail/ housing with underground parking! We can't let one builder dictate any longer what our city is going to look like any longer! Look at Ankeny, it use to be apartments and DMAC 50+ yrs ago now look at it! Bring in stores that aren't close on the south side of DSM, Steinmart, TJ Max, Homegoods, Kirkland's....,build it they will come!
- > The sign of a dying town are fitness centers on the square. We need small shops that attract out of town shoppers so we become a destination. Winterset has done a great job.
- > A good start would have been not to put the jail in the middle of our most promising retail/office development area.
- > Retail, Not office
- > Just dont get in their way. The city doesn't need to encourage, they just need to stay out of the way.
- > Middle range clothing for families. Not boutique prices geared only to females
- > retail. If you want people to shop local there has to be more avaiable.
- > Need to encourage and assist small business instead of always throwing up roadblocks
- > Retail in retail districts— the square should be shopping central!
- > Indianola does not have very many business that offer higher paying positions (\$80k and up). We need to be able find ways to bring those jobs to Indianola.
- > Maybe more affordable as it relates to local economy. (This isn't west des moines)
- > Retail yes, do not allow local government to over take prime locations for their offices.
- > More retail around the square - - office space moved to side streets.
- > Not office space on square
- > More retail downtown would be best.
- > Retail not office.

- > We could definitely use more retail, however I don't think we should bring businesses in that are going to be direct competition to businesses we already have. The City of Indianola should want our existing businesses to survive and thrive. Bringing in a business that is direct competition and may close down an existing business is a bad idea. There should be some desire to want to support your existing businesses, especially the ones who have served your community for well over a decade like McCoy True Value. Allowing Ace Hardware to come in was a horrible thing and should McCoy have to close their doors, it will be due to the poor decisions of our City's leaders. I hope there are some changes made.
- > Indianola needs more retail options especially on the square. It would be nice to see a separate business park / a trip for offices and free up the square for those retail opportunities.

**SUGGESTIONS**

- > light industry
- > office and tech jobs like insurance and other businesses whose clientele is outside of Indianola
- > Bring in more Ag related business and small growing commercial/tech business. Also help develop skilled labor companies. We need more workers .
- > Tourism. Indianola has a lot to offer but it's often overlooked in this area.
- > Different convenience stores
- > By bringing in companies, like Norwalk is, the rest of this list will follow.
- > Encourage increased commercial, light manufacturing, and R & D development
- > one or two nicer restaurants
- > Develop more manufacturing
- > Camping is desperately needed here to support our large events as well as to make Indianola more accessible to visitors
- > How about Top Golf - something not anywhere else in the metro to attract people here

**CLIMATE CHANGE**

**GREEN INFRASTRUCTURE**

- > All pending on budget
- > Make sure to diversify tree species so we avoid a emerald ash bore or dutch elm catastrophe in the future. Consider subsidizing the appropriate planting of residential street trees.
- > Makes sense to be good conservationists and put smart practices in place.

**HAZARD MITIGATION**

- > The area I live in has no tornado shelter within a reasonable distance. I live on the south edge of town.
- > I don't know that this is a climate change issue. I believe energy conservation through rebates, audits of energy use in city and other buildings and positive action would be important to addressing climate change
- > This is the biggest factor of Indianola going from a small town to a small city. Have your plans and personnel in place. It's not a matter of if but a matter of when.

## PUBLIC HEALTH

- > Public health and public safety are lacking. It goes hand in hand with hazard mitigation. Indianola is falling behind on public health and public safety
- > Drug use is rampant among our teenagers and adults in Indianola. It is imperative we address this through comprehensive education and strategies that prevent usage in the first place. In addition, a comprehensive sex education program that addresses scientific facts, sexuality, and gender as opposed to morality-based sex education programs.
- > not sure how this ties to climate change?
- > Yes! Climate change is one of the key public policy issues of our lifetime. We ignore it at our peril.
- > I don't know that this is directly related to climate change though with severe weather extremes and problems with water etc. it probably is important.
- > Need free health clinic

## SOLAR ENERGY

- > Let's be a model city!
- > While I strongly support solar energy, within the city there is insufficient land surface area for significant development. Rooftop solar should be encouraged.
- > Think green, every little bit helps. Just don't break the bank on it.
- > NEED IMU TO FACILITATE HOME SOLAR USE.

## WIND ENERGY

- > Surrounding town, not within city limits
- > Think green
- > While I strongly support wind energy, within the city is not the place for this.
- > We must start the transition to clean energy. Let's be a model city!

## SUGGESTIONS

- > I am open to all of the above.
- > Replace mature trees carelessly destroyed on the square. Each absorbs 48 lb of carbon dioxide/yr. Crucial in a community where everyone drives.
- > Reduce urban sprawl, plant more trees and increase multi-modal transportation options and public transit. Also focus on energy efficient in all public buildings. Renewable energy is great, but we also have to reduce our carbon footprint. Create a strong climate action plan and a time line to implement strategies and ensure comp plan and zoning codes reflect those goals.

## COMMUNITY CHARACTER

### ART & CULTURE

- > This is just so important to the vibe of the community! Simpson's art department could be a boon and a boost to this, too

- > maybe have a specific sculpture like isu clones or drake does bulldogs - can simpson do something like that or put hot air ballon sculptures around town and promot for picutre scavenger hunt
- > Yes! On the square in place of the court house. The court house could be on hwy 92 or 65/69. Keep the square green!
- > Designate a large area of green space to hold small festivals and a weekly concert in the park type event. The center of downtown would have been perfect but it is ruined by building the new county building.
- > Is there enough local population to provide such?
- > Already have that
- > More oppotunities for people to make ans see art and different cultures through events like the public library has.
- > Offer more chances to create, view, and experience art and culture through all that the public library has.
- > we need more museums like in des moines. when i was a kid we went there every summer for stuff they hosted there. great family fun.
- > This can be done by individuals or groups.
- > Start small and grow a local art festival. They are a great way to draw people into town for a weekend.
- > in today's atmosphere - watch it does not encourage division
- > I am pleased with what our community already offers for Art and Culture
- > Stop charging excessive fees for vendor booths.
- > Interesting that we have the Des Moines Metro Opera in Indianola and most residents have never attended or even know what they add to the community. Also, Simpson college events don't seem to have president in the community calendars.
- > Include DMMO and Simpson
- > I keep hoping our city administrators and council will step up in this are and not depend on Simpson to provide options
- > The Library is doing this, but could use community and city support to expand their offerings.
- > More building murals.
- > Bike Night is fine, but there . could be other things, too, like Fairfield's First Friday Art Walk.
- > The opera seems to be a hidden gem in our town. The new building looks beautiful. Our town and leaders need to embrace and support it. Same is true with Simpson. We are soooo lucky to have Simpson in the heart of our town. Are we doing everything possible to promote Simpson? Does our mayor attend events and speak positively about Simpson? Important questions to ask.
- > YES! Promote the arts by installing public art, murals, etc. throughout the city. Festivals would be great.
- > We do a bit of this, could do more, keep up what we're doing!
- > More public art -- and more trees -- would make the town more visually appealing. Public gatherings on the town square are a good idea. The city could reinstate the Fine Arts Commission.

- > We're doing more than an adequate job here, with the opera, Carousel Theatre, Simpson College, etc.

## COMMUNITY EVENTS

- > Grapes and Grains festival at Buxton park, Art festival, invite people state wide! Fund raisers for Kiya Koda to get a new larger facility! Bring the pets! Have a pet parade!
- > We already do well in this area.
- > We do a good job of this now. We have numerous things going on throughout the year.
- > Bike night is far from encouraging an educated socially advanced public. I see it as common and unseemly. We can do better.
- > Have no parking on parade routes. Make it more as safer and more enjoyable for spectators and those in the parade. More people would stay up at the square and do things afterwards.
- > we already do a lot, keep it up!
- > I think we have many things to offer, our Chamber and Park and Rec is outstanding. But more involvement, marketing, and support is needed to rally the community to participate.
- > Again, the Library has been offering free family events, but needs more community and City support to provide more and better events.
- > The Indianola community does a great job of having their own events, I would like to see more activities hosted around the circle and more focus towards a entire family event, not just targeting a certain age range.
- > Enjoy ragbraii...fair..I would like to see farmers market on the square or Simpson parking lot... currently farmers market in grass..that is NOT handicap friendly
- > Keep it up! I think there's been a great job done in expanding events and such other than the balloon classic and would love to keep that momentum going
- > There is a wave of new activities with the chamber and others. Need to expand on this. Bike Night seems to need relooked at. Not many local residents attend but there are out of town people coming and drinking and then driving home. Seems dangerous. Also would be nice if the beer sales were not so profit driven for individuals. Why not have non-profits participate and benefit? That's what Prairie Meadows does and it helps the community be more supportive of Prairie Meadows. Bike Night's image could be improved.
- > We do a good job of this now I believe
- > Now that we won't have a place to gather on the square as a community we need to work to find alternatives with adequate parking
- > need to celebrate 4th of July
- > ...but don't overdo!
- > Balloons and Bike Nights are two things that other towns could not replicate w/o years of investment. We need to support these better as a community. We allow them... we don't motivate them.
- > Charge realistic fees for local businesses for vendor booths. \$800 was a little excessive for RAGBRAI.
- > I am pleased with what we offer for community events

- > Indianola has many of these. I think they just need a make over. They don't draw the crowds like they used to. One example is the Dicken's of a Christmas that evolved into Holiday Extravaganza. When it changed it went down hill.
- > Family based.
- > We have so many local wineries. Why not have a local wine tasting in Buxton or another park, with a band and vendors, etc..?
- > We have several but they all happen right in a row at end of summer. Need more earlier in summer
- > The community does a fantastic job of hosting events. Everyone comes together and puts on events that we can be proud of.
- > It would have been great to see the county jail location on the square turned into a park with a performing stage. Put the courthouse just off the square and move the jail out of town.
- > Okay as long as you don't force it. Gatherings etc. should be authentic, real to the community and area.
- > We have them but all either at same time or back to back. Need something throughout the year
- > I agree the city should be open to allowing events, but it is ridiculous to spend tax payers money for bands and such like during Ragbri.
- > our family has always enjoyed the free events at the library, and others around town. they host a great summer party for everyone. we need more of that
- > Indianola does a good job of this but always room for more!
- > More free community events like the public library has.
- > The county fairgrounds would be an excellent place for concerts through the spring and summer months, something like the Big Country Bash
- > Needs to be family orientated and we also need free entertainment for 17-20 yr olds. I had a roller rink, cheap movies and on Sunday, a bar opened up for 21 & under could learn the new dance moves. We also had a bowling alley
- > We already do a great job with this.
- > More free community events, like the kind the public library offers.
- > Already have that
- > Indianola does great at this, but more is always nice.
- > There are plenty of Community Events - they simply are not promoted other than the County Fair and Balloon Days. Bring back a newspaper that is separate from Gannett or the Des Moines Register. We like the LOCAL news, we can watch national or Des Moines news on t.v.
- > This is my favorite part of Indianola, family friendly events on the square/library/pool, balloon festival, and county fair. I would absolutely welcome more of these events to bring my kids to!
- > There are plenty of these
- > Yes! On the square where there will be lots of grass area and places for people to gather!
- > Yes yes and more spread apart. it stinks that everything is in july - hot - air ballon and fair - need other festivals year round to draw people
- > The venues have to support these events. Hearing that our city paid for a bandshell at Memorial Park - but hasn't installed it does instill our tax dollars are well spent.

- > I actually think we have a great parks n rec and love the number of events and activities for families in our community. I am still waiting to see if the changes to our square will negatively impact events that were previously held there.
- > Miss the bluegrass Tuesday's. It had the best vibe for families and truly was a treasured event.
- > There are a number of events the city offers. Keep it up!
- > Not all at the same time like county fair and balloons at the same time!
- > Keep and encourage more in-town activities. With many events located at the edges of town (county fair, balloons, school sports) the town center is fading in importance for the community and no longer going to provide as a structural hub for town. We risk losing our geographical focus (like Norwalk and Carlisle)
- > We often travel to surrounding cities for more entertainment options.
- > I love all of what our community does
- > More, more, more events on the square.
- > Offering community events will keep that small-town feeling that many are worried we will lose with the growth of the community.

## GROWTH MANAGEMENT

- > Growth management would include growing the community SMARTLY and not just looking to expand the tax base at any cost.
- > We need to step out of the small town role. We need to grow and thrive like Altoona, Ankeny and Waukee!!
- > Indianola is a big, small town - it truly is the best of both worlds. Not an easy balance to find, so it is important to continue what we've done to have this type of climate in our community!
- > Get rid of the fireworks! Town looks like a circus!
- > Indianola isn't a small town anymore. It is a small city and it's services need to grow with it. I think we can keep the "small" feel with modern city services. Be proactive and progressive!
- > Try to attract builders making single family homes and nice, ownership required condos rather than multi unit cheap rental properties- and please keep the growth within reason. We want to keep this a safe, family friendly community.
- > Indianola isn't really a small town any more.
- > "Preserve small-town feel" could have a negative connotation when referring to newcomers to Indianola
- > Please don't let my hometown turn into Ankeny or other DSM surrounding towns that are basically mini cities.
- > I think the proposed low income housing community off of N 9th is a mistake. That's too much growth too quickly and will bring crime from Des Moines here. We need to find a way to produce more single family homes under \$200,000. That way younger families can afford to move here.
- > I think the proposed low income housing community off of N 9th is a mistake. That's too much growth too quickly and will bring crime from Des Moines here. We need to find a way to produce more single family homes under \$200,000. That way younger families can afford to establish a life here.

- > Very important when deciding who to allow to build in the community
- > Indianola isn't really a small town any more. Not sure what irresponsible growth strategy would look like...
- > Encourage the growth of locally-owned businesses to help bring character and charm (we have too many chain stores!).
- > Nobody in city Government has a clue of how to do any of this.
- > Yes! Yes! Yes! Appropriate development. Make tough choices. The brand new school admin building does not impress me. Why isn't that building "Net-zero"?! Come on people... this is 2019! Get with the green program.
- > We have to stop building slums. Low income housing packing families too close together with no dignity or grace encourages undignified graceless residents.
- > Need to figure out something to alleviate traffic on 65-69. There are times when you cannot make a left turn onto the highway from a side street that doesn't have a traffic light.
- > Indianola has grown way to fast. We used to know everyone in the 1970's, now we don't
- > Definately need growth but make sure codes are upto date so people can't come in as slumlords - need high quality growth. low income is not good growth
- > I think keeping the town square small town is fantastic. However I think growth on the edges of town would not affect the small town feel at all! Build a Target or similar stores on the north or west side of town!
- > I think this town needs to get over the whole idea of maintaining the small town feel because it IS a small town and that feeling will always be here. Too many people are stuck on that thought and it is getting in the way of responsible growth, change and improvement. Stop being afraid to promote this community as a place to live and work and start making improvements!
- > Covered pretty good in previous comments. If I had wanted a BIG town feel I would have chosen Ankeny. Where do people go for a cup of coffee or piece of pie/desert after evening entertainment or evening sporting events or even high school graduations?
- > Small town feel is why we moved and I would love for that to stick!
- > Indianola being a mid size community with great schools and a community feel is important. We dont want to be Waukee. 20,000 would be a great goal for our community
- > no more low income townhomes
- > the town feels stagnant in its slow growth compared to other towns outside of des moines. there must be something we could do to attract more bnusinesses and people
- > The "small-town feel" is what is hindering the town from growing to its potential. We need to embrace the suburban feel.
- > We need to embrace and promote growth by starting to think of ourselves more as a future suburb of Des Moines.
- > Responsible growth strategies are important, however Indianola needs some variety or all of the retail dollars will keep going to Des Moines. If you want to keep the small town feel, preserve our historic square instead of trying to force changes that take away from what makes it Indianola.
- > We are what we are. If we're not a small town, don't try to force the community into a Procrustean bed. And don't try to keep it a small town. Small towns die.

- > I feel the Streetscape project is taking us away from our small town feel. It's trying to make us a more metro like downtown.
- > Stop making this a retirement only town.
- > DO NOT try to attract or allow low rent housing. This devalues properties.
- > how to get state & federal funding vs debt
- > This is a hard one. I feel as Indianola has always had a bit of split personality. Locals want small town feel but I believe that inhibiting growth. Look at Norwalk. That town is kicking our butt in growth. We need more executive housing to attract that kind of individual to our community.
- > This is a tricky question and I'm sure it is being misunderstood. On one hand, we want to maintain our identity, but on the other hand we need growth. Our real estate is languishing compared to others, and it's because we have kept ourselves separate from DM for too long.
- > I live in Indianola because of the small-town feel. If I wanted to live in a bigger city I would move to Des Moines!
- > Strategy is generally not defined as "whatever makes us money fastest." Please look long term. Have the courage to look 10, 20, 30 years down the road, not merely to the next election.
- > The small town feel of Indianola is a large part of why I love Indianola. It's charm and the friendly atmosphere.
- > I think management of growth is responsible, but should not limit new opportunities.
- > PLANNING for growth and development needs improvement!
- > Yes!!! MULTIPLEX LOW INCOME HOUSING IS NOT ACCEPTABLE. I recognize the need for low income housing, but continuing to overbuild cheap units in areas already demonstrating problems with higher crime and vandalism is a problem. The council should address this concern immediately
- > "Preserve the small town feel" is a dog whistle for communities to remain culturally, racially, and ethnically stagnant. Our community needs to develop in such a way that welcomes ALL people. The current consensus from my vantage point is that it is NOT welcoming.
- > Stop destroying neighborhoods with mass low income rental housing slumlords
- > Stop allowing low rent/subsidized housing units to be built in new housing developments. Not smart/lowers house values.
- > I think this is pretty important to a lot of local residents.
- > Yes!!! People in the community liken Indianola to Pella, Norwalk, and Grimes. When visiting those communities, I feel they have taken a different approach to city planning than Indianola in the last decade, unfortunately. Hopefully with a commitment to correcting our sewer issues, new courthouse facilities, and development of single family homes (not multi family or subsidized housing), we can be more like those compatible communities.
- > We do not need to grow. Instead it would be better to preserve what we have. It's okay to be a small town in Iowa. That is what brought my family here.

- > We have to be willing to hire a progressive strategist to help us grow in a positive manner and we have to work to get along. So much negativity about every decision but that's in every community. We just tend to report on this on the front page of our newspaper. We've talked with many friends over the past couple of years who have said they don't even subscribe to the paper because of the negativity. Social media is out of our control but if we communicate or market things in a positive manner and attend community events and talk about positive changes, it will grab hold. Our family is very concerned with the 20 and 30 somethings moving to Norwalk and Ankeny and Waukee because our town is stagnant.
- > This is an area we need to improve on. Due to the low income housing we are not having the type of growth our community needs or wants.
- > Please! I appreciate growth and change, but I moved to Indianola to get out of Des Moines and have that smaller town feel. I like that nearly everything DSM has to offer can also be found in town
- > We can't just promote low income housing.
- > I do not want to see Indianola become another Waukee or Ankeny. I feel we need distinctive architecture rather than generic, cookie-cutter subdivisions and businesses.
- > But don't stifle new ideas for the sake of maintaining the status quo.
- > We have some people who hate growth and taxes. We need growth to lessen our taxes. Norwalk is going to leave us in the dust if we don't get more proactive and positive about our community. The changes in the city positions seem to be a good step in the right direction. We needed to get out of the good ol' boys club. That has been a common theme in our city government for many years. Glad Indianola is starting to recognize women make great leaders because they understand communication and working together with people vs forming a good ol boys club.
- > Grow baby! Grow!
- > Our latest developments are losing character. I'd hate to see indie turn into waukee & norwalk. Slow down the cookie cutter housing. Focus on more job opportunity so housing is affordable
- > STRONGLY AGREE
- > Small but mighty!
- > As a newcomer to the community: LOVE the square, DO NOT love the one-way streets. The one-way streets are confusing to me (newcomer); they do not make me feel invited to the square. I think the small-town feel can be accomplished without one-way streets.
- > City manager shouldn't be getting raises while telling the citizens they need to pay more in taxes
- > Limit growth now. Larger is not better. Take better care of what we have.
- > We need growth period. Attempting to preserve has gotten us know where for too many years. Why do you think we hover at 15,000 in population? We will never get more restaurants, retail stores, and other amenities if we continue to "preserve" something that stifles growth. Give it up and think about the future!

## HISTORIC PRESERVATION

- > Clean up or raze the dilapidated ones too.
- > See earlier comments related to Courthouse.
- > Too late, we have torn it all down! Maybe recreate old building in original locations!

- > STRONGLY AGREE
- > Preserve the unique character of the square, the old fashioned store fronts are beautiful. Let's showcase the uniqueness of this feature
- > I don't think that preserving structures create a welcoming image.....it is nice to preserve buildings but its not adding anything to the welcoming image.
- > Within reason
- > Very important
- > A thousand times yes! Embrace what we already have to offer rather than trying to keep up with or mimic Des Moines...I like what Sherman Hills/Pella/Winterset have done to showcase their historic places and draw people in for those events
- > I don't know enough about this subject but I do appreciate the history of the buildings on our square. It was a big improvement when many businesses redid their fronts a few years ago. It really helps the squares image.
- > More effort and financial incentives to preserve older properties, not just tear down and build multi dwelling units in inappropriate places Also, Our stretch of highway that serves as our entrance to the community is one of the most boring and uninviting in the state. The "partial brick" rule is ridiculous. Allowing businesses to build something unattractive just because it meets to facade "rule" is just lazy and ugly
- > Very important Why are tax incentives given for new construction and not for preservation and rehabilitation of older, significant structures?
- > GWCarver and underground railroad...
- > Indianola Square should be historic and 'small town' feel. New business and franchise establishments can be added to 2nd Ave and Hwy 92.
- > We could do better here
- > Historic preservation adds charm to the outing for weekend shoppers. Ladies with credit cards love that stuff!
- > Crucial. Our town needs to preserve our buildings by allowing use without cumbersome code regulations.
- > Like the court house
- > Same comment as on Streetscape.
- > Too bad that wasn't done with our Court House.
- > within reason
- > DSM opera :). Vs Court house :(
- > Really you tore down the most historic site in town
- > More of this! Less of trying to turn Indianola into Ames by making the square two way and taking away necessary parking spots, which does not support the small businesses that we have on the square.
- > This could incorporate our school students with field trips.
- > I am very impressed with what was done to the DMMO building!

- > We tore them down. College buildings I think is the oldest, besides what we have at the fair grounds.
- > We need to connect to the stories in town. ..it's not enough to say "that's a nice building" but to know the history and then connect that history to now.
- > It's important to preserve facades - however, we do not need to create burdens on building owners to maintain buildings to Register standards.
- > There are some homes south of Hwy 92 that are historical gems, as well as the homes along Salem and Ashland. Could make a walking tour of them
- > Would be nice to have an older house to be set up and restored as a museum.
- > This is a big concern and already we have lost so much history in this town to lack of care
- > We have already lost a HUGE historic part of Indianola(court house)..please no more!

## STREETSCAPE

- > This needs to include not only the square but the highways through town. The hanging baskets on the square should also be along the highways. Also the suggestion of a big entrance to the square at the corner of Salem & Jefferson is an excellent idea - a gateway to the square.
- > Our square needs a facelift.
- > Our square is a hodge podge mess and the highway is the same. Our cities appearance is embarrassing
- > The new courthouse should include public restrooms like those on the outside of the Jacobson Exhibition center on the Iowa State Fair grounds. This will make activities on the square like bike night, concerts, shopping, and other events more inviting.
- > Just up keep. I love the uniqueness of the building structures. Just maintain and up keep what already exists.
- > The proposed 2way streets and parallel parking on the Square is not the way to go. We'll lose too many parking spots, people won't come to business if they can't find a place to park close by. Spruce up the facades of the buildings.
- > There are a lot of old and unkept buildings and housing in Indianola.
- > Indianola has a beautiful square. Let's keep it that way. And start doing something about all the run down trashy places. It seems like there are a lot of homes that are in need of some serious work or torn down. It would be interesting to know how many of these places are college rentals. The rental across from the college on Buxton with the plywood front window is an eyesore. It should be inspected and brought up to code or torn down.
- > If you drive down Hwy 65/69 and really look at many of the businesses, I think our town looks dumpy.
- > The square looks great but some stores, bars and building could look better
- > It was so sad to see those big trees taken down in the square. It will never be the same. Now a bunch of unattractive cement & old buildings.
- > Improve and enhance to make the town a destination. Instagram-worthy year round. Sounds of music, visually pleasing lighting, friendly and accommodating surfaces.

- > Do NOT change to parallel parking on square! Also do not change to 2 way on square. This will be accidents waiting to happen.
- > I love the improvements on our square and 65/69. I'm still concerned about how the new facility in the middle of the square will mesh with the existing structures and if it will prevent the community from continuing to utilize the square for holiday a community events/gatherings. HWY 92 though is horrible. Traffic entering our community from the west are greeted by an embarrassment of dilapidated store fronts, trailer parks and poorly maintained private residences.
- > The city horticulturist, already does an amazing job! All the workers who water the flowers on the square are always blooming! Buxton Park is always amazing too. You better increase that budget if you want more beautification.
- > The façade requirements for the different zones need to be revised to reflect the construction technologies of today - and not of a hyper-historic façade community like Pella.
- > Yes so we can attract higher quality people businesses
- > Current plan is not in best interest of on the square businesses
- > We just need to continue to restore the buildings we currently have on the square. They are beautiful and we need to keep that look.
- > being pretty will not over ride being friendly
- > So important!
- > 92 needs to be widened all the way through the entire town to 4 lanes with a middle turn lane. Also, get rid of the trailer courts on the main highways through town, or omehow make them look more appealing. These make the town look trashy. Require residents on the main highways to maintain their residences and lawn care.
- > YES! This town is looking so run down! I do a lot of travel for work and see some lovely communities and I'm not sure people realize how crappy Indianola is looking these days. The square needs a major facelift. It was nice some of the buildings made facade improvements years ago, there are still so many buildings that need a facelift.
- > Get rid of things like the benches in front of On the Rocks
- > Continue freshening up buildings on the square - especially now with new construction!
- > If we want to maintain a vibrant business community AND draw outside dollars we need to invest!
- > Our city has a poor 1st experience for anyone traveling through on Hwy 92. It would be nice to see something like Spencer Iowa has.
- > NOT at the expense of parking in front of businesses and NOT at the expense of minimum walking distance parking. I am NOT in favor of losing any parking places on the square! I AM in favor of improving facade appearance and design.
- > Retain/maintain existing structural designs
- > Areas along highway 92 are eye sores and slum like, especially around Caseys west.
- > I think the cool old building should stay but be well taken care of
- > Look to communities like Spencer and Winterset, highlight the good. Create code to handle the bad. Our new veterans banners are great, flowers are beatiful. We need to invest in our downtown and encourage a inviting experience for retail and restaurants.

- > What's wrong with restoring the historical value of this town? Not everything needs to "look modern"-take care of the buildings that are already here!
- > Street infrastructure in town is not good. Some are falling apart. Should have left turn signals on ALL stoplights to improve traffic flow.
- > I like what we've done with the medians north of town on 65/69. I'd like to see more landscaping elements welcoming those coming into town from the other directions.
- > Street infrastructure in town is poor- falling apart. Need left turn signals at ALL stoplights to improve traffic flow.
- > We need to have a major library building update. It doesn't even look like a library from the outside.
- > There needs to be higher standards on what businesses can do with their buildings. some look pretty junky.
- > I think our community appearance is already welcoming.
- > Time the stoplights for morning and afternoon rush hours
- > Yes important however you also need to listen to your people. When you hold a public meeting and 150 people attend, you should hear them out. It was very poor of our city manager to turn his back on the people he serves and fail to answer questions after the citizens were told that all questions would be answered. The people of Indianola deserve a voice. It is their tax dollars being spent. They are the customer. The stakeholders should be just that. Stakeholders. They should be responsible to all of the people. There should be other options considered before spending our money so irresponsibly in one area of town. A plan for the entire city should be considered for \$5 million.
- > And don't forget the actual streets, especially your main thoroughfares. A cracked and bumpy main street, such as Highway 92 has become again, doesn't say much for the community.
- > But I oppose parallel parking on the square and also two way traffic around it. We need the extra spaces if we are to get to the business there. Parking is always bad when court is in session and will be that way again when courthouse is built
- > Stop spending so much money on flowers for medians on the highway. Instead spend that money to plant flowers at homes in the community and offer building supplies to people for landscaping. Offer a plant program for people. A lot of people would take advantage of this that cant afford to buy them and homes would in turn start looking better improving the over all look of our town. So many homes look so run down on the outside bc families cant afford to do the optional things like flower beds and such.
- > Three cheers for the flower baskets in the downtown area!
- > This project is an absolute joke! There is no reason to spend \$5 million to do this. We can do something without doing this. As I mentioned in my previous comment, I feel like we need to look at the project scope and look at ALL ways of meeting those objectives. I'm sure there are ways of meeting those objectives without spending so much money. It feels like someone got open access to taxpayer money. It may be city budget, whereas the courthouse is county budget, however at the end of the day, it's all money that came from my taxes. The process used for this project just stinks! Every part of it. You should be embarrassed. You don't really want our input. As much as you say you do, you really don't. You proved it through how you conducted this.

- > Absolutely, We should make improvements to the buildings on the town square and add more trees and landscaping to create a destination with traditional and speciality stores. This will help to attract more visitors similar to Pella or Winterset. While the new courthouse should have all the modern amenities, I feel it should have a more traditional look to compliment the existing appearance of the buildings on the square. Adding trees and plants along 92 and Jefferson would also make the city look more inviting.
- > Historic seems to be important. Restoring building facades on the square. Some (i.e. Glass Creations) have done a good job of that.
- > The streets need to be fixed first so they are not so rough first. Streetscaping can be beautiful if it doesn't get too tall (flowers) to block Traffic. It could add jobs for people to decorate for seasons too.
- > I believe in beautification as long as we can still keep with the heritage of Indianola.
- > There are too many structures that are dilapidated and need to be torn down. Have some community pride.
- > I do strongly disagree with the parallel parking and 2 way traffic on. Square
- > Rundown buildings have a negative impact on visitors
- > Works for other towns like Pella and Winterset. Again, allowing small businesses leeway in renovation is the key.
- > It has to be done within budget. Why not have the industrial arts classes at the high school help build park benches, planters, trash containers? It would be a source of pride and accomplishment for the kids that could be noted on the item itself.
- > Revamp the east side of the square. Find ways to get businesses to move into vacant stores.
- > I believe the street scape around square looks nice already. Not sure what will happen with new court house
- > Tear down all the rundown houses 65/69 between Euclid and Highway 92.
- > By preserving and taking care of what is already in place and making use of what we already have instead of always building new.
- > This needs to be the number one priority!!
- > Coming from the north, Indianola is inviting and looks progressive. Coming from the west seems opposite. We have friends from WDSM, Johnston and Urbandale that come from I-35 and all believe Indianola just looks "trashy". Highway 92 has a lot of work that needs done to improve the "feel". We have friends on South R who are ready to move to Norwalk because they seem so much more progressive.
- > A lot of work will be needed to make up for the devastation of our town center
- > This is important but financial responsibility needs to be exercised. The sky is the limit when it comes to updates!
- > I may be one of few who think overall we look pretty good. If anything, maybe return the facades back to the original-ish within reason?
- > The current streetscape project/plan is great, that should continue to be a focus!
- > While I agree with improving streetscape, I also think it important to maintain the character of the town and not have cookie cutter solutions

- > We desperately need a face-lift in the downtown area, and other parts of the city.
- > This to me is a major issue for the main road going through indianola. It looks old and the houses are broken down.
- > Think Charm. Look at European Small town style. Smaller signage. Hand painted signs with directional lamped lighting. See Cape Cod.. It is awfully hard to explain charm in the tiny box provided here.
- > Or at least maintain.
- > As a newcomer to the community: LOVE the square, DO NOT love the one-way streets. The one-way streets are confusing to me (newcomer); they do not make me feel invited to the square.
- > Parking is a must for business to survive

## SUGGESTIONS

- > I'm very concerned that there won't be enough parking space on the square. I do agree that we need to do two way traffic on the square.
- > I also would suggest we need to develop our character in how we treat each other. Often the disdain and dislike shown by our city council toward people they disagree with is embarrassing
- > Personal property and home ownership
- > Lower taxes

## HOUSING OPPORTUNITIES

### APARTMENTS / CONDOS

- > This is tricky. Every human deserves the basic rights of a safe shelter. But if planning & development and zoning just turn land over to developers... problems can occur. Developers just care about making money. They don't care about the over all community impact. Low income housing is often crammed in like sardines and creates problems for law enforcement etc. This city NEEDS more thoughtful growth. Don't grow and expand economic development just for the sake of growing.
- > Same thing. Many apartments in town. Many are very dated, expensive rentals. Fix what you have first. If new apartments are built, what are you going to do with the old ones? Are they going to keep getting worse? Will this bring the price of rentals down?
- > updated/modern housing for 20-30 yr olds -- to help fill jobs and retain young people post graduation from hs or college
- > Agree/disagree - the square footage encourages more temporary occupation such as needed for college students. Naming names I believe the most desired apartments is Candleridge which has a waiting list beyond life longevity...
- > Large apartments for families but smaller complexes.
- > Do not allow further developments such as those by Kading Properties
- > Rent needs to be based on income
- > Indianola needs additional offerings at various price ranges. Current availability is low and overpriced. Rent is lower for nicer apartments in DSM.

- > Unless there is a shortage of housing I would be against this, specifically if they are low income. We need affordable housing but I already know people who are moving to Norwalk to get away from low income housing expansion here.
- > Not just low-rent type, however.
- > There is a limited supply of modern/quality apartments and condos.
- > MUST be affordable
- > We need to do more to help the homeless in Indianola
- > We need apartments that appeal to young professionals. Norwalk has a perfect example. There are many YP's opting to leave our community due to lack of appealing rentals.
- > Please no more of the low income housing that packs so many people in to a very small space with no place for kids to go.
- > Please, no.
- > I believe increasing apartments (with amenities) helps to bring younger members to the community.
- > We need more rentals- but NOT low-income rentals. It's darn near impossible to find a house to rent, let alone a nice townhome/condo that isn't low-income.
- > Barracks like housing on north side very unappealing in appearance. Too close together
- > Agree with one caveat, no more subsidized housing.
- > It seems like we have plenty of apartment options in town. The rentals on North 9th are detrimental to our town in many ways. It is sad that happened. How about building an affordable housing neighborhood south of town near the trailer park/cemetery. It seems like the land costs would be affordable and there wouldn't be as many traffic and congestion concerns there.
- > To be able too rent
- > As needed
- > Some of the more affordable apartments need to be done away with due to health concerns. I want to see affordable housing options for all income levels but I want them to be safe and healthy options. Just because you can't afford to buy doesn't mean you deserve to live with mold and pests.
- > We need more affordable apartments with up to 2 garage units plus amenities.

### LARGE LOT SINGLE FAMILY

- > Again it's difficult for me to say 'disagree' with anything that could make our community more attractive to live in. Obviously the housing developments need to be proportional and I'm not sure what those proportions ought to be given our community demographics and markets.
- > energy guzzlers
- > Less than 5 acres
- > People should have the option to live on the size of lot they choose.
- > The highest value per acre is on the square, not huge McMansions.
- > Too be able too rent
- > This sounds great, but it can get more expensive than people realize (or are wanting to spend). The community wants it but also needs to have the funds to follow through with their wants.

- > More twhms unattached for empty nesters and over 55'rs even with RV parking for those that travel in the winter! HUGE demand. 300k and under would be hard to do! I'm a retired realtor...
- > I feel there are enough opportunities to buy land and live on an acreage
- > Need large lot to house tiny homes, trades to learn, gardens and a place for "down on their luck"
- > With this is a need for better traffic flow and mercantile in closer proximity
- > Lots need to be 1to2 acres not 5
- > Who can afford this? Oh! Only the top 10% making more than \$100,000+ annually for this small town. Have a heart! And make more housing affordable for everyone!
- > Without tax abatement
- > Indianola lacks newer housing options in the \$275,000 - \$400,000 range.
- > Where are you going to put them? A lot that large will be outside city limits, unless the city plans on annexing the property for these.
- > Large acre lots that are AFFORDABLE!

### SENIOR HOUSING

- > we need to attract younger families
- > As long as Indianola can continue to fill them.
- > to many already & they are either very poor or very rich
- > Affordable multi faceted living opportunities for seniors. Townhomes also.
- > I think we're saturated.
- > Everybodies needs are different and I support that
- > I don't know facts, but it appears we have a lot of senior housing options. I would like to think we would start to look at ways to keep youth in town doing fun and healthy activities should be a new focus.
- > I think we have a good variety of senior housing at this point.
- > Need to keep on top of but if we do develop more need to be sure they are affordable
- > I'm not sure about this, seems the senior housing on E. Scenic Valley Ave has many openings already.
- > Need a homeless shelter as a top priority
- > Need to have homeless shelter and battered spouse shelter
- > Another agree/disagree. Most seniors are handicap in some way - we need ground level facilities that have yard (mowing in summer, snow/ice removable in winter) with reasonable cost of rent. Many of us are not ready for assisted living.
- > We have plenty of senior living options here!
- > Small units - eliminate the stairs citizens are less able to navigate these as they age
- > We desperately need affordable senior living. I am having to move my family out of Indianola because of the lack of choices.
- > There are lots of options right now for seniors.
- > affordable

## SMALL LOT SINGLE FAMILY

- > Not a lot of reasonable priced lots available
- > Indianola lacks newer housing options in the \$275,000 - \$400,000 range.
- > But give people yards instead of so close together. One acre lots.
- > This is it right here! We need more HOUSES not rental options in this community. With so few existing homes for sale, there needs to be new homeOWNER options available.
- > Your larger community is a combination of smaller communities
- > Keep it affordable for the \$130000
- > Prime real estate east of 15th is now being used to build low quality homes on tiny lots. Those lots should have each been 1/2 acre to entice builders of higher quality homes. That area is going to get run down. Too bad when it's by the trail, balloon path, schools.
- > Happy to see the city is working to develop land for single family homes the way other neighboring communities have. We wanted to build three years ago and had builders tell us that our options in Indianola were extremely limited. One builder said they were planning on leaving town.
- > Indianola definitely doesn't need any more trailer parks. The ones we have are allowed to be trashed. Very unsightly.
- > Too be able too rent
- > I can tell you after looking for 18 months for suitable housing to allow us to move to Indianola, we have plenty of small lot housing. If lots were even one half to one acre, that would be a huge improvement.
- > You need all of these, but especially single family affordable housing.
- > greater than 1 acre
- > To me it's more about the price of the home. Indianola doesn't build affordable single family homes. All I ever see being built are huge, expensive homes.

## TOWNHOMES

- > if more are needed.
- > As needed
- > To be able to rent
- > But NOT cheap boxes built in bulk, such as Lincoln Ridge. That has been bad for our community.
- > We have an aging population wanting main floor living. Seems like the demand is here but the supply is not. We need community minded builders invested in our community. We have barely known builders now who are not invested in Indianola. Being invested in Indianola is the first step in their success.
- > These are in huge demand but there needs to be more thought put into the design and layout! Not like the streets in Deer Run that you can't park on or emergency vehicles can't access! Craftsman cottage style since we are in farm country! Talk to the over 50 residents and see what they want!

- > Agree. As a single person, I feel very out of place in Indianola, which is predominately family. As growth trends tells us movement is towards fewer children and more people are staying single longer, if Indianola wants to remain viable and encourage any growth, it can't have its primary focus as a 'family community' as lovely as that is. It isn't sustainable over the medium term.
- > Hubbell is building hundreds of free standing townhomes in all surrounding suburbs. This would be a great option for Indianola too. We looked at them for a retirement option.
- > Eliminate the stairs - and make smaller apt's
- > Single level townhomes (with basements) as opposed to 2-story would appeal to a broad audience especially if they have a versatile and open floor plan.
- > Indianola needs more rent housing available for the younger generations. Everyone is moving away due to no place to rent out of college. The lower income houses are not designed for the younger generations. Build townhomes or more modern looking apartments buildings with pools, workout facilities, etc. Things that can compete with places like West Des Moines.
- > Have too many now
- > Is such at capacity north of town?
- > There are a number of these available now. I think you should fix up what you have now first. Again, back to many run down properties.

## SUGGESTIONS

- > Develop non-attached homes in developments with Home Owner Associations
- > Invest in existing housing rather than building on the outskirts of town. Getting people out of their cars would improve the character of Indianola immensely.
- > We need leadership that can develop into the future not just follow what code is today.
- > Encourage people to update current houses
- > whatever is needed based on the demographic trends. I'm not close enough to the data to answer, I just want to make sure everyone who wants to live in Indianola can have a place to live.
- > I think we also need to think about well-kept small homes that first time homebuyers can afford. It's not sexy, but it would set us apart.
- > Ensure neighborhoods and mixed income and do more in-fill development and high density. Reduce sprawl and keep neighborhoods walkable and bike able with less dependency on cars.
- > Affordable housing - Indianola is an expensive place to live.

## PARKS & RECREATION

### ACTIVE RECREATION

- > It would be great if we could attract an indoor recreational business such as bowling, get air, hop a lot, etc
- > We need more for teens to do in town. Having a bowling alley or a skating rink would help
- > I would like to see more inclusive sports activities and incorporate our special needs children paired with a peer to help play various sports together. It's a great way for teens to be more involved in the community

- > We love the trails and utilize them frequently - keep up the great work here!
- > Keep the trails safe by attracting nice parks and housing around them. If people don't feel safe or if they are littered or there are teens loitering on them, people won't use them. Lots of dog poop baggie and trash stations along the trail too so we aren't dodging poop on the trail. Occasional patrolling of the trail to maintain its safety and cleanliness.
- > Banner lake is a mess. I tried to kayak out to there and the algae has taken over so much that you can hardly paddle.
- > More of this kind of thing IN town. Disc golf and ice skating are great....but having to load up the car and drive out to Pickard isn't. It's a great park, but having more activity centers in the pocket parks in town would be fun.
- > Flag football league and archery course
- > There is a need for open green space for fields - it is becoming difficult to schedule rec events because all the free space is reserved.
- > We need more tennis courts, pickle ball courts, and the pool needs updating. Why not add a lazy river?
- > We need inclement weather facilities for winter and rain. Install equipment in the "work out" room at the community center to be more in line with what is being used at the physical therapy clinics
- > Expand this for winter recreation basketball/volley ball/indoor track etc. Update the workout room at the community center with current equipment such as used in physical therapy clinics. We cannot all afford the price charged by the YMCA, not all supplemental insurances cover the cost.
- > We already have a lot of the sports recreation, which is wonderful-my daughter was in swim, and did ALL the fundraisers to get money for the swim sport, only to see that go into a "general fund" and to the football team. It's a great stadium, but I chose this topic as the swim team in town gets overlooked all the time. Those kids practice just as hard as the football team but get nothing. Also, get some great coaching in here, and make them WANT to stay. There were 3 different coaches in her 3 year high school career-moral!!!
- > We have sufficient at this time.
- > Walking trails
- > Our lake needs improvement. It was one time a place of great entertainment. It would be great to see an amphitheatre and other entertainment out there.
- > For now, we're probably okay here.
- > Lighted tennis courts
- > This is definitely needed, and could increase the revenue for the city.
- > Indianola needs a bowling alley again! As well as a skating rink. I mean, the smallest of communities can support these and Indianola did for years. It's time to bring them back!
- > Great trail system. Nice parks. Citizens need to realize to have these things we need to pay our taxes, get new businesses, etc to pay for these things we all want. We seem to have a lot of people who complain in town and they stunt our growth and potential. These people need to get involved and be part of the solution not the problem.
- > Desperately need dedicated soccer complex

- > Seeing how well-used the 10' sidewalk trail is along the west side of Indianola, please consider adding 10' sidewalks along the entire length of both of Indianola's highways. Or at least on highway 92, please add ANY sidewalk on the block between 3rd and 4th which has nothing, and on the empty lot east of the old Bottle Boutique store. These are routes used by middle school and high school students to get to school, and should NOT be exempt from sidewalks. Also the lot which used to house a trailer park on the NW corner of 15th and 92 should NOT be exempt from having a sidewalk either. School children use this area and have been seen walking on snowdrifts rather than crossing the street to use the trail on the east side of 15th. Why give exemptions to properties along major thoroughfares? For that matter, why are subdivisions allowed to be built when they are not connected by sidewalks to the rest of the community? Forget paving new trails until the town at least has sidewalks so children can walk to school!
- > We have a lot of these already.
- > Bike trails
- > MAJOR updating to VMAC
- > I feel like there is already a lot of active recreation in Indianola...but maybe there is room to grow in that area?
- > I feel like we have this; however, maybe better communication about current options?

## PASSIVE RECREATION

- > We have terrific options available already!
- > I would love to see a atv trail for people to use !
- > Perhaps in some of the prairie restoration areas trails with signs at what one is looking at and why it is important might help those who think the city is "too lazy to mow" understand the importance of prairie areas. Have annual butterfly releases, etc... to celebrate and provide opportunities to publicize and celebrate the areas.
- > Perhaps in some of the open spaces there could be explanations as to what one is seeing (i.e. prairie restoration) and why it is important. To keep the little ones interested perhaps create a scavenger hunt on the signs.
- > Buxton Park is a beautiful place. Another reason we need to be friends with Simpson not against as some community members seem to be.
- > Figure out a way to get people to use the ones we have first
- > a poorly constructed survey.
- > We have a nice walking path in Indianola.
- > I see that all the time around here
- > A simple solution would be to finish the gaps in sidewalks such as between Fareway and the street west. Provide more pedestrian crossings on Hwy 92
- > We have a good start on this, just keep adding to it!
- > paved trails please for walkers / bikers
- > Butterfly gardens at the Tot Lot.
- > That would be nice! Plant identification markers are always cool too. Trees, perennials even annuals. Encourage and foster a love of gardening.

- > As stated above.
- > the walking path out at pickard park needs more attention.
- > This is as simple as requiring sidewalks everywhere. Why are there so many places without sidewalks? Why are new developments allowed that are disconnected from the rest of town. Every development should be accessible by sidewalk so that children can walk/ride to school. Quit giving exemptions!

## PLAYGROUND / PARK AMENITIES

- > Need at least one park north of Iowa. Thank you for adding the accessible playground. Wish the playgrounds at city parks had the rubber basecoat like the school playgrounds instead of mulch.
- > Need splash pad!
- > Need splash pad and more friend parks.
- > We have a great park system here. Let's keep it update, clean and safe! Thank you for working on an accessible park here in town. Could we add a splash pad somewhere please??? That would be amazing!
- > Indianola has amazing parks and at different locations gives a great variety
- > Having toddler play areas is important as the larger play items
- > I think with the north side's growth a park would be nice in the future.
- > We have spectacular parks but it would be great to see one added on the north east side of town. There are no parks anywhere near the Lincoln Ridge neighborhood even though there are multiple multi-family homes with small or no yard for children. There's nowhere for children to access a park or green space without crossing a busy street like Iowa to get to Emerson or the highway to get to Buxton park.
- > And make them handicapped accessible/wheelchair accessible!!!
- > Improve the existing parks, and encourage visiting the others. A map at each park, with the others listed, with the amenities would be so cool. Like the "you are here" map at the mall. So if you're hoping to shoot hoops, but the court is occupied, you can see that there is another park 12 blocks away with basketball.
- > We do not need extra parks - just continuing to maintain the ones we have and upgrade when needed. The inclusive park is a wonderful idea.
- > A splash pad or fountains for kids to play in would be nice. Also, an adaptive park for children with disabilities and special needs would be awesome.
- > Splash pads
- > Our family rarely uses City-owned playgrounds because they are all sand based. We rely on the school playgrounds as they have updated their playgrounds and playground surfaces.
- > Memorial Aquatic Pool is no longer sufficient. Look closely at Pella's aquatic center. Indianola is a larger community than Pella yet has not expanded amenities or added additional aquatic centers to accommodate the growth of the city.
- > We have a lovely Parks and Rec department but I would like to see more sports options for those who can't afford the price of Little League and other sports. Also, keep-up of city parks is important. I think it's good now but mentioned because I would never want to see budget cuts in that area.

- > The old Tot Lot needs to be updated. There isn't anything there except for picnic tables. Making it a flower garden with seating and a swing set with slides, nothing big. It could be a great place for pictures and a great place for families to go and play. Kids could play and parents could sit and relax and read a book or work on work or play too.
- > Splash pad
- > Where are you with the handicap equipment on playgrounds?
- > DeNelsky park needs to be built up to allow more use than it has at present.
- > I'd love to see a park on the north side of town. As we develop more land, possible make sure the developers set aside land to be used as a public space/park setting. Make the developments connect to trails systems.
- > we need a splash pad in Indianola. And we need to have at least one park north of Iowa Avenue.
- > Still waiting on a north side park. You sold the ground for a proposed park to the country club and never circled back to give us a neighborhood park west of hwy 69 and north of Iowa
- > Improve parks for small children and children with disabilities to make them more inclusive
- > This would only help the family experience to get more youth to Indianola and decrease our average age.
- > Memorial park playground is completely outdated
- > Love Indianola's parks, many of them have been updated and kept clean already.
- > Some parks are used very little. I would eliminate and or downsize at lest 3 of them and put my resources into the others.
- > Would like to see off-street parking at all parks to avoid blocking normal traffic and creating hazards as parents get their kids out of the car and reducing line-of-sight for cars passing by.
- > We need a park on the north side of town
- > Can you please focus on a park other than Buxton ?
- > I have 4 kids and we love the variety of Indianola parks! No improvement necessary!
- > Add a park for kids with disabilities
- > Build a playground for children with special needs and disabilities. Add a splash pad at one of the parks.

## RECREATION PROGRAMS

- > Your website is very hard to understand. It needs to be redone and be more user friendly.
- > I feel like the city has offered fewer rec programs over the past several years.
- > I think they are doing a pretty great job at this, keep it up@
- > program needs restructured
- > Especially teens!
- > Plenty of opportunities available for those that wish to participate
- > We need more options for sports for middle school aged kids. There are no choices for 6th graders to play sports in town if they don't make they tryout club teams. It's ridiculous.

- > middle school programs for kids not involved in competitive sports. something for beginning students in sports in middle school would be awesome
- > Partner with local leagues as Rec would be a stepping stone to moving up to more competitive team
- > Work with the Y more to promote healthy living for all ages.
- > There are not enough sports programs for elementary aged children. If a child wants to participate in something, they have to join a tournament team which costs a lot of money. Indianola needs to bring back youth sports programs like it used to have so that all kids have the opportunity to feel like part of a team and build character.
- > family activities
- > Addressed somewhat regarding playground handicap equipment and upgrade of community center stationary bicycles etc.
- > This is sufficient at this time.
- > Our Parks & Rec is pretty extensive. Very nice already.
- > not necessarily opposed but I think it depends on demand, and I don't want to cannibalize existing Park and Rec or Y programs
- > I think overall we have a lot of variety and do well in all these categories but i'm sure there's always room for improvement...maybe expand some of the offerings for classes either through Parks & Rec or free at the library?
- > The park and rec programs have decreased over the year. There used to be a large amount of activity offered. Now there few.
- > Seems to do well but I don't know if there are voids in what youth are going to do to do?
- > I think this is being done well already
- > They do a good job now.
- > Again, Indianola is very limited on special needs children's activities.
- > We need a larger variety of programming, even if we need to pay more for registration
- > We have terrific options and opportunities already!
- > I'm not trying to 'disagree' with these options. I only feel we do have these options available and if we are going to focus efforts parks and rec seems to be doing well to me.
- > Perhaps a volunteer led running group, like the Fleet Feet group in Des Moines. I suspect there are lots of people in town who would be happy to help lead groups at various levels of ability.
- > it would be great to have park and rec options for baseball all the way through elementary school ages rather than just 2nd grade.

## SPECIALTY PARKS

- > Splash Pad.
- > Splash pads across town in current parks may help reduce strain on the city pool. These are also very appealing to young families.
- > Move the skate park to a more public area. It will cut down on some of the trouble.
- > We already offer a dog park, skate park and disc golf park!

- > Need more dog parks
- > Splash pad and disc golf
- > Would love to see some splash pads!
- > I think we should have a kids splash pad and a dog splash pad!!
- > A splash pad would be great
- > Indianola needs a splash park!!!
- > Splash pad!
- > We have a nice facility although too small sometimes
- > Splash pad... the only park in the example list we don't have.
- > We have a nice pool skate park and dog opportunities already
- > Need splash pad for the little ones
- > A splash pad would be a nice addition to the town.
- > Splash pad!!
- > I think we could use a beginner skate park or add on to current skate park.
- > Indianola already has dog parks, a skate park and disc golf; a splash pad would be nice, but we have a nice community pool for water play.
- > Only if they will be used. The skate park at Memorial Park was a waste of resources.
- > Would love to see a splash pad in Indianola!
- > I agree these are important, but feel Indianola has/is doing a good job already.
- > Splash pads and disk golf would be great
- > Dog park in town not on gravel
- > I would LOVE to see a splash pad! I love that Legion park in DSM is free and is perfect for littles who can't quite swim
- > Well already have outstanding Parks including the number one disc golf course in Iowa
- > I think our money and concentration should be on our children, not people's dogs. I'm Leary a about throwing money at another skate park bc of vandals. I do think kids would enjoy a splash pad.
- > I don't think we need another skate park. The current one seems to be a significant source of issues. Indianola definitely needs a splash pad or two!
- > SPLASH PAD
- > We need a splash pad. Many cities have them already.
- > Would love to see a splash pad!!!
- > We have enough of these
- > Indianola really needs a splash pad!
- > The next kind of park we need is a splash pad. It needs to be located IN Indianola - not at an outskirts park that is used mostly by visitors attending baseball games at Pickard.
- > A splash pad would be great for little kids
- > Splash pad, please!

- > I don't think we need another skate park. The current one seems to be a significant source of issues. Indianola definitely needs a splash pad or two! I think it would be great to have a miniature golf course locally.
- > These are great. Need to make sure city has the funding to maintain. People want services but don't always realize it takes money (this is why we pay property taxes).
- > We need a better dog park, and better pricing
- > Seek funding through the REAP City Parks and Open Spaces Grant
- > Splash Pads!
- > Splash pad
- > splash pad would be awesome for the littles
- > Splash pad park would be awesome
- > We need a park on the west side of to
- > wn closer to Wilder- nice place for a wading pool/splash pad
- > I think we have enough specialty parks they just need to stay maintained
- > Make a big all inclusive park, possibly even water park for people with disabilities.
- > Agree with the exception of another or more skate parks. They attract nothing but trouble!
- > We already have these kinds of parks.
- > Dog park needs to be accessible! Sitting at the corner of two gravel roads within the city limits, it is not at all user friendly. Please consider adding a 10' sidewalk/trail when and if South K is paved.
- > We currently have these type of parks
- > NEED A PICKLEBALL COURT OUTSIDE.
- > Very disappointed the splash pad was scrapped years ago, especially with the increase in pool pass prices.
- > Accessible parks for all
- > Splash pad park!
- > I feel indianola would Benefit greatly from a splash pad
- > Splash pad PLEASE!
- > A splash pad is something this community is really lacking.
- > Adding a splash pad would be great-there used to be a little "kiddie pool" over by city hall. People loved it.
- > Where are you with the handicap playground equipment?
- > Would love to have a dog park win closer proximity to the town
- > Yes! A splash pad!!!!
- > Yes to all except for skate parks. I've lived in different cities with skate parks and they attract kids who smoke, curse, and graffiti the area.
- > splash pads would be awesome
- > No more skate parks but other ideas like splash pads and disc golf are great

- > The square should be a place for families. Why not make the center of the square a place where families can go? There could be a stage, a park, a splash pad, flower gardens, etc. This would bring families to the square to enjoy and spend money at local businesses. I know too many families who never go to the square because nothing brings them there. This could do it. It would also showcase the beautiful buildings around the square and not just a massive building in the center.
- > A splash pad for littles would be nice
- > Splash pad!
- > Splash pad would be amazing!!!
- > Splash pad would be wonderful!
- > Splash pads would be the best thing
- > Yes to a splash pad. Miniature golf would be awesome rather than disc golf.
- > Splash park!!!
- > I think a splash pad would be a great addition!
- > We already have these. I'd hate to see more of something we already have.
- > Disc golf, splash pad, mini golf
- > WOULD LOVE A SPLASH PAD!!!
- > A Splash pad would be amazing!
- > would really love a splash pad. we travel to Des Moines a lot for splash pads.
- > More parks for people with disabilities (ie walking impairment/wheelchair accessible) would be nice
- > Splash pads and adding to existing structures to add more inclusive playsets for all children of all needs and differences.
- > We have all of these with the exception of a splash pad which I dont think we need because we have a great/affordable aquatic center.
- > Please add a splash pad
- > We definitely need a splash park
- > Splash park!
- > Splash pad would be fabulous in town!!
- > Splash pad!!!! Kids love water (more than about anything else), and going to the aquatic center is too much sometimes.
- > Would love a splash pad!
- > A splash pad would be great!
- > Would love to see a splash pad in town
- > We need a splash pad!! We already have a skate park, disc golf and dog park.

## SUGGESTIONS

- > We love the parks and recreation department they do a great job with all the trails. A splash pad would be a great addition to the community. We have to drive to Des Moines right now to visit one.

- > We do not need more facilities but need trails - lumping them together was unfortunate category - Agree to more trails - not courts and gyms
- > Ensuring parks are designed for all ages and are safely walkable for seniors and children alike. Rethink how we do crosswalks, benches, walking paths, etc to accommodate seniors and children. Also think about how to ensure parks attract seniors and encourage a healthy lifestyle.
- > Develop trailhead parking for bike paths and walking trails. Secure property for future parks in the areas that are being developed We love the parks and recreation department they do a great job with all the trails. A splash pad would be a great addition to the community. We have to drive to Des Moines right now to visit one.
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- > Develop trailhead parking for bike paths and walking trails. Secure property for future parks in the areas that are being developed

## TRANSPORTATION OPTIONS

### BIKE LANES

- > Only if they are actual separated by more than painted lines. IE a curb as in picture shown here. However still dangerous
- > I ride my bike daily for transportation around town. I don't think we have sufficient road traffic to justify bike lanes, except perhaps on the two highways. I would also really like to see a path from the north side of town to the YMCA. There is no safe way to get to the YMCA either by foot or bike. A short side walk along Hillcrest from the highway to the YMCA would be sufficient and would be extremely beneficial.
- > They tried that downtown DSM and it was confusing for everyone
- > I cycle frequently on the streets in the DSM Metro and personally feel safer on streets with "sharrows" than I do in dedicated bike lanes. Not sure if there are statistics surrounding either method as far as cyclist safety goes, but sharrow roads are clearly my personal preference.
- > Not Unless we will require bicycles to pay a registration fee to be on the roads with registered vehicles to help with the road expense and bike trail expenses they are not contributing to.
- > I work in the East Village and have an up close view of the problems they can create.
- > Something needs to be done down to highway 65 out by the Harley dealership south of town. Maybe a turn lane or a bike path? but there are two housing developments south of Harley and I can't tell you how many times I see cars turning into the developments and then the cars behind them speed passed them on the left shoulder. This is an accident waiting to happen. I see sooo many kids and adults walking on that stretch of the highway that if a car were to pass another car on the left side shoulder they would smash into that person. This is a very dangerous situation out there. Maybe it could be monitored somehow so that the city can see how many cars pass on the shoulder and then something can be done?
- > Is there a possibility to expand the sidewalks, so it would be "legal" for bikes to ride on?

- > I would love another safe way to travel to a different city via bicycle. The only opportunity for this is to get to Carlisle on the only bike trail in town. I would love to expand in this area
- > I feel these are too narrow on streets with speed limits above 30mph.
- > NO, this will add to existing traffic flow problems
- > This is too confusing and potentially dangerous.
- > Work with IaDOT to extend Hwy 92 bike lane to Martensdale, thus creating access from Indianola to the Great Western Trail
- > I don't agree with bike lanes! We have trails in Warren County for that purpose. I feel like bike lanes are unsafe. We have already spent the money to put the wife trail in from Y Street to the Catholic Church. Indianola doesn't need anymore bike lanes!!
- > Plenty of bike trails. Stop spending money for a small group.
- > This is something Indianola is 2 decades behind - and it is an embarrassment.
- > I wish bicyclist would pay a fee or a tax for the services they receive in the community. Just like I pay for car registration... my bike should to.
- > On the square, the "no bikes" signs on the sidewalks are NOT welcoming and discouraging to anyone who would like to bike to shops and restaurants. The parking and traffic setup makes riding on the streets feel unsafe. Perhaps utilizing the alleys for a pedestrian and bike friendly area would encourage more use. Or a curbside lane in front of the parking spaces, but off of the sidewalks for faster moving non-motorized travel.
- > Indianola is not bike friendly at this time.
- > Great bike trails now
- > We have a bike trail.
- > The ""no bikes"" signs on the sidewalks of the square discourage and deter bike enthusiasts. They have to GO. A redesigned ""slow your roll, walk your wheels"" logo would be better. Also (back on topic) the traffic and parking on the square make bike riding feel unsafe. Perhaps a street level, curbside lane, would offer a simple and safe option.

### EXPANDED BUS SERVICES

- > This is greatly needed for lower income residents to have access to employment opportunities in DM
- > Only if we could make it self-sufficient economically without relying on tax dollars.
- > By far the most important!
- > Why encourage hauling people to DM when we are trying to improve Indianola
- > Expand hirta hours past 430! Need bus after 430
- > I'd love to take the bus into the city, as I am not a fan of driving on the multi-lane interstates to get to shopping, etc.
- > unsure
- > I saw something regarding bus to Southridge which is a good start, but would like to see an expansion on this regarding hours...wouldn't be usable by most for work?

- > This has not worked with Des Moines MTA being the provider - not enough interest. An independent provider failed like-wise, I for one sat north of town on a very hot day when the bus broke down.
- > Been tried several times. Wont work with out public money . We dont have public money to give. The YMCA is a perfect example of dumb people spending tax payers money.
- > Not at a cost to tax payers!
- > Directly to downtown, even if it's just to the DART terminal
- > In an age where people are more fearful of their kids getting kidnapped and the fact that most families work in Des Moines, Indianola really need to revamp the busing system for the schools. Expecting a kindergartner to walk 2 miles independently because they live to close to bus is ridiculous. Also, no busing for 3 year olds to and from preschool is a huge issue for parents since its only a half day. The lack of transportation options to and from schools and to and from activities really creates an issue where one parent may need to stay home with the kids. And with how expensive house prices are that's hard to manage financially.
- > It's not easy to get around town if you live in certain areas. The current bus system can be costly and hard to work with.
- > A commuter loop and mid-day and evening services would be nice. Perhaps 6:30, 10:30, 2:00, 5:30, and 10 pm. With 2 way service (obviously)

## MULTI-USE TRAILS

- > This is a huge safety issue and one that signals a community is actually ready to enter the 21st century. It's time to be responsible for the safety of kids and families and encourage healthy lifestyles. Families that can safely bike through a community spend time and money in it! A ride to get ice cream. A ride to dinner. Make our community more friendly and accessible to recreation. We might not have so much car traffic and sitting at stop lights if people had safe ways to traverse town on bicycles and walking paths.
- > This would be my top choice.
- > this could eliminate what you consider a need for shared lanes
- > This is more important than bike lanes. I cannot access the trails without transporting my bike in my vehicle because it is unsafe. Specifically on Hillcrest east of 65.
- > These are the kind of bike transportation options I would most like to see developed as they are the safest.
- > preferably paved trails
- > Sidewalks would be nice to have in the area east of wilder school.
- > This would be a SAFE option. I like this the best.
- > Would be nice to connect the schools from various "hubs" around town to facilitate and encourage easier walking or bike/wheeled transportation to and from schools into neighborhoods.
- > A network of trails from centralized hubs in neighborhoods (at parks would be sensible) that connected the schools would be amazing. This would encourage and facilitate safer student and employee walking/biking to school, ease traffic congestion, and better connect neighborhoods to the schools.

- > We need to get bicycles off the streets. Drivers are too distracted these days for it to be safe. Fearful of what is coming with the Jerry Kelley trail on the road along Iowa and Kenwood. Please, please please make a policy to include trail width sidewalks along both sides of both highways, as well as along any new streets that are created with development. The fact that there will still be no sidewalk trail from hwy 65/69 along the north side of Hillcrest through that whole development is so sad. It will be an improvement to have the connection from the Summerset trail west, but it should extend all the way to Hwy 65/69.
- > I think there is a great trail system in place. Expand on that.
- > Atv trail for public would be wonderful

## RIDE SHARE

- > Don't they already?
- > If anything - we need to work to get DART to provide service to Des Moines and the rest of DM. Reduce the amount of vehicles in the morning and afternoon commutes.
- > Great for going to the airport! Downtown, DSM.
- > Uber seems to have a bad rap right now - advertise/make know the on call transportation that is now existing
- > I have heard many people say they wish we had this. Important for public safety as well (drinkers).
- > Indianola desperately needs this service to be accessible and affordable. Especially to college students.
- > I don't believe these are SAFE
- > Definitely need to increase ride share opportunities
- > Big fan of rideshare, but we dont need to encourage. Economic forces will grow the ride share business locally

## SHARED LANE MARKINGS

- > Great bike trails and expensive painting all the lines. What's the liability for the city in this?
- > I used to live in Des Moines where many lanes are shared and on extremely busy streets. People don't pay attention all that well and I witnessed many almost accidents.
- > This would be nice, but I imagine difficult to re-learn and enforce. I would be interested in seeing a successful example.
- > Widen Iowa Ave to add bike lanes - connecting East and West Indianola to Summerset Trail safely
- > Other than bike crossings I'm not sure what you mean. If bicycles are going to use our highways, license them and require passing a test the same as motorists
- > If these are shown to be truly beneficial, then yes.
- > No sharing on the main Hwy
- > They tried that downtown DSM and it was very confusing.

## SUGGESTIONS

- > A taxi service for here and to DM would be good

- > Make neighborhoods walkable.

## NATURAL ENVIRONMENT

### AGRICULTURAL PRESERVATION

- > Soil health and good practices are very important to the future of ag in Iowa.
- > I agree with this to an extent. Past expansion of agriculture and urbanization has negatively impacted the environment with a multitude of problems. In some areas, it still is. We need more sustainable ag and urban practices alike.
- > I agree with this to an extent. Past expansion of agriculture and urbanization has negatively impacted the environment with a multitude of problems. In some cases, it still is. We need more sustainable ag and urban practices.
- > Not sure I understand this correctly, but if there are agricultural practices with the city limits, then yes!
- > reduce urban sprawl
- > I think the amount of toxic chemicals and pesticides used should be past of this
- > Farming has a lot of government funded handouts already. No more. Most programs are gobbled up by a small number of family owned corporate farms.

### OPEN SPACE

- > I believe this is what people love to see in their city. Studies have shown that nature is important to mental health.
- > Develop a lake with walking path and play area...like Gray's Lake to bike, kayak, walk, run, etc.
- > We need this! Too many creatures are losing their habitats because of all the housing.
- > Love the open space in indianola compared to Des Moines. If more business added keep along Jefferson Way don't expand east to west
- > Courthouse lawn would've been a good start

### TREE PRESERVATION

- > Diversify our tree population. Elms and ash have been devastated by invasive insects. Diversify the trees being planted to cut down on these issues.
- > It doesn't seem to be a big enough focus. It was a tragedy to see all of those trees destroyed uptown. They could have save one side and easily worked on all the others.
- > Trees beautify the city and clean the air. We should always work to save what we can and replace what we can't.
- > I was very disappointed to learn of the removal of mature trees on the square. Not just for curb appeal, but also older trees, such as those, convert more carbon dioxide to oxygen thereby reducing greenhouse gases. It will take decades for new trees to reach that level.
- > Trees provide shade
- > I don't own my home in Indianola, but it would be an excellent program if the city subsidizes homeowners to plant trees and other carbon absorbing fauna on their property.

- > It was disturbing that all of the trees were removed from the court house square this summer!! Why couldn't those beautiful trees that were so old, be saved?
- > I was very upset that all the trees in the Courthouse Square were torn out this spring instead of being preserved!
- > Why did they have to tear out ALL of the trees on the Square instead of trying to preserve some of them.
- > Would be beneficial if this was considered during development processes. Not only from environmental protection basis but the cost benefit analysis of the city's budget. Example, the new IMU facility cleared more than 3 acres of timber and required many kids of dirt and weeks of work to prepare the landscape for their building. Land to the east that was already barren and flat and closer to the business/at section zone could have been used saving many thousands of dollars.
- > It was an absolute disappointment that the plants were destroyed around the courthouse. Total disregard for the years of hardworking by the community and the plants that had been donated from people's own flower gardens were destroyed when they could have been moved to city parks. All it would have taken would have been a little communication to the public and we could have made it happen.
- > Now that you tore down the amazing trees on the square don't dishonor them with your awful jail. Make the square a park.
- > We can build houses to be just as efficient with out trees around them. Trees coast home owners money every year. DAMAGE to houses and property out weigh the good they do.
- > You know, like not rip down some of the oldest trees in town to build a new courthouse
- > The bike trail needs some new trees planted along it. Many have been cut down over the years, but not many new ones are developing. Please plant some new trees, maybe even ones with color, along the bike trail.
- > Keeping the beautiful old trees that were on the courthouse lawn would've been a good start....
- > See if midamerican and conservation could offer discounted trees again. Like they did in 2014/2015

## WATERSHED MANAGEMENT

- > Not sure
- > Actually hold developers accountable to SWPP plans during construction. Autumn Ridge development is a prime example of no oversight and no accountability
- > This would be great. The water management that is currently in place in my yard is a cement waterway. This management system is poor to say the least. It results in flooding of my yard, liter that gets washed in, access under fencing that doesn't allow to keep neighbors pets out, all of which limits how it can be used. It would be helpful if the city invested in tiling
- > Let's reintroduce otters to the area!
- > The streets flood quickly when there is a lot of rain in a short period of time. Storm sewer drains are way to small and too sparse. Creeks in the area are not maintained and are getting clogged with overgrowth.

## WETLAND PRESERVATION

- > Wetlands are critical to the health of our environment. In addition, they add natural beauty and provide habitat for a variety of wildlife. They must be responsibly preserved/managed.
- > Especially in NW Indianola - preserve green belts

## SUGGESTIONS

- > Maybe more on a small scale within the city but should be bigger in the county.

## SUGGESTIONS

- > More country developments with 2-4 acre lots.
- > Warren County is in desperate need of a homeless shelter. It's time to stop shuffling the problem to Polk Co and to support local initiative to address this vulnerable population.
- > Need some type of transitional homeless housing. Not forever but while working to get back on feet.
- > Transitional housing with educational programs to help young and old alike
- > Have ground to purchase tiny homes, tents and small campers
- > 2-3 acres lots would be good also
- > Low income housing
- > Indianola needs more affordable housing.
- > Low income housing available for Young and senior citizens
- > Warehouses or businesses we don't have that would be long term to create many decent paying jobs.
- > Entertainment/Night Life
- > Would live to see kum and go gas station as well as some more restaurants, specifically more sports bars or sit down restaurants. Something for entertainment to bring people to town that is not in the metro...top golf is big in other larger metropolitan areas.
- > We can't continue to let the folks of the farmers market dictate where it's located, we need to take charge and do what's good for the community, maybe even close to the restaurants and coffee shops to help small businesses.
- > I don't care what the stupid state says we need a 24 hour emergency medical provider in Indianola. Doesn't have to be a full hospital (would be nice, though). To be satisfied with a helipad for trauma / medical emergencies is beyond ridiculous. Crazy have to travel 25-30 miles!
- > Satellite campuses of large corporations to attract highly skilled jobs to Indianola.
- > Large commercial companies. Not just Casey's stores all over town
- > Cultural Studies / Exchange
- > Continue reminders to buy local.
- > Stem education programs, hands on learning, team with college for working parents or others to develop skills sets,
- > Our class sizes, particularly at the elementary, are entirely too high. New families won't want to move here if we continue to have such high class sizes. We have a new elementary with a ton of unused classroom space, why aren't we utilizing it?

- > Improvements to current buildings. The middle school lacks color and feels sterile and uninviting, the high school is old and all grounds are bare and unattractive.
- > More sports for people with disabilities.
- > Our city pool could really use some updates!! The same orange cones have sat out all summer and the family restroom has never been open
- > Create community groups or challenges for people to do for things like walking, biking, running etc., Have more programs for arts and crafts. Dance and gymnastics groups would be nice.
- > Electric Vehicle charging stations
- > Stop eminent domain and stop chopping up the farm land!
- > We need to develop things for kids to do here so they don't have to travel to Des Moines or other communities for entertainment. Bowling alley, skating rink, arcade, mini golf. Just some ideas to keep revenue here and help kids do productive activities instead of getting into mischief.
- > Replace the city manager with someone who cares about doing what is best for the city, not just themselves and paying themselves at the expense of the tax payers
- > Become a "pet friendly" community. Encourage more businesses to welcome pets and provide accommodations to encourage it. Pet owners seek out places they can take their pets along, and will spend \$\$ and return often.
- > Stop signs or yield signs in the neighborhoods that don't have them.
- > Discuss ideas to change our high school mascot name.
- > Supporting small business on the square through grants and lease incentives to draw more brick and mortar foot traffic
- > We need a hospital. And a real industrial park.
- > I'd love to see another park built on the north side of town. We have awesome parks but the north side is underrepresented in this area. I'd also love to see a sidewalk put in so people could actually ride their bike or walk to the Y.
- > Bike-share and electric scooter rentals.
- > Fyi, there is no safe way to ride a bike or skate (or take a motorized wheelchair) to the YMCA without being ON the roadway. That is ridiculous. EVERY business should be encouraged and enabled (with funding provided as needed) to have safe sidewalks that actually connect to their entrance. Seriously, that that isn't the standard is crazy.
- > Transportation for kids to and from school

## WRAP-UP: FINAL THOUGHTS

- > This is a great community. Lots of excellent ideas here for growth. Keep up the good work!
- > I would like to see less restriction on fire pits within city limits. Also more sidewalk access to businesses. There's no easy way to walk to hyvee from the south.
- > I hope to see the city grow while maintaining a small town feel by offering lots of recreational opportunities and the City keeping information flowing to the citizens.

- > restaurants and healthier options than fast food. The trails are so nice to walk on and fun for family walks. The only thing I would suggest is that the west side of town on 92 could really use a stoplight or two. Traffic is crazy especially in mornings and evenings. When turning onto 92 from side streets it can take so much time, especially if you have to cross traffic. There is a lot of traffic coming from both ways and they are spread out enough you can never go. A five minute trip to Fareway ends up taking 30 mins with traffic. And I live less than half a mile away. Around fair time, the farmers market or anytime there is something going on at the fairgrounds it gets worse with all of the extra traffic. I know it's easier said than done but putting a few stoplights in would be so helpful! I know there has been talk about doing a lot of beauty work on the square, which I'm not against, I just think some other issues should be addressed first. Like stoplights on the west side of town. Thanks for reading my comments! :)
- > Tax payer funded project need to be public bid and more transparent. The optics around recent projects reflects poorly on our community.
- > Bring more professional job opportunities and utilize the college resources
- > I love Indianola, we have many store options and restaurant options. I do wish we had more sit down
- > I like the idea of making Indy a "specialist" in something - multiple unusual restaurants, Christmas capital of Iowa, Iowa's shoe shopping destination - something unique that will draw visitors from DM, Norwalk, surrounding areas here to spend money & support our community. Promote this unique specialty as a tourist destination.
- > Please do not allow development of Kaden properties or the like. It is negatively impacting our city.
- > One final note. The policy on street parking in Indianola is ridiculous. There are so many streets that allow for street parking, but aren't wide enough to accommodate street parking. So it effectively turns streets into one-lane roads. Try driving on N. 9th in the mornings with school traffic and you'll see the flow of traffic constantly stopped because of cars parked on the street. I've lived here 8 years and to this day am baffled by it. If you want to allow for street parking, have streets that are wide enough to allow for it instead of having it block the flow of traffic completely off. It makes no sense.
- > Indianola pays for the assessments and then does nothing. Indianola is paralyzed in actually executing a plan. People meet form committees and then do NOTHING.
- > I have lived here my entire life. I love the small town feel, but I would love to see more sit down restaurants and family entertainment.
- > We need a free Splash Pad for the kids.
- > As a new business owner and lifelong member of this community and my family heritage being here from the beginning of Indianola/Simpson College I find it VERY disturbing to see and think that we will allow more low rent housing into this community. As a teacher in this district as well. It is beyond comprehension what we are thinking and doing to spend the time, energy and resources on businesses that are not stakeholders!
- > Ability to drive golf carts on city streets
- > Start making our own plans instead of hiring outside so-called planners and designers to do it. The people of Indianola are not stupid, we know what we want. Why have this questionnaire, AFTER you hire an outside group to develop a "Streetscape" that makes the shopping on square more difficult?
- > Listen to your residents
- > need to focus on what Indianola's Identity is in the Des Moines Area.

- > I grew up in Indianola and recently moved from this city to Warren County and I have to say I have been disappointed in the City and lack of growth. I shop Indianola.
- > No more low income housing on the Northeast side of town. This has increased crime in the area, and made nearby neighborhoods almost unbearable to live in. There is very limited parking in these low income projects, which causes them to park on the street - making the already busy street a danger to traverse due to limited visibility. Several of the cars on the street are parked there for days, and even weeks, and are in various states of disrepair, some of them leaking fluids onto city streets. These low income projects have no 'common areas' for kids, so the kids end up playing in the ditches and the aforementioned dangerous streets. Low income housing projects do not attract the tax base this city needs to continue it's growth. You do not grow a city by developing more low income housing for people who will be a net drain on city services and resources.
- > Indianola needs to be open to growth and change. We cannot continue down the small town path. People do not want to live where there are no amenities or opportunities for entertainment!!
- > Hometown, family still lives there
- > With the DSM metro expanding so far west I believe that Indianola has a great opportunity to grow. I work at a law firm downtown and it takes me 20-25 minutes to get downtown. It takes most lawyers coming from the western suburbs twice that amount. That's what we as a city need people to understand. Indianola is not in the "sticks" anymore but is a leisurely, congestion free, drive up 65/69. To attract young professionals like myself we need to focus on community and providing the activities and opportunities that the bigger suburbs provide but with a hometown-and-local flair. I believe that strong investment into the square (restaurants and local stores), festivals, activities, and expanding our park features (i.e. splash pads, new equipment, etc.) could and would attract young professional that would bring in new money and new life into the town.
- > Indianola has a need for transportation for our youth and young adults. Our City Council should focus on financial stability and not unneeded spending. All of our Boards should focus on this. Attracting strong developments that help financial support to Indianola. Focus on generating tax dollar revenue building and growth raising them.
- > We must start being proactive in getting more business opportunities to come to town!! If we want to grow it has to start there!
- > Great survey! Great engagement with the community! Mayor Kelly Shaw is a cancer to our city!
- > Indianola has had a nice growth rate in the last couple decades I've lived here. I would like to see that pace continue as we have small town feel with a larger towns amenities. What does concern me is the health of Simpson and the educational boon that a small college provides for this community. I know that being with the city there is limited impact you can have there. Also a restaurant other than bar and Mexican food would be nice
- > Fire the current fire chief and current city manager and financial director
- > I grew up here, but have lived in other cities in the US and Asia. I came to Indianola because of its character and people. Unfortunately, I see Indianola losing its character with changes and modernization. The current plans for the square being a big one. It's taking away part of what makes Indianola different.
- > I love indianola it definitely needs spruced up especially on 92 with the trailer court and those apartments I would love to see indianola clean up and work on getting people to spend their money in town.

- > Make a modern library and adequate funding a priority. We have excellent school and recreational facilities, but a public library is the only city service that can meet the needs of every citizen in the community.
- > I think we need to put money into the fixing the things we already have.
- > We have only lived in Indianola about 6 months now and love the small town feel. I am apart of Indianola moms page group and we would all agree this town would really benefit from a splash pad! Living in Des Moines most of our lives I think Indianola already does an excellent job maintaining roads. If we could also get a Chik Fil A... and have a firework display each year. These are things that would really make it feel like home.
- > Please don't allow them to build anymore Lincoln ridge developments. They are causing so many issues in our community between the increased crime to the drain on our school system. Also, more health care specialist such as a pediatrician would be nice.
- > Attract young families with splash pad, parks, and community events.
- > Our property taxes are out of control. If I had known 20 years ago what I'd be paying today, I would have never moved here.
- > Need wider doors for handicapped chairs
- > Stop trying to make Indianola like a little Des Moines....keep it small town and stop spending money on foolish things.
- > Stop the low income housing development. There is enough already. Support local business growth.
- > We have enough low income housing options! We need more recreational activities/venues for our growing population.
- > I am so impressed with Ryan Waller and a few members of our City Council (Greg Marchant, John Parker, Bob Kling & Greta Southall)! Very disappointed in the behavior of our Mayor. He does not appear to have the best interest of Indianola nor does he seem to care about the future/progress.
- > I really appreciate that you are finally asking the community what they want in a forum we can use. Please don't let it go on deaf ears and share with us the progress being made. This town is severely lacking transparency.
- > Clean up the city. Build trails, green space. Widen 65/69 for turn lanes. When the people come, the school district will continue to get better.
- > Until you do something about the eyesore of the elevator the city will still look like an old delapidated city. New paint and lots of icons of what Indianola offers would do a lot for this town - make it inviting to visitors!
- > I moved here a couple years ago with the goal of raising my family here and retiring right here in this community. I am not originally from here but chose this as my home. Let's hold this town to high standards and make it an attractive place to raise a family.
- > A splash pad would be amazing here in Indianola!!
- > A pretty architectural historical Court House would complete the town square.
- > Being fairly new to the community, I haven't had much experience with all of the available attractions and businesses. It's important to maintain growth in the community.
- > needs updated and be more friendly

- > Currently we are seriously thinking of moving our family elsewhere. This small town lacks in several areas compared to similar sized towns. You would think with as a college town, there would be more opportunities/restaurants/activities available. Instead we find ourselves going to other towns and cities to find these things.
- > I love the small town feel of our city but I think we have a lot of wasted space and are not accounting for the growth while keeping our small town values.
- > We purchased a home outside of Indianola due to the small lot size and poor construction on newer housing being built.
- > Sad that we are trying to be like a big city. Get rid of the fireworks! Disgusted with that decision! Lowers quality of life here.
- > I like Indianola the size it is now. We need to be ourselves and not try to compete with Ankeny, Waukee, Altoona, etc. Just let us be unique and be Indianola.
- > I would like to see positive development such as our neighbor Norwalk but fear we are headed in the direction of the East or South side of Des Moines. Please quit adding low income housing opportunities that don't improve our tax base and further burden our schools and services like the Helping Hand and our churches.
- > I would like to see new restaurants, bars, places to go with kids.
- > You allow HyVee to have a snow cone shop and hamburger shop yet you don't allow the our side scoop to have a mobile ice cream truck. That's favoritisms at its best.
- > Focus needs to remain on small town feel, while still encouraging growth. Planning needs to incorporate more long term vision and future need. Traffic on Jefferson has gotten crazy, and during balloons, the fair, and Ragbrai 92 will be crazy. We will have a hard time attracting visitors/tourism when there is traffic frustration. Would love to see a turn lane incorporated for all of 65/59 through town. The old courthouse site should be transitioned to a park with gazebo, flowers, trees, benches and green space with room to host arts and culture events. Very, very poor past planning has put us in a position of being reactive instead of what is best. Placing a new courthouse in the same location will stress traffic/parking and will take away from future potential. Several streets in town are in need of repair, this needs to be addressed. Instead of offering tax abatement for those purchasing/building new homes, maybe look at tax incentives for those who repair and update existing structures. There are a number of eye-sores on our main drags that do not give a positive vibe to our town. Communication with the community needs to get better, especially with social media. There have been some wonderful improvements in the past 5 years, but there is lots that can still be done. Even a calendar of events page that can be added to and kept up to date would be awesome.
- > Indianola is a growing community that has great potential. The city staff should guide the growth to attract more tourism/outside visitation. Encouraging a few nicer sit down restaurants would pull people from surrounding communities to town I, which then would support additional retail businesses. Indianola should also focus on improving the streetscape and community perception. Indianola is an aging community when compared to cities such as Norwalk, Altoona, Waukee, and Ankeny. Incentives for businesses and residents to improve their properties would greatly improve the impression of our town to the outside visitors. New residential property development would also improve the overall look of our city and perhaps attract some of the younger population to our town. Overall the city is headed in the right direction, city staff should continue to push for the growth, development, and improvement of our lovely town. There is no place I would rather live!

- > I dislike the square changes. I agree it needs improvements however the improvements being made are taking away from the small town charm. We moved here because of the small town feel and it feels like the people in charge are trying to make it a big city...not what the majority wants.
- > Indianola is a great place to live. Clean it up a bit. Get your infrastructure up to date. You already have a winner, keep it that way
- > How do we attract large businesses like Norwalk and WDM
- > You are making a great mistake building a law enforcement center and jail. Attracting growth to our fine City isn't by displaying a jail on the square. Put it out in county out of sight. Before it's too late, rethink this make our square attractive to visitors and for the down town community. Finally, do be copy cats of what other cities are doing, have some original thought into the things you want this city to be. Jail on the square, dumbest thing ever, I don't care how fancy the building is.
- > Indianola won't ever be taken seriously with so many dirt road in town, that's embarrassing and shows lack of vision from council.
- > Splash pads are desperately needed.
- > We have to be more careful about who we allow to build in this city and the effects it has on our education and crime.
- > Would love To see growth north of town with housing and restaurants that aren't fast food
- > Encourage more non fast food restaurants.
- > Fix our emergency system and make sure that all of our police/fire groups have everything they need to keep us all safe!
- > Not just new development.... some of the existing homeowners are ridiculously short of infrastructure in our neighborhoods. Not just roads... Lets keep that in mind.
- > Growth is important but it must be planned well.
- > We have to strengthen the geographical center (downtown/Square) and re-establish the overall community connection to that center, or we will be in danger of losing the character-integrity of our town. We have to be a lively community, or we risk becoming just another place to live.
- > I hope the city government takes better care of its holdings than the county has. I am ashamed of my county and always being on the news. I have lived here all my life and do not see Indianola prosper like Altoona Waukee and other cities. We have poor planning to draw corporations and business to our town.
- > Indianola needs more amenities to attract and retain younger families that are not "Indianola natives" to the community. Newer housing options in the \$275K-\$400K range is lacking, and general upkeep/pride of ownership of housing in the community lacks in many areas. Additional sit down restaurant options would be a nice addition, as would recreational opportunities such as a bowling alley.
- > We need transportation such as Uber. The roads are in such bad shape they need allot of work!
- > We need to make Indianola more like a hometown again instead of a little Des moines
- > Please expand roads in town. Taxes are crazy too
- > I do a lot of business in Indianola. I would love to see the community thrive separate from Des Moines
- > We need more restaurants
- > This town has been the best small town I have ever lived in. Continuing to improve is always a goal. Knowing you already have a good base helps.

- > Downtown needs safe parking places. Angle parking provides more parking and it would be safer than getting out of parallel parking into traffic.
- > Keep elevating Indianola into a vibrant community with lots of activities for kids, families, and young professionals. We have a real sense of community here but need to be able to offer some of the opportunities for kids and families that bigger suburbs offer.
- > Ensure proper infrastructure is in place and that upkeep is being done so as not to end up in the situation the county is with the courthouse.
- > I don't like to see the barracks style housing that is popping up in town. Leads to shoddy neighborhoods. Need better streets to move the traffic flow that is increasing. Need more shopping to keep people local. Would like to see an olive garden or red lobster style dining.
- > Encourage development and growth! More restaurants and shopping options!
- > City has tons of potential being so close to Des Moines! Safe, quiet community. Pay attention to some of the things going on in some of the smaller cities in the metro to see what works...don't need to reinvent the wheel. Couple misc things, like to see more proactive policing including traffic laws (stop signs!). Never see police in residential areas. Get out of cars & mingle in commercial areas beside th 66 station. Most people like / support the police and appreciate positive interaction. Buy some lighted barricades for road construction! Give some notice (better signage) before we drive up to closed streets!! Some drivers don't see perfect & of course gotta get attention of the impaired drivers. Finally, love the new IMU office! Great access for citizens & looks good. Thank you for chance to comment.
- > The school system needs improvement. I am concerned for the safety of the the teachers and students. My children will be attending Wilder, I am disheartened with the idea of them being forced to be in a potentially unsafe environment. I shouldnt have to worry about them attending school.
- > Indianola needs to be Indianola and step up I drive to small communities regularly that take pride in their upkeep and downtown. Spend to maintain and fix roads. They are an embarrassment to our community. We have a terrific community but feel that we don't celebrate that. One step forward and one back. I feel like Indianola is on verge of stepping up their game but too often act like a small southern Iowa town.
- > Schools are going down because of drug issues in high school
- > Indianola is the largest suburb of Des Moines that doesn't have a splash pad we're could really benefit from one
- > Love this town, the feel of this town and our square. But timid about taxes getting higher!
- > It would be great to expand the city, but in a smart way. We don't need big box type of places when Des Moines is so close. We need to offer things Des Moines doesn't have to make Indianola more appealing to attract people from Des Moines and surrounding cities.
- > I love living in Indianola. I would like to see some activities for older kids 10+ (bowling, mini golf, skating rink) to keep the kids involved in some good fun. Indianola is such a great place to raise a family and I hope that we continue to keep our children safe.
- > Need to fix the infrastructure of Indianola and make it a more inviting community.
- > The one reason we moved back was to raise a family with our extended family. Everything is connected. It's like the food chain in nature. Schools, parks, business/shopping, clean water, clean air, nice friendly people... its a whole package... you have to have everything connect together, harmoniously. You can't leave out parks. Or roads. Everything has to be balanced for a great quality of life.
- > 65/69 needs to be widened for more lanes. It's a clutter mess with just 2 Lanes on each side.

- > Keep the small town feel; it's what distinguishes it as a community and focus on developing family events
- > Would like to encourage a younger generation / young families to live in Indianola.
- > Grew up here and moved back here last year after 6 years away. Love the small town feel, yet still able to get most everything I need in town.
- > If there's no focus on promoting a prosperous downtown, then Indianola loses its entire character. If we can't attract visitors, we won't attract businesses... without businesses, we lose ability to thrive.
- > Kenwood Blvd needs to extend all the way north and connect to 65/69 like our four fathers of the city planned. To help with traffic through town on 65/69. What a mess the last 3 stop lights have created after being installed. Friday's and Saturdays it takes 3 to 5 turns of the light to get through the lights at Walmart and Hy Vee. TAKE OUT HALF THE STOP LIGHTS AND IMPROVE TRAFFIC FLOW.
- > More kading properties, more wade jurney homes, more crime, and soon normal people will begin to move away from Indianola.
- > It's my home town and I love visiting it. I would to see more thing for free to do with my family.
- > I just want to be sure my kids can get a good public education in a good town. I do consider moving to DM for its access to Central Academy, I had a great education there, but I've also heard of education programs offered at Indianola High (CNA/pre-nursing programs, etc) that sound promising. Knowing my kids can have a quality education without bussing out to DM would definitely keep me here.
- > Old houses near downtown are looking run down.
- > The government needs to be more transparent. We also need a homeless shelter as well as a battered spouse shelter
- > Need to encourage and support an environment that encourages and engages community leaders that are young professionals.
- > he quality of people, more shops and resturants are definately needed. less low income housing
- > I really would like to see a park up town where the court house was at. People meeting up there, bands playing, parks and Rec had activities up there. It was so Special.
- > Need more sit down restaurant options
- > I live outside of Indianola in Ackworth, but frequent Indianola everyday for Daycare, shopping, small businesses, etc. I would love to see the city help promote more of the Warren County Fair! I would also like to see more town festivals & events like a summer events, a bigger farmers market. There is too much emphasis on bike night instead of other family friendly activities.
- > Pleased Indianola is working on a Comprehensive Plan. Important for the future.
- > We need to encourage people to shop in Indianola. We can do this by bringing events to the square. If we get families to come to events on the square they will usually go to the businesses. Bring back ridiculous days. We need to focus on what young families need to keep them here and to figure out what they want so we can continue to grow.

- > Quit acting like a small Southern Iowa town. Indianola is a great community to raise families, and has a unique opportunity for responsible growth. Invest in the ROADS, they are an embarrassment. Driving through our town daily and seeing gravel in town is inexplicable. You would never see that in a thriving community. It sure feels like we shoot ourselves in the foot. Bad sewer planning, bad roads, and limited ordinances and codes to uphold property owners to a high standard. Simpson has dilapidated properties, unkempt buildings on the edge of campus. Hold them to a higher standard. Invest in our downtown and small business. We have a great base to build from.
- > Town name change to promote inclusivity!
- > City officials need to listen to the citizens instead of ignoring their opinions. Ex. The town square
- > I think with the new courthouse coming in there is a great opportunity to spruce up the rest of downtown.
- > I think Indianola is a great place to raise a family
- > A pleasant town, but it's growing. We need to keep up.
- > We need more businesses and entrepreneurs on the square and in general. Make it easier and friendly to our entrepreneurs to get started and support them in staying in business.
- > We need to ensure we are developing our community for the long run, not immediate gratification. We DO NOT need additional low income housing. We need to ensure that our community planning is for top notch high end jobs, people and companies. Low Income housing does nothing for supporting our tax burden, education resources as well as our community attraction. As well as adding additional burden on our police department.
- > Don't change the parking on the square. We already lack enough spots, don't be stupid and take any more. We don't need to update the look of the square. It's already great.
- > Indianola feels like it is stuck between the small town it used to be and a bedroom community for Des Moines, struggling to find its current identity.
- > Biggest issues my family deals with lack of options for Daycare and lack of sit down restaurants.
- > Work with Simpson and not against it. Help each other grow to prosper for the future.
- > Please improve pricing on IMU FIBER and work on lowering property taxes. Thank You!
- > Indianola is a great community; however, it needs more attractions.
- > Good people live here and the future of the city will be determined by them, not by "studies" and outside consultants.
- > Don't build more low income housing.
- > We must keep investing in our economic development to keep tax \$ coming in without the budget having to come solely from home owners. Top notch schools are vital, as is downtown development and city infrastructure. We have great assets in our community, and I'm proud to have moved back to raise my children in my hometown!
- > I would love to be a public health and employee health nurse for the city of Indianola! I think there is great opportunities!
- > I would like to see more resources invested in the library.
- > Turning into Des Moines
- > The leaders of the city need to change so we can really fix the major problems

- > I am very excited about the activities that are going on. Street scape - how about a single lane around the square with parking on inside and outside but expanded side walk and green space in the middle. It would make the square warmer and inviting
- > Thank you
- > Mismanagement of County and City budget is an apparent problem and the public knows it. Also our property taxes increased significantly but road conditions deteriorated significantly. Tax payers are holding up our end of the deal, you need to hold up yours and regain trust of the community.
- > Nice small town feel, but need more industry to provide good paying jobs.
- > I will be retiring fairly soon, in about 2 years. I would love to see walking trails, bike paths etc.
- > We need more retail options such as a Dollar Tree and more sit down restaurants besides fast food, something like Village Inn
- > I love indianola because it has the small town feel with also having necessities close. I would love to see a Target here. There are a few eye sores on Jefferson way that need taken care of, empty buildings, houses that look condemned. It just makes the main road through town look trashy. Otherwise great town and couldnt think of living anywhere else
- > I believe there should be representation on the city council for people in the 2 mile halo around Indianola. Decisions can be made without representation. Taxation without representation doesn't just apply to the money aspect. Laws/rules are also a form of taxation.
- > Also need expanded healthcare options. Traffic flow needs to be addressed. No new taxes!!!
- > We are becoming the subsidized housing hub of southern Iowa. I recognize the need for affordable housing but it is putting a strain on school resources. Let's be mindful in future planning.
- > Des Moines just increased sales tax 1%, and everyone there is most excited about the public libraries expanding hours. Where is the show of support for our public library? There are many research-based articles that state how well a community's public library does is a sign of how well the community itself is doing. By not even giving the library a space anywhere on this survey, the city shows how much it cares about the community and future growth. Biased options in a survey do not get productive results. That's statistics 101.
- > We are seeing our neighborhood starting to look rundown. People are not staying up with keeping yards mowed, homes painted, cleaning up sidewalks and streets after mowing and parking cars on front lawns and across sidewalks. If someone doesn't take interest in making this happen the whole neighborhood goes bad and homes start to devalue.
- > Keep expanding parks and recreational opportunities. Invest in our infrastructure.
- > Festivals are good for tourism. It would be nice to have a bigger industrial/commercial tax base.
- > I am a graduate student, that wasn't an option. I love living here, I enjoy the community events, the parks and recreation department and the public library does such great job with events available to the community. I wish that Indianola was more diverse. I love the nature aspect of our trails and state parks, I think it is important to sustain our environment so that it can sustain us.
- > Embrace we are not Waukee Clive Altoona - embrace our unique assets and look outside Iowa for comparison communities and good work- examples.
- > Please please don't reduce the parking spaces around the square too much. The businesses there will suffer.

- > Maintain the individual culture and community of Indianola. Do some type of marketing campaign so people from the metro realize how close we are in proximity.
- > I am afraid we will be taken over by Norwalk in 5 years
- > I've lived and /or worked in Indianola for the past 15 years, and I don't think it's a bright future for the town. The growth hasn't been impressive. Very few big businesses have moved in, including restaurants. And, now, the quality of houses being built east of 15th, is disturbing. That could have been a wonderful middle to upper-middle class neighborhood. We have decided to move out of the city.
- > We really need to make big changes to our existing infrastructure and city buildings. We are only going to grow as a community. The main things we should focus on are sustainability, new/redone fire/police building, and a new/redone public library!
- > Improve/maintain what you have. Encourage entities to work together
- > Connect NW Indianola to R63, North of Hwy 92 with paved road, allowing easier access to Norwalk. Try to steal some of Norwalk's growth
- > I love living in Indianola; the city offers many opportunities for the residents; I simply want to see the opportunities expand to meet the times.
- > I am happy with the current growth of Indianola. We need an overall plan for development with in Indianola.
- > I moved away because of high cost of living in comparison to what the city offers. I lived in a house and worked in Indianola. Would have stayed if affordable housing includes good neighborhoods.
- > We need affordable housing for low income families.
- > Again, please either make fireworks legal on 4th only or move a show to balloon grounds. People aren't understanding responsibilities with them now. They go on my house cars and pet eats them and gets sick. I'm not only that feels this way. Wish neighbors would be more respectful during the 4th and obey the laws
- > Fix the roads so they are not falling apart. Also pressure the homeowners of run down homes to fix them. The rundown trailer courts are also an embarrassment, put pressure on the owners. Norwalk doesn't have this much blight.
- > With the new court house, the opera center, Blake Field House, Blank PAC; we have so much opportunity to build a community that draws people to our town.
- > Improve the 2 highway businesses and houses. (Hwy 65/69 and Hwy 92)
- > We have to care about and have pride in how our city looks at first impressions. For example, the "bench" outside the business On the Rocks is embarrassing and should not be allowed. Businesses that are not tidy need to clean up along the highway. If we want to encourage others to live here we have to be impressive. That starts with the first impression.
- > would love to see more clubs outside of churches where people can meet each other
- > I would like to see an increase of socialization between disabled and non disabled people. No need to separate them. The schools need more training and help with the disable children.

- > We recently brought a house in the city limits of Indianola. We had spent the 15 years prior living in Altoona. I would love to see road improvements, enforcing city codes on street parking (vehicle not moving for 72 plus hours) and community clean up. For instances, for 9 weeks in March and April a mattress and a large pile of junk sat on the curb of a house on Iowa street. Several homes throughout the community have junk on their curbs and city code is not being enforced.
- > I think by adding additional low income townhomes in Lincoln. Ridge is the worst thing you can do to this town, it brings more crime, pollution and decreases the value of the homes in that area that individuals have worked hard for
- > LET IT GROW!!!! Look at Ankeny or Altoona. Those cities have grown a lot and are thriving!!! Make families want to move here!
- > Embrace being a bedroom community to Des Moines rather than viewing that as dragging us down.
- > Since we are not on 80 or 35, we need to sell us as a unique community-close enough to Des Moines to commute but a great place to live with an emphasis on the environment, parks and recreation, excellent education opportunities.
- > We need to have more affordable house instead all of these expensive condos and apartments. We also need houses built that the lower middle income can afford.
- > Need to continue to invest in our city infrastructure for utilities and paid city positions like police and emergency services. Also continue economic development to attract younger families and ability to have sustainable income to support the community
- > Lots of emphasis on parks and rec but where's the emphasis on the library?
- > We need to get to renewable energy and fossil free transportation
- > There should be more white collar jobs to reduce commuting. The Square should be made into a unique attraction to residents and visitors. All city streets should be paved.
- > New management would be helpful
- > No more fireworks!
- > Live just outside of town. But I have several of my kids and grandchildren that live in city limits.
- > Please ban fireworks in city limits
- > We have a good community that is always on the edge of great. Let's stop spending money on the wrong project, stop allowing people to personally profit over benefitting the community, and allowing a handful of people to make decisions that only work for a few. We are a generous people, but nobody wants to spend their hard earned tax dollars on stupid ideas. They will spend more to see it done right but that takes full participation. I'd like to see everyone feel that their input is important, and see results when they actively participate in local government and community planning. It's hard for us because we live in the county, but Indianola is OUR town. We want to see it be great!
- > Overall, I think we're headed in the right direction. We're building more houses, there seems to be plenty of potential for job security and employment opportunity, and the amount of community involvement is encouraging. However, I believe that we need more access to healthier food choices that aren't all sit down restaurants. Currently, we have too many fast food restaurants which doesn't benefit the health of our community. I've always believed that Panera Bread and other restaurants with a variety of healthier foods would be great additions to our town!
- > plan wisely but plan, not accidentally respond to what happens

- > Thank you for asking for input. We are very worried about our community. When we moved here in our late 20's we had other families going to church with us, participating in Park and Rec activities and new homes were being built regularly. Our 20-30 somethings friends now seem to be moving in OTHER communities and it seems that we are encouraging a low income population by not controlling what or where housing is built. Many many people have told us they are considering moving. A year ago we were ready to move ourselves. Please find a way to get things going here! We are proud of our community and want more great families to move here!!
- > It needs to stop sucking.
- > More museums, bigger newer less janky library, more free community events, more incentives for businesses and people to move here.
- > I really like Indianola. I have lived here for quite a few years now. The traffic is starting to be a problem. Especially on the corner of 65-69 and 92.
- > Thank you for this opportunity looking forward to working with the leaders of the community to set the vision of Indianola for the next 20 years.
- > I think that the city has done a tremendous job in growing We need to continue to look for outside opportunities for growth. I feel like Ryan has grown strategically and aligned himself with other leaders in the metro.
- > We are in the process of moving out of Indianola due to the lack of residential Realestate development
- > THERE IS NOT ENOUGH EMPHASIS ON SUSTAINABILITY ISSUES BY THE CITY.
- > The response to Climate Change is composed of three parts: mitigation, adaptation and suffering. The only choice is to choose how much of each of the three will compose our life in a change climate.
- > Indianola is a great city and I love living here! However, it could be improved with better planning and zoning, updating buildings, streets, aesthetics throughout the city. We're heading in the right direction and I'm excited for the years to come!
- > Keep developing the economy and the rest will take care of itself.
- > Need to grow like Norwalk, Waukee, Ankeny and Altoona. Allow national chain business to come to town. Market us as the best town close to DSM. 15 minutes to Downtown, 20 minutes to West Des Moines! But you have have affordable housing and be open to allowing business into the town. Not just small and locally operated businesses!!!
- > We don't need major businesses to "bail us out". We just need to offer competitive businesses that are well run. More things like an "art fair" would be good and sprucing up the rest of the square would go a long way to giving residents some pride. Fewer offices on the square and at least one restaurant that would be good for a date night. Our restaurants are great but they aren't exactly date night destinations.
- > I think Ryan has done an outstanding job leading this city. We have made some major steps in recent years. The YMCA is fantastic, the Fiber Internet was wise, our parks and rec programming and activities have been well run, parks, trails, and roads are well maintained. I have no idea what the comprehensive plan for the city was 10-20 years ago. Blows my mind how we got to the point where key city infrastructures where literally crumbling. My biggest concern is for how the city plans to develop residentially in the future.
- > I appreciate the work of the city manager and city employees. They are working hard to move Indianola forward. I feel Indianola does not have a strong sense of identity- who are we and what are we to be. Thank you for this opportunity for input.

- > Help the citizens of Indianola to get moving more and to rely less on one person/one car. This will help our physical and mental health as well as help the environment in which we live.
- > I hope leaders continue to look toward the future and not get weighed down by commentary from those in the community that resist change. The progress underway is exciting and beneficial for Indianola and I hope we can continue to elect and support those leaders that value and prioritize positive changes. Thanks!
- > We have lived in Indy for about 14yrs now and enjoy it. Would be great to also work in town, but I think the opportunities to make the same amount of money are few. Overall, I think things seem to be a good mix and are well done, but I would like to see more focus on historic preservation, embracing our mix of rural/small town and local business rather than mimic DSM
- > Bring in light labor employment for adults of all ages. Make transportation easy for those that doesn't have a way to get there.
- > Managed growth is key. Indianola is unique because of its strong small town character while still being part of the Metro area. People want the best of both worlds, and I think that can be achieved to some degree.
- > Our education system should be the top priority. Also, not allowing cars to park at busy intersections, such as Iowa and Euclid
- > Taxes are too high. people will start leaving due to high taxes. Need more business to help relieve taxation.
- > Need more opportunities to shop and stay in Indianola; need to bring people to Indianola to shop, not to drink beer.
- > We need to invest in our schools and education first and foremost. Creating business opportunities that create jobs in the town and create entertainment opportunities for teenagers and adults. Are kids are bored with the town because there isn't much for them to do besides go to the movies and get a part time job.
- > Support homeowners, tax payers input on neighborhood housing and traffic. Putting storage units next to expensive housing, decreases curb appeal/value. Large scale multi family housing has increased traffic dangerously, city needs to develop responsibly, with this housing options on all sides of town, preferably where traffic can be safely accommodated.
- > Continue to create and maintain recreational trails.
- > Should be a town that residents are proud of and a town with good restaurants and a interesting places that make it a destination town.
- > Keep it classy, keep it small. Our schools are over run with gigantic class sizes and high needs.
- > I believe our city council should be made up of small business owners making decisions for the improvements of Indianola. It should not be run like a dictatorship like it currently is.
- > green - recycle - environment - we need to change for the future
- > Encourage new business. . We have so many unkept properties.. Limit amount of cars, that are left sitting on properties which create junk yards within city limits.unmowed yards, trash, junk not picked up and left on properties.
- > This town has been my home for twenty years. My husband and I have chosen to raise our family because of the family feel. So thank you for wanting to improve our town to make it a better place!
- > work on the roads, our school district is heading in the wrong direction and we need to CHANGE that!!

- > Do not make square two way. Try to keep the small city idea
- > The y is great for Indianola and surrounding areas, keep it great and make it greater. Thank you.
- > Need a Target or Another Big wall Store to compete with Walmart.
- > Key services missing in town for existing residents: Childcare. Splash pad. Competition for Walmart. Sit down coffee shop with high quality espresso machine. Key for promoting more interest: City image and beautification. Make it a destination for visitors and potential businesses. What do people seek for entertainment elsewhere? Restaurants, chic coffee shops/bars, outdoor activities...create those here!
- > I love Indianola, But coming thru town, especially along highway 92 it looks like a dump. We need to curb and gutter the whole way and incentivize/help home owners and business to clean up and improve their property. We also really need reasonably priced affordable housing options for regular folks. People shouldn't have to work two and three jobs just to pay a mortgage or rent.
- > Maintain the square and small town feel while modernize the business. Many areas need cleaned up. It. Looks run down with junk around houses and businesses.
- > Work on lowering property taxes
- > Great town. Need to advertise businesses more on bike trails. This would direct people to the nearest areas for food drink refreshments
- > I want Indianola to grow downtown as a special place people want to visit and spend money. I want there to be restaurants, and shopping opportunities so we don't have to go to Des Moines. This is a special community, it is a diamond in the rough. Let's SHINE!
- > Great survey
- > Looking forward to an active, healthy, beautiful environment.
- > Please do not change the flow of traffic around the square OR eliminate angle parking for parallel.
- > Need updated city facilities
- > I think for Indianola to be a community that attracts new people we need to keep up with the development of surrounding communities.
- > We need to increase the population! More housing to draw people in is critical.
- > Indianola is growing, whether you like it or not... encouraging the growth is more beneficial than constantly trying to hinder that.
- > The taxes are high in this town for the crumbling services we have. As much as I pay and I pay a lot we should not have crumbling 911 or Warren County building or poor water mean while we have a school that is about twice the square footage and multi million dollar sports facilities that only a few use on a regular basis. Spent the tax money to get the most critical things taken care of. Its tragic the square has crumbling buildings. Its tragic houses are being built that after 5 years look like they need to be tore down.
- > This is Andrew with CIRTPA, Indianola is a great town!
- > We have a good community but we don't always treat each other well or value what we have. It's important that our citizen leaders behave like people of good character, and respect everyone who lives here. They should set an example, and right now it's all too often a bad one.
- > Keep Indianola beautiful
- > I'd the same 40 people that run Indianola don't change, Indianola will never change, are we happy with new shoe stores, and no real Hillcrest development?

- > We need at least one new park north somewhere north of Iowa Street and east of Jefferson. That's where the kids live.
- > Let it grow in all directions.
- > 1. Roads throughout the city and county are awful! City needs to focus on needs of day to day issues the residents face. 2. Regulations/requirements for rental properties need to be made. Rental houses need to be inspected at least yearly at the expense of the property owner for safety and code inspections. So many rental homes are eyesores and have safety issues, such as, windows that can't be opened due to being painted shut or are so old they will no longer open. 3. There needs to be stop lights added to HWY 92 in various spots. Example, corner of Hwy 92 & South R St, there is a nice wide sidewalk on the north side of the road but you risk your life to cross the road. 4. Real estate for sale signs need to be regulated for height/placement. There are many intersections throughout town that have too many signs that make it hard for someone in a car to see around.
- > Improve the traffic flow on Hwy 65/69 and Hwy 92. Sync the traffic lights so that traffic doesn't back up.
- > Maintaining what we have before we always do new should be first. Taxes hurt the home owners the most. Our jobs do not always cover the costs and I cut back on my living expenses and the city should too. Make sure the choices are fair to all who live here. I support the local business and I hope to continue as long as I can. Thank you.
- > I love that we are getting the input of the community. I would also like to know when the city council is holding meetings and how I can be a more involved citizen. I have lived in this town since I was a kid and I think I could contribute to making this the best town in Iowa
- > Glad to see the City asking for input. Will be great to have the finished project and then move towards implementation.
- > Make this town grow. No jobs here. Stop forcing people to go to Des Moines. Look at the growth of Altoona Iowa.
- > Always interested in positive improvements, but hoping growth happens more slowly than Metro communities like Ankeny, Waukee, etc!!
- > Excited about streetscape downtown. Overall, the city is heading in the right direction and making progress at the proper pace!
- > Find ways to attract businesses to increase tax base. Add businesses that encourage higher income home owners. Clean up areas of city that are eyesores.
- > Let's get leaders that are willing to set their personal feelings aside and get things done for the city of Indianola. Quit being thin-skinned divas and do the job you were elected to do instead of embarrassing us and making us look stupid.
- > Please Save Our Buildings On The Square. Especially the upper levels. The city residents need your help. Also PARKING. This city and Whittier Elementary NEED parking.
- > Continue doing what you're all doing! Progress takes time. Hopefully, we will be able to boot out the final few members of the Old Boys Club and actually get some things done for this city.
- > That the city needs to continue its work with communicating and getting feedback from the community members.
- > Please keep in mind of happiness
- > We need new restaurants, road improvements, and small businesses
- > Water quality, city and county roads should be priorities.

- > Air gravel roads in the city limits need to be paved
- > The progress so far by the city and all respective teams has been great - keep up the good work and thank you!
- > Lower taxes
- > Renovate using sustainable materials and practices. Seek legal council on agreement between city and IMU. Promote diversity in leadership
- > If I were moving to Indianola right now, I would not move here. Just look how awful the highway businesses look. It is a disgrace. ]
- > It seems to have a lot of potential if you can keep the council operating for the benefit of the majority and not for their individual whimsies. They seem to like backbiting when most of them have no idea how to run a business with their money.
- > It's a good place to live
- > Towns like Johnston, Norwalk, Waukee all started much smaller than Indianola and have seen tremendous growth and prosperity. We need to rethink what it is that keeps people in Indianola from moving to those communities and update/upgrade our town and facilities to compete.
- > More fine dining restaurants. Italian options. Expand fiber 5 miles or so outside city limits.
- > Need more family restaurants and more shopping opportunities
- > The city needs to purchase the piece of land that sits at the NE corner of Hillcrest and Highway 65/69. They should develop it with a natural landscape! No business should be put there!
- > Neighborhood elementary schools should serve all kids in their neighborhood. Kids should not be sent to other schools because "we don't have the appropriate staff here". EVERY family who chooses year round school should get it. Every school should have appropriate staff to serve every kid. (All Sped and EL)
- > We're newcomers to the community and feel welcome. The people are great!
- > City seems to cater to some (Simpson- no tax contribution) and there are areas and parts of town in general have declined physically declined with last few years under new city manager and building codes, just not that attractive and snobby, lost small town friendliness
- > I think Indianola needs a teen center or some type of activity that teens can do safely
- > There are no parks on the north side of town. Not happy with the development of the square.
- > I would like to see steady, responsible growth. Part of the allure of our town is the "small town" feel. We need to be ourselves, not another suburb. Keep growing amenities to draw people and business to town.
- > I have an Indianola address, shop and dine in Indianola but live outside the city limits. If people ask where i am from i say Indianola
- > less low income housing developments being built that take away from established neighborhoods of single family homes
- > We need bigger aquatic center and to keep upgrading the city in general. Looks like it going in the right direction! Can we ever widen 65/69 through town? Thanks for the opportunity for this survey.
- > No more Lincoln Ridges
- > Keeping the natural small town feel with excitement of modern environmental practices.

- > Given the proximity to the DSM metro and jobs available there, I think focus should be on developing the community as a place to live and raise a family. This could include excellent education, parks and rec opportunities, community space (especially the square) and events, promotion of restaurants, shops etc, with transportation ties to the metro
- > NO LINCOLN RIDGE EXPANSION.
- > The businesses and housing along HWY 92 need cleaned up/ replaced/some kind of “rules” on appearance. It looks horrible as people drive through coming in from the West.
- > It seems like the people who grew up in Indianola think that it’s an amazing place, but it needs a lot of work. It seems to have declined in the 10 years I have lived here (north of Hillcrest is an exception). If I was moving to the area now, I would choose somewhere else. I think it can be better and will do what I can to help achieve it.
- > Indianola is a great community with a wonderful small town feel. We need to focus on expanding our assets and our character rather than trying to be who we are not. Focusing on sustainability will be a key tool for our community for the long haul.
- > I would like to see Indianola remain a unique community. I’d prefer that it not become more generic and “big box” in substance and style. I would like to see emphasized our “small town” look and feel. Newly constructed city buildings should retain some of the characteristics of older buildings in Indianola -- brick, and trimmed windows, for example.
- > Love seeing the growth but become too crowded in too small of spaces around town
- > It is headed down hill fast. Houses and neighborhoods. The square is ruined and the houses along the main roads are dumps
- > City council need to not be so closed minded put the people’s need before their own!
- > Indianola needs to find it’s own identity instead of trying to mimic that of other metro cities. Encourage franchises to enter town and meet needs, while making an effort to retain current local businesses. Find a balance between the older mindset and the new up & coming crowd.
- > The future isn’t what we have always been. We need new thinking to secure the future and sustain our community. Too often I hear people in the Golden Circle of Des Moines speak ill of Indianola (“Indianola is the arm pit of the golden circle - I hear that more than I’d like to). We need big thinking, new ideas and a welcoming attitude. We need to accept that change is needed and then embrace it. Clinging to what we have always been and done could be the surest way to slow decline. I hope we will avoid that. We need to embrace the growth to the immediate west and north of us and stave off our impulses to be like southern Iowa i.e. Chariton, etc.
- > So many visitors say we have a beautiful city but the streets are terrible and the gravel dust is out of control! I think we need to make the entrances more appealing to welcome people. Careful planning needs to be done to prepare for aging residents and empty nesters. They can afford homes where young family can only afford poorly constructed boxes! Build them quality homes and condos not just apartments!
- > The Building Dept. in Indianola needs to be fired and start fresh with people who want to see the City grow and expand. Quit stifling growth in Indianola.
- > Support City staff, allow creative thoughts, and politicians need to learn to get along.
- > Please maintain and improve square in a way that capitalizes on the charm of the older aesthetic especially since the new Justice Center will not. It will take away from that aesthetic both in function and appearance.

- > The New and Better street scape plan with less parking and two way streets will kill business on the square as well as people crossing the street. A new mayor and city council is needed.
- > Keep us Indianola! Don't turn us into Ankeny, Waukee, West Des Moines, etc. Don't make it impossible for those that have lived here as homeowners to continue to afford the taxes on the homes we have paid off! We've given to the community and loved it as the town it was when we moved here to raise our families! We love it still, but we think it is plenty big enough, especially when other convenience are accessible within 30 mins. or less!
- > We need to maintain our small-town feel. Let's not build low-income housing that attracts crime.
- > We need a high level vision of what we want Indianola to look like in 5, 10, 15 years and stop worrying about the today. We then need a long-term plan and strategies to make it happen. Otherwise, in 15 years we will either remain at a population of around 15,000 like we have for the past 10-15 years or worse have a decline in population which means we are barely surviving. It's time we get aggressive and make something happen.
- > Restore old buildings-work with what is here. Stop taxing people until they break. We want to be proud of our town-not roll our eyes when someone asks "oh-you still live here in town?"
- > Program to develop city council candidates
- > I would like to see a sustainable energy plan for the residents and the cityl.
- > We have so much potential. The town is full of wonderful people.A lot of great things are happening. We need the negative people to either wake up and be people of good character or move away. I would like to see Indianola in the news for good things not because people like to stir up negativity (court house, C Street, elected officials not being positive supporters and more). How is it that Norwalk doesn't make the news for these things? Let's be better, Indianola!
- > Create a environment that people want to visit!
- > It sounds as though there needs to be much less red-tape and hoops to jump through for businesses to develop in Indianola. We can't ask business and residents alike to pay the same high costs and go through the same arduous processes that they would have to in say, Des Moines, to move to Indianola. If we do, they'll simply move closer to or stay in Des Moines.
- > Stop squandering money. Invest in infrastructure, roads, and education. Everything else is secondary until we get those items up to par. I am a real estate agent who constantly hears about our poor streets and drives them daily. It's difficult to sell buyers on Indianola when Norwalk and Carlisle seem to be ahead of the curve.
- > The streets need repaired. The streets in Indianola are worse than any place I have lived.
- > Figure out the courthouse
- > The hope is for a beautiful, inclusive, dynamic city. We need things to do; teens and young adults are lacking in things to do here. The library is trying to expand into that area; there were no questions on the library which is a shame.
- > The city should develop streets around the city to enhance development. Hoover and Kenwood would be a good place to start. Once roads are in development will follow. Also a bypass for 65/69 around the city will foster commercial and industrial growth like Knoxville, Winterset, Pella and Osceola. To funnel all the commercial traffic through Indianola is dangerous and senseless. We are 30+ years behind the curve.
- > Thanks for asking!

- > Hire experienced and educated city employees, young enough to have forward thinking minds.
- > Indianola is certainly on the right track and a fantastic place to live.
- > We need to make sure we are doing the right thing before we do it. Example the courthouse deal was completely screwed up. We were in such a rush to get it done it wasn't researched properly and now we are seeing the supervisors and city government blew it and we are going to pay dearly for their mistake.
- > Put our city back together!
- > Build a parallel road to highway 65/69 (up from 65 South) to allow better traffic flow, truck traffic and growth.
- > The name and native american head/feather has to go if we're going to really change our appearance. Did you know Des Moines calls us Native-American-ola? It's embarrassing we haven't changed it yet. We can get ahead of it and look progressive in changing it, or wait until we absolutely have to and have a negative reputation about it.
- > The City of Indianola, mainly the schools and the city need to think Indianola first. Instead of sending there business to other cities in the state or other states period, they should shop local
- > I truly believe we need to continue to thrive as a small town with unique things outside of Des Moines. New leaders that will make good decisions in favor of our citizens should be elected. The city should give businesses incentives to come here. There should not be so many mundane rules to build here that it forces businesses to build elsewhere. This should be a community open to new things to support its local people as well as those visiting. Also the city needs to maintain what we already have here. The roads have been patched and put off longer then they should have been, the sewer/ water services are in need of repair and updates, the city buildings and 911 should all have been maintained as first priority. Our tax dollars should be used to maintain and improve our community. The future of Indianola should be about improving our community and the wellbeing of our town.
- > You need to get out to each business in this community and sit down and listen to them carefully on their needs, ideas, issues and visions of growth and come up with plans to help existing business to grow. Then think before you develop.
- > Many issues for Indianola right now. Maintaining the beauty of the entire city, courthouse issues, investing in the YMCA are all bigger issues than what is listed in this survey.
- > Embrace change. This is very difficult for many in this community. But so is marketing and communication. I cannot believe the city does not have a full time marketing director overseeing and communicating all the many things happening. More exposure at travel industry meetings/events, Indianola should be marketed for the amazing, unique community it is.
- > I think Indianola is a great place to live. When it comes to prioritizing public spending in the last part of the survey, I would have chosen things like: the public library (from this survey you would not know the city has anything to do with it). Security in schools, city buildings, and public spaces. Greater investment in food pantries and charitable organizations. Big fan of nice roads but I think Indianola could be be thinking differently about its development.
- > Not sure about the future. The recent past is grim. The city now needs 7 million to finish the courthouse project that should've had a firm bid on before they started demolition. And the Y that we were told would be sustainable and if not then Des Moines would bail us out. People That we should be able to trust are lying to us.

- > We need to focus on being “One” instead of fighting each other. Realize that most of us are here because we live the size of Indianola and want to maintain a steady quality growth!
- > This survey’s distribution is horribly skewed. I only received it because a fellow church member forwarded it to me.
- > I do not live in indianola but have several family members of all ages that do work and live there. I’ve been spending time in indianola for years. Grew up on Des Moines.
- > Demolish or require renovation of all the unsightly homes in Indianola
- > Make Indianola a destination with more retail in an attractive area. ENCOURAGE retail to stay be NOT taxing them out of business, give incentives!
- > Bring more business to the square
- > We need a wading pool/splash pad on the west side of town closer to Wilder
- > I like the small town feel. I would not want to grow too much and lose that.
- > Think about services you can provide for those in the two mile annex (such as expanding google fiber, city rate prices on park and rec, etc). We are subject to restrictions but not given the benefits.
- > Indianola has frustrated me. Often we seem to lack the ability to look into the future as to how to better our community. We don’t want to be an Ankeny but if we do not improve the looks of our town, we can’t attract younger people. Our parks are beautiful so I didn’t give as much money to them. Our trails are sad. Businesses flourish along trails. Young families want green space in their housing developments. The new lots by the country club lack that. It should be conditional that developers provide this. I’m embarrassed when out of town people talk of how run down the town looks coming into town on 92. If you want services, you need to pay for them. Bringing larger businesses helps keep taxes lower.
- > Bring business back to the Square. Keep the 1 way traffic on the Square
- > Yes really need to reduce the 7% sales tax and PLEASE sync the lights in town. I should not have to stop at each, it makes me NOT want to stop in Indianola and avoid going through town.
- > I love the city and don’t want changes that will ruin the wonderful caring community. Keep it a great place to live and play
- > Middle and high school seems to be going in the wrong direction. Lots of drugs and disrespect for others. According to my 2 teenage children.
- > Grow and develop towards des moines!!
- > Have to solve the: 1. Court House problem 2. The police dept. communication problem 3. the YMCA problem
- > I reside in the rural area near the city of Indianola. We must keep our city safe and moving forward for our children, businesses and property values.
- > Pave west 17th!!! :)
- > We moved from Des Moines to Indianola to get out of the metro. So far we love it, but there are somethings that I believe Indianola could do that would attract more young families working in the metro to the area. Over all though.....great job Indianola! We are very pleased we choose Indianola as our new home.
- > Let’s find a better place for the new courthouse. Leave the middle of the square open so we can have community there.

- > Keep Buxton Park area single family, R 1, no bed and breakfast, no apartments.
- > Thank you for helping create a vision and plan for the future of our community!
- > I think that Indianola is a great town and in plan on living here for along time. There has been some changes in the past but it has never gotten rid of that home town feeling, the only thing that I think could approve indianola, is trying to bring the community together in more ways. Also, our lakes could be better maintained, such as mowing, trash removal, and seating.
- > Fix the streets, build a new library, and fix or get rid of eyesore/ dilapidated buildings.
- > We need it to thrive with downtown business.
- > I'd like to see business, economic, and residential growth.
- > City bldgs converted to green energy, new businesses required to have solar power/green. Small businesses get incentives to go solar. Ban plastic bags and plastic straws!
- > Stick to our values and important features from the past that make Indianola unique while still expanding for the future.
- > I hope city leaders both elected and appointed will work to represent the city in a more respectful manner than many of the have over the last few years. I have attended several public meetings and it is disappointing to watch city officials roll their eyes and look frustrated when community members are respectfully expecting their opinions especially when they are contradict what the officials obviously want. I hope that you all remember that you ultimately work for us and our opinions are valuable and you need to respectfully be open to listening even if you disagree!!
- > I think a viable alternative to rebuilding the courthouse in the square should be considered. A part or multifunction space would much more desirable while putting the courthouse at a location where there is enough area around to grow as indianola's needs grow
- > I am excited for the future of Indianola. Things are improving and I appreciate this survey.
- > Build up downtown, bring in more stores, leave parking angle
- > Keep the small town feel
- > It would be nice if we could manage our current projects before taking on new projects such as the courthouse and our roads. It would also be nice if we could look to bring in a more diverse selection of food and business ( how many auto shops or pizza places do we need). Since we do not have a public transportation option I would like to see more sidewalks or trails for pedestrian and bicycle traffic.
- > I live in the rural area just east of Indianola.
- > It was telling that the Library was mentioned exactly ZERO times on this survey. The Library should be a priority for the City, as it is the only place that provides FREE programming, FREE wi-fi access, FREE computers, FREE entertainment, FREE literacy support to ALL residents as well as people who come here from other places in the county. Not.One.Mention of the Library. Come on.
- > Take care of what you have before building new or expanding. Be upfront and honest with what the plans are as you move forward.
- > Stop over expanding and over building!! We need to take care of what we already have!! We have several empty office/retail spaces already and several empty neighborhoods STOP BUILDING
- > Thoughtful & slow growth is the best way to preserve the character of the community. There are enough Des Moines suburbs that've become faceless. Growth is crucial, though preservation and integrity is important.

- > Forget the courthouse. Leave offices in the buildings they are in now. Turn the lot into a park, trees, flowers, walks with campanile-like center structure with four sided clock that has 15 mins chimes. I think the 7 million ‘ops, I forgot’ After the building is torn down smacks of deceit. Someone needs to be held responsible for this ‘mismanagement’. What would this county look like if we practiced this sort of financial management in our personal lives.
- > Tough to build businesses so close to DM. Give tax breaks to businesses to pass on to customers who buy in Indianola. Definitely need left turn arrows on ALL streetlights or at least timed.
- > We have a big challenge ahead, with Simpson in jeopardy, the empty square, and out blighted image. I feel that we have been way too restrictive in the past in allowing small businesses to start and thrive, and now our community thinks that is how things should be, but they don’t realize that that is why we don’t have restaurants or things to do here
- > It would be a benefit to add more dining opportunities, more non-alcoholic activities that are not tied to a church or the Y.
- > More mindful of zoning...storage units going up in the middle of neighborhoods, etc makes no sense. More urban opportunities such as Uber/Lyft/ grub hub, etc.
- > We need to focus more on mental health, roads and education.
- > I am scared of where Indianola is heading and how much money we are spending on unnecessary things! We need to improve our roads before we make over the square! Put the money where it needs to go NOT what the people in charge of the city are wanting! They need to listen to the community!
- > Even though I don’t live in Indianola, I live within the Indianola School District and my kids attended school and graduated from Indianola. I shop in Indianola. I choose to go to the movies in Indianola instead of driving to the DSM area. NO MORE fast food restaurants.
- > the square is and will be disappoint to look at
- > I believe the challenge at hand is balancing growth and maintaining that community feel we currently enjoy. Onward and upward!
- > Property taxes went through the roof last year! I’m dreading that payment and expecting A LOT of improvement to come from a nearly 45% increase!
- > We moved to Indianola nine years ago because we were so impressed and at home with the community - its structure, emphasis on character, what it offered, etc. Unfortunately, we have seen a decline in the past several years. We want to build our community up to its potential. We want the small-town, eclectic feel that offers elements of nature, arts and culture, and community pride.
- > bring in industrial and manufacturing!
- > Progressive planning like this makes me hopeful for the city.
- > I think we need more business support to allow for better growth and development of a business park, ultimately some business tax base. I keep hearing stories of businesses that want to come to Indianola but can’t seem to get their plans approved for development due to stormwater issues or other construction or development related challenges that need to be worked through without turning businesses away. The business support and taxes from those businesses will help this community grow and thrive.
- > Offer incentives to preserve mature trees via city ordinance for new building projects. Encourage new small business by making the approval process for construction streamlined. It seems like new business has a lot of hoops to jump through to build in Indianola. Approve it once and be done with versus multiple revisions.

- > Budget correctly and stay within our means.
- > As a taxpayer and citizen of this community...I hope our future is a lot brighter than the last 20 yrs have been.
- > If we can stay out of debt we can prosper, but we can't keep borrowing money for our wants and have nothing for our needs. TIF money is still real money.
- > Keep promoting small, local businesses!!
- > We need to improve our crumbling infrastructure or the city will decline. Cities around us that are investing in their infrastructure continue to grow.
- > More local events Cheaper taxes
- > Don't lose business to milo
- > The mass congregation of low income housing in the same area needs to end. Home basements continue to flood due to poor planning and upkeep. That needs addressed immediately.
- > I always love all the things you guys do! Keep up the good work.
- > Indianola does not seem like a progressive city. It seems like a few individuals are blocking the progress of the city.
- > It would be nice if Indianola could look and feel more like Winterset. Indianola has allowed dilapidated buildings, homes, roads and trailer parks to destroy the essence of small town pride. Before you invest a lot of money on new projects, it's time to clean up the mess!
- > Needs to be more houses that are rentable for people who have a low income.
- > I think preservation of our small town feel and natural environment is more important than economic or population growth.
- > Police need to worry about issues that actually matter instead of harassing teenagers and others for minor violations like a 3rd brake light being out. Some streets are horrid and need to be repaired. Don't start anymore projects you can't afford such as the court house demolition.
- > Prefer not to comment
- > Please pave N Y to 63 and extend Henderson from N S to Kenwood (would divert a lot of traffic away from N U and Euclid by Wilder Elementary making it safer for children and other cars at pickup and drop off times.
- > Utilities are way too high
- > As it grows there needs to be a change in thought process. As change occurs short term inconveniences will occur.
- > Public officials should be more responsive to citizens and respect their input to help solve problems and give credence to their concerns!
- > We need RESTAURANTS - please, no more fast food! And more parks on north side of town.
- > LEAD-FREE AMMO. Build new Court House with secure jail (tired of seeing escapees walking the treeline) ASAP. Downtown is a mess.
- > We love living in Indianola and would love to see it continue to be a thriving town with a closely networked community and small town safe feel.
- > love the library and go there almost weekly!

- > The Square project seems to be a fiasco at the moment. My husband and I moved here a year ago and, rather than getting better, the situation seems to be worse. I am concerned that the city jumped the gun on getting a bond issue amount approved BEFORE there was a specific plan for building and now the building costs keep going up beyond the approved amount. The construction on the Square is going to discourage people from coming there and it seems like it will be there indefinitely now, so that is very unfortunate! How did this situation happen?
- > 1. I would like to hear more about the plans for the new courthouse and future plans for the square. It appears the goal is to keep the square a hub for community activities; however, the plans to put a larger courthouse footprint and make two-way streets seems counter productive to making this a cultural hub.
- > Need more affordable housing and less red tape for those needing this housing.
- > Expand to be more like Altoona
- > need to invest in utilities
- > Indianola needs a bigger pool/pools and more community activities. Art.
- > Public Safety-Really nice rental property. There currently are no really nice apartment buildings. You sell your homes and move into substandard poorly maintained property.
- > Better road maintenance, continue to work on upgrading parks, never underfund education.
- > COMMUNICATION IS ESSENTIAL
- > we need the sewers fixed
- > Indianola has amazing potential, but missed a lot of growth opportunities in the recent past. To grow, the mindset needs to grow and the community needs to welcome new businesses and residents rather than feel that growth threatens “the small town feel”. Indianola’s residents spend so much time out of town that more people might actually increase the small town feel! Also, nowhere on this study was there a question pertaining to healthcare— a 24 hour urgent care, mental health care facility, and other things usually found at a hospital should really be part of the strategic plan.
- > Listen to people that have lived here a long time. We love this city or would have left. Our goals may be different than young people who are new to town & don't have the same passion for the city.
- > I believe for sustainability you need to encourage new businesses to come to the city which in turn will bring more revenue. I live and work here but never do my shopping or go out to eat here because everything in this town in my family’s opinion is not worth a darn! The people who have lived here and ran the town forever may not agree but there is something to be said for Indianola’s population not having increased much at all the last 2 decades but every other city close to the Des Moines metro area has increased in fairly vast numbers.
- > Keep the kids in our town a priority.
- > Please use our funds responsibly!
- > I feel we need to have more opportunities for growing our community, such as places to eat and shop. I also believe once you pass Hwy 92 south the city does not think we are as important and don't need sidewalks, trails ect...no growth south of 92
- > I feel as though the level of investing within the community is great. However, I don’t feel as though the people of Indianola are being heard. I understand the need to ‘bucket’ funds but reviewing this regularly is very important to ensure we don’t over extend down one area or the opposite.

- > Be proactive and progressive!
- > Families want to come here, families want to stay here. That being said if Indianola continues to build poor houses or fill every inch with town houses, we will leave.
- > The county REALLY needs to work on the gravel roads. It's pathetic what we pay in taxes and we can't get gravel.
- > Indianola's streets are in poor condition compared to suburbs of comparable size in the metro area. I'm also concerned with multifamily housing density on the City's northeast side which has increased traffic in neighborhood streets that are not designed for so much traffic. Indianola's parks and trails are great.
- > Community Pride is important and citizen input is vital. We have a great community - let's keep taking up to the next level!
- > Lofty goals, but would like to see Indianola establish a strong individual identity
- > My husband and I moved to indianola 11yrs ago because it looked like a clean, safe, and happy place to start a family. We are now disenchanted and looking elsewhere. As a family in the lower end of middle class we just don't feel welcomed here. I love that indianola is clean but it isn't crime free. We have to keep everything locked up because of roaming gangs of rogue children. Why are they even out at 3am, to steal apparently.
- > Small town feel with more opportunity and things to do especially for the younger generations. Lots of support for small businesses and the community feel.
- > Let's keep Indianola a place where people want to live.
- > This is a great town with a high quality of life and a lot of potential. I see a town like Pella, IA, and I think, Indianola has Pella's character, but has not really pursued something like that. Indianola has the opera company and balloons. A downtown like Pella's and the leveraging of rural natural resources, would do a lot for the town. There is so much untapped potential.
- > If people living in rural areas want better roads than they need to be taxed the same as those living in town.
- > Need to figure out what to do Jefferson Way. Get rid of stoplights and create a turn lane. Also pave Iowa out to county and help county pave road around ballon field to cut down dust and create road around town so traffic on 15 Th street gets so busy with kids around.
- > I believe the future of Indianola will require more housing, family-friendly restaurants, and activities for young adults.
- > Roads & Towns buildings needs to be kept up. We really need to keep Indianola SAFE for the children. Parks & Rec is one way to keep it safe for the kids. Anything to keep the environment safe for everyone
- > Better planning, verifying that plans are feasible, hiring competent people to work for the city, make it easier to support decisions by being transparent with what is going on and why decisions are made the way that they are. Make the city attractive to new businesses and developments not making them jump through so many hoops and feel jerked around so they end up developing in other cities like Milo
- > Manage your budget. Take care of your employees and they will take care of you. Quit constantly taking away and instead show appreciation through providing a better work environment and living wage.
- > Expansion of restaurant options with the exception of fast food. Clean up the square and plan for a new police / fire complex. Advance executive housing options. Norwalk is killing Indianola from an economic development standpoint. We are not mayberry anymore.

- > Would like to see the square more developed. More retail/shopping stores. Seems like businesses have a hard time staying open there. That place should be busy all the time like Pella. Heard the rent is too high.
- > Imperative we step up or we will not only be at the bottom of the metroplex but not even in it.
- > Indianola is a wonderful place to live and raise our children. We love the direction the city is going! Focus on what we need to do to keep Indianola competitive with the Metro. We need more green space and beautification of the square. We would love more neighborhood parks.
- > Don't bring more Kading properties
- > I moved here when I bought my house here last year. I couldn't be happier. This is such a charming town with so much offered to the community. I would love this town to be the go-to town for replicators. I am so proud to be a resident of Indianola. Keep up the great work.
- > We need leaders with vision for our communities future. Rural Iowa is moving urban but everyone seems to be going to Wayne, Ankeny and Norwalk. Indianola needs to work in attracting those folks here. But you know what...you can buy an executive home in all of those other communities for \$400k or build for around \$430k. There are no lots here. And the ones for sale are outrageous and small. We looked at building and it was going to be over 600k. It wasn't even that big of a house. We don't want ticky tacky home. We want a nice quality home that is not thrown together. All of those other communities offer that and Indianola doesn't. We will likely move from here when our last child is out of school because of this.
- > We need to take care of what we have first before building more stuff. Roads are a huge problem in town and should be a top priority. Also sewer system needs major updating.
- > Indianola is a great city to live and work. We've made great progress and I look forward to seeing the city continue to grow, while maintaining its small town feel. FYI- the money to speed tab did not work, but I feel all the areas listed are important.
- > A focus on renewable energies will make the community more resilient against disaster and prepare us for the coming challenges of climate change. This will also boost jobs in the city and thereby economic opportunities.
- > I think we need to figure out a way to advertise events and happenings, retail, restaurants etc. in Indianola. Events happen and we don't even know about them.
- > Expansion is making it hard for the locals.
- > VERY concerned about the Y - I was 5 years ago & am even more concerned about it today! I feel it was/is a huge & expensive mistake that is NOT paying dividends in the community/quality of life..... plus Simpson College just 'used' the community AGAIN for it & probably won't pay another dime to it!
- > I love the questions, but there wasn't anything on the safety aspect. I think that's important too.
- > The future of Indianola is with the families with young children that live here (my family included). Anything that can be done to keep our money being spent in town, rather than in DSM, such as restaurants, stores, personal care services, is what needs to be invested in.
- > Doorways wide enough for mobility scooter n chairs of large size.
- > Needs to work on being more progressive, and make educated decisions not ones based on that's how it's always been
- > Less gravel roads, a more helpful police force more focused on people and less on window tint and such things.

- > I feel our community is stagnant, When compared to areas like Norwalk, Ankeny.
- > Indianola is quickly loosing its appeal to live here. Norwalk is surpassing us by leaps and bounds. Our local govt has not represented the people of Indianola for a long time and now we are at an important impasse
- > I would like to see more effort made in involving the public in city council meeting and the whole “process”. That means electronic communication. It’s not possible for everyone to get to the meetings. You need to think about allowing people to call in to listen to the meetings, livestream, etc. Perhaps something like Facebook live? I don’t know what the right answer is, but something to allow citizens to participate in the process.
- > I want to spend my time and money in our community and not have to go to DSM for everything
- > Advertise more about community groups, events and volunteer opportunities through social media
- > No more low income housing. Our crimes went up since we got more homes for low income. I don’t want Indianola to be on the news like des Moines is. I moved to Indianola because I wanted to rise my kids with a future and if we keep popping up these low rent housing children these days will not have a future.
- > Don’t forget the older neighborhoods...lots of good life in old houses. Perhaps incentive to attract young families to invest in older homes, thus saving from neighborhood decline and preserving character of generations past
- > We need a new city manager!
- > I would love to see a few new options of sit down restaurants and a splash pad for littles. We sure love Indianola!
- > Please stop excess spending and focus on making what we have a success.
- > We need to really support our restaurants and small retail on the square and preserve our historic buildings. But we also need to bring in some larger companies so individuals can live and Work in Indianola.
- > Something needs done immediately downtown. Indianola is a great place to start a family, but laws need enforced regarding speed on side roads for the safety of the children. Also, more options for younger youth.
- > Don’t try to mimick Des Moines or ankeny keep Indianola a small town with small town qualities. No streetscaping on the square!!
- > Great community with small town feel yet so close to the metro. 1Just moved here within last 6 months.
- > Suggest that someone step back in time to see what Ankeny did back in the 70’s and 80’s to promote growth. In the 70’s Ankeny was smaller than Indianola and just look at it now.
- > Do not promote the building of more properties like Kading! I feel it’s causing more problems for everyone and I am a tenant at their properties. I believe it would bring more issues with housing, accidents with children and raise our crime up more than the 2 sections already here have. Better built, higher quality affordable housing would be great!

- > Improving the look of our city is great but rather than wasting money on unneeded and unnecessary things like flower for the highway spend the money on offering more community programs. Offer free job training classes, host a job fair, offer assistance programs to families in need bc the programs currently in place almost never have funds available to help those in need, offer home repair programs for the elderly or less fortunate by getting the high school youth involved. It would teach them skills and provide a service to the community, offer it as an option instead of PE. When will they use knowing how to play dodge ball as a life skill... never... get them more involved, give them a connection to this community, in turn they will respect their town more and it will give them more connection to the community to come back after college someday and build businesses here raise families here and so on.
- > I would like to see nice places for our kids to go to school and play, nice roads, buildings maintained and our taxes to stop going up. That's why I have a maintain what we already have mentality. Thank you
- > Something needs to be done with the county gravel roads and the roads in town! They are a disgrace! We need more restaurants in this town that are upscale!
- > The City Council needs to find a way to get along and not be so divisive. The tax and spend faction needs to work to compromise more with the those that have a more realistic view of governing
- > Please do not be dismissive about the negatives indianola has seen on the uprise. Addressing those issues first will prevent the issue from making its mark perminately on our community. The amount of drug use, kids out way after curfew, trolling around town in the middle of the night. Those people arent improving our community. Improving those areas of town would make a massive and impactful difference in our community.
- > Indianola must remain a place with a small-town feel but also provide important services and social opportunities to its citizens. The schools and activities must be able to compete with the DSM area or we will slip.
- > So much potential, and momentum in the right direction
- > I'd like to see Indianola continue to grow, but the positive growth that I've seen is being out-paced by the negative. I am concerned that Indianola is going to become the welfare community south of Des Moines.
- > would like to see a town that everyone is proud of, it would be great if the citizens were allowed to have more input on the topics that affect the town.
- > I think Indianola is bound to grow. I wish we could stay small town, but I think if we keep holding on to that mentality, we'll prevent growth from happening properly and we'll end up hurting the city. I think it is better to embrace growth and facilitate it improving our city.
- > It shall be glorious
- > Indianola has become more run down and messy over the past few years. Lets keep it from becoming the slums of South Des Moines. Improve economic development and upkeep.
- > Indianola can go places... we just need to get it together! All aspects of government AND community need to get their priorities straight and work TOGETHER. I believe our newer city leadership has us going in the right direction... we will get there!
- > Thank you for reaching out and providing a survey to offer our thoughts. I'm excited about the direction of our city manager and the opportunity for growth, which will keep us stable/viable in the future. Thank you for your work on this!
- > Pretty flipping lousy that they tore down the court house and then decided to charge more money. Guess there is no turning back now huh? Or was that the plan all along.

- > Opportunities are endless.
- > The square and one way streets should remain one way. I grew up on 1 street that was 2 way and it was great when it went 1 way.
- > I didn't put all the budget in the areas offered to us. I put a lot into building to make them more energy efficient. The rest I'd put into solar energy for the city and weatherization of homes of low income residents to save energy and save on their bills. I'd also put money into research of other communities on how they are responding to the urgent crisis of climate change.
- > I feel we should halt new growth for a while and allow our infrastructure to catch up and meet the demands of the current residents.
- > Looking to move taxes to high for the services. Fix the streets
- > Develop our brand. Be the town of experience
- > We are letting the streets fall by the way side, just like the court house and fire station
- > The appearance of the community is VERY IMPORTANT.
- > I think the future of Indianola is bright, but it is important to keep the city unique and avoid becoming a suburb where most of the population goes out of town to work and shop. It is closer to becoming that than when I moved here 45 years ago.
- > I would like to see more attention paid to making sure private properties are free of old cars and debris and that the house itself is maintained. Other cities regulate this and it makes it better for all residents.
- > The future looks bad with our county being so irresponsible
- > indianola obviously has some problems with the city administration. the court house is a great example. They neglected the old building and now do not seem to know how to build one we can afford. Maybe a large park/recreation area in the center of square and the police and related offices be outside the city center.
- > I think it would be the stupidest thing I've ever heard of to change parking on the square and take the one way streets out. With all the problems in town I think that would be about enough to make me want to leave by wasting money on that
- > It needs to grow
- > It's time to improve, clean up, and tighten up. I want to be proud of our town, especially with thousands of visitors coming for events. We need a better community identity and it's time to have better roads, a nice square and recreation.
- > We're hurting right now because of the county's failure with the justice center. A great deal of traffic that once came to downtown because of the courthouse has to have had an impact on restaurants and retail businesses.
- > let's pay attention to the beauty of the environments and treasure it!
- > The city is on track with some great ideas to further advance the development of the town. With better amenities, a beautified town, and economic development activity, more people will be drawn to Indianola. This will create more tax dollars for education, roads, etc. We need to provide people with no reason to say no to Indianola when looking to make it the next place for their business and/or home.
- > We need to utilize what we have!
- > Expand the library to include more room for events, clubs, game night, activities.

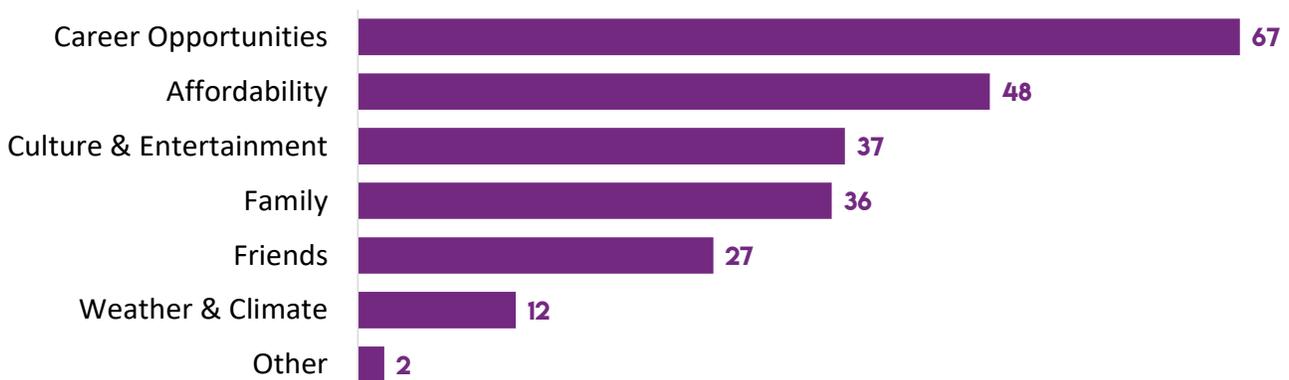
- > Be fiscally responsible. \Be creative and use available funding/grants/etc and tax increases.
- > Great place to raise a family!
- > I would love to see a park in the middle of the city Square instead of this mess of a modern Courthouse they are planning. I'd also love to see more business around the square instead of offices.
- > Getting more eating establishments in would be amazing. Currently we go to DSM to go out to eat as the current places are going down hill and fast. Sports page and brick house are starting to have awful service and disgusting restrooms. Plus a very limited selection. If we could attract some other sit down eating establishments it would keep more money in town for our community.
- > Regarding funds for City Buildings, significant attention needs to be paid to the Library and the aquatic center. These are items that home buyers look for and are often viewed as symbols of what a community values (educated /engaged workforce=library) (recreational opportunities=aquatic center).
- > Need more industry to create good paying jobs.
- > I think it is unfortunate that there is a group of city Council Representatives who have their own agenda. They have burned out several people because of the way they interact with others. While they may all be doing great things on so many levels, the fact that they aren't listening to the people in other instances speaks volumes about why we are where we are. Noone wants to get involved because it's a waste of their time and energy when they're not going to be heard in the end anyway.
- > There was not an option for infrastructure. We need to make sure our drinking water is clean and our culvert's etc are maintenance. also too many houses flooding in the spring. Homeowners need education and assistance in updating tile, etc for their homes. Need to inspect whether neighbors drain pipes are leading to next door basements, etc.
- > It has a bright future. We must have parks near all residential areas. New parka have not been added to keep up with residential development.
- > I think we have great opportunities to be leaders in taking care of our environment while developing opportunities for people.
- > Help traffic flow during rush hours to alleviate multiple back ups. Pave all roads inside city limits. Residents should not have to drive down a poorly maintained gravel road to get to the paved road they live on
- > We need someplace for teens together other than the skate park. Maybe a bowling alley??
- > Need a taxi service or bus service that is easy to contact & use for those who do not have a car. Handicap.
- > I love the small town feel of Indianola, I grew up here, moved away to big cities and nothing felt like home more than Indianola and I've moved back to raise my children in my hometown because it's a safe community. I would like to see Indianola grow in family resources-especially for special needs children. I have a child with Autism and I also work with children with Autism and ADHD and community and resource availability is key to helping these children grow and learn.
- > Many of us are exhausted from conflicts between the mayor and city council, not to mention the disaster that is the square. Time for new leadership. Indianola doesn't have to be a sprawling mass of ugly housing automobile-dependent commercial areas like Ankeny and Waukee. The future is preservation. The future is green. Indianola could be a leader in those areas.
- > Don't give city manager raises at the same time raising my taxes and failing to secure funds due to delayed ambulance billing. Council is ruining this city and taking us down the wrong path. Seriously concerned for the future of Indianola.

- > If it's not broken, don't fix it. Take care of what we already have. Allow retail and quality restaurant variety here. The current rec opportunities are great, but could always be enhanced for all ages (maybe some more options for adults that aren't yet seniors). Listen to residents and business owners! Keep it local is a great concept, but people will take their dollars elsewhere if we don't have enough options, it's overpriced or if it's not convenient to shop there (trouble finding decent parking).
- > this survey did not expand beyond specific categories I think not only do we need infrastructure investment for our crumbling infrastructure but we also need advanced utility service capabilities and technological advancements throughout the community. What we also need are tighter rules on slumlords and dilapidated properties that need to be torn down or improved which are providing an eye sore to the community.
- > I like what Norwalk has for the communitys they have like legacy, where they offer parks, community building, pool ect to use. It brings in higher income families, yet also allows mid to low for purchases of their town homes. I would prefer to live there but don't like the feel of Norwalk for their rapid growth and constant construction on the interstate.
- > We either need to become the sleepy little town like we are or change to become the growing busy town like Norwalk.
- > Need to be bringing more economic developement and businesses/employment to the community.
- > Be business development friendly. Without the businesses that creates sustainable tax base and jobs for growth then the City will always struggle
- > Need to put a community space in the square. Park, splash pad, games, interactive art
- > Listen to the people!

## COMMUNITY EVENTS

### SIMPSON OPEN HOUSE & ONLINE SURVEY

#### PRIORITY FACTORS FOR WHERE TO LIVE



#### OPEN HOUSE RESULTS

The following posters were hung at an event held at Simpson University on April 29. Students, faculty, and staff were given the opportunity to have their voices heard in regards to the future of the City of Indianola.

**HOW COULD THE CITY ENHANCE YOUR COLLEGE EXPERIENCE?** Write your specific ideas under each category. Place a thumbs up stamp by other comments that you agree with.

**SPECIAL EVENTS/ACTIVITIES**

+ Add 500 sponsored bike rides



**PUBLIC SPACES**

A safe place for the LGBT+ youth of the city  
- more attractive Simpson Entrance



**BUSINESSES**

Opportunities for internships  
- Bring a target to Indianola  
- Food options



**ENTERTAINMENT**

FRANK MADON/LEAVE MUSIC  
- festivals



**JOB OPPORTUNITIES**

- More information about student-friendly part-time jobs  
- More jobs in general  
- more job fair about the community



**TRANSPORTATION**

Offering more transportation to college kids who don't have cars  
Better cross-street traffic control  
Bring uber to Indianola!!  
Any type of public transit  
Turning lanes on Hwy 150



**HOUSING**

Alternative apt options for students  
More apartments for college students  
allow students to live off campus affordably



**OTHER**

- Police officer  
- MORE TREES COMING INTO TOWN  
- NICE STREET LIGHTS  
- NICE CAMERA




**HOW WILL YOU DECIDE WHERE YOU LIVE AFTER GRADUATION?**

Using the 8 marbles provided, place them in the jars based on their importance to you. You may place more than 1 marble in a jar.



**FAMILY - 30**  
You would like to live close to existing family. You are seeking a great place to raise a family.



**FRIENDS - 27**  
You are seeking a place near your friends. You are seeking a community with opportunities where you can meet new friends.



**WEATHER AND CLIMATE - 12**  
You are seeking a particular climate, maybe you love the changing seasons...or maybe you want to escape harsh winters.



**CAREER OPPORTUNITIES - 67 votes**  
You are seeking diverse career opportunities or specific opportunities in your field of study. You will go wherever you find work.



**CULTURE AND ENTERTAINMENT - 37**  
You are seeking a place with diverse cultural and entertainment opportunities. You appreciate music, theater and art.



**RECREATIONAL OPPORTUNITIES - 26**  
You are seeking a community that offers a variety of recreational opportunities, especially outdoors.



**AFFORDABILITY - 41**  
You are seeking a community with access to affordable necessities (e.g. food, housing, childcare, health care) and job opportunities that provide benefits and a strong living wage.



**OTHER? - 2**  
Are there other reasons driving your decision to locate somewhere specific after graduation? Please write your reason on the sheet provided next to the jar.



**HOW DO YOU THINK THE CITY SHOULD PRIORITIZE THE FOLLOWING ISSUES?** Using the 8 stickers provided, place them on areas of importance to you. You may place more than 1 sticker on each item.



EXPAND RECREATIONAL OPPORTUNITIES AND PUBLIC SPACES



PROMOTE ENVIRONMENTALLY SUSTAINABLE PRACTICES AND COMBAT CLIMATE CHANGE



SUPPORT ECONOMIC DEVELOPMENT



EXPAND HOUSING OPTIONS



INCREASE TRANSPORTATION OPTIONS



BROADEN EDUCATIONAL OPPORTUNITIES FOR ALL AGES



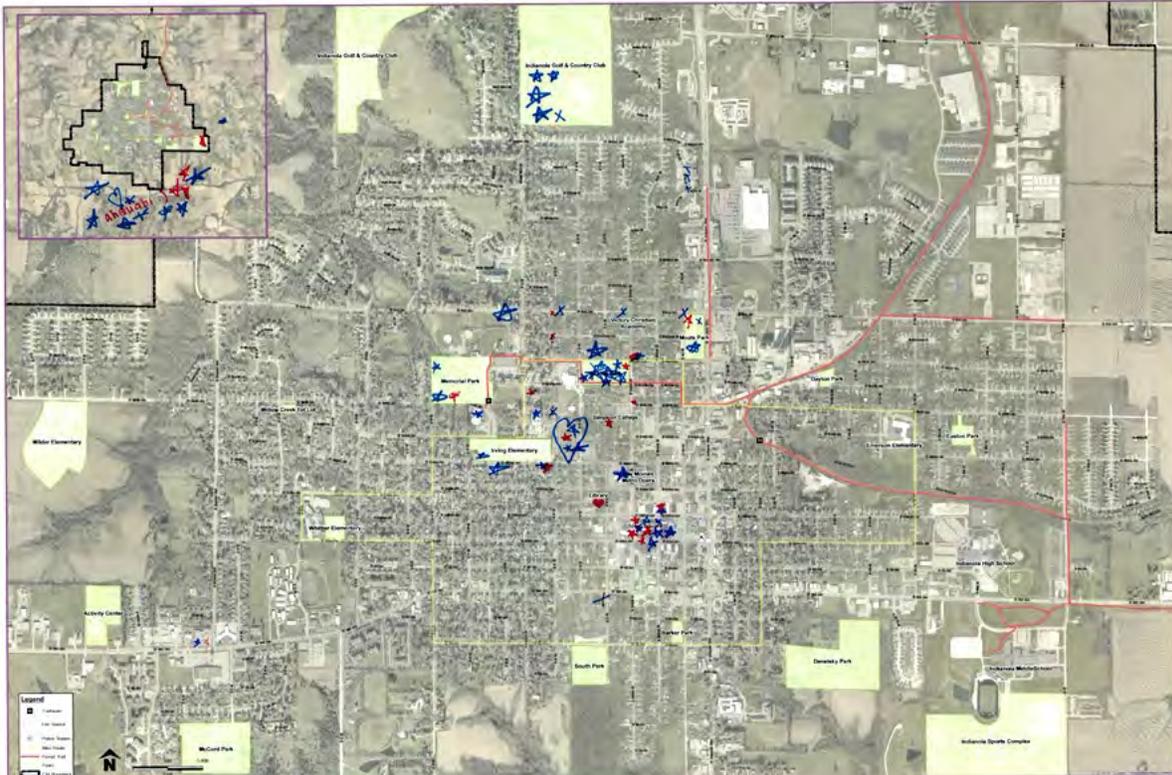
STRENGTHEN COMMUNITY IDENTITY AND CHARACTER



OTHER?  
Please write your idea on sheet provided.



**MAKE YOUR MARK!** Mark areas you like and areas you wish could be improved around town...



*Handwritten red mark: 47 School*



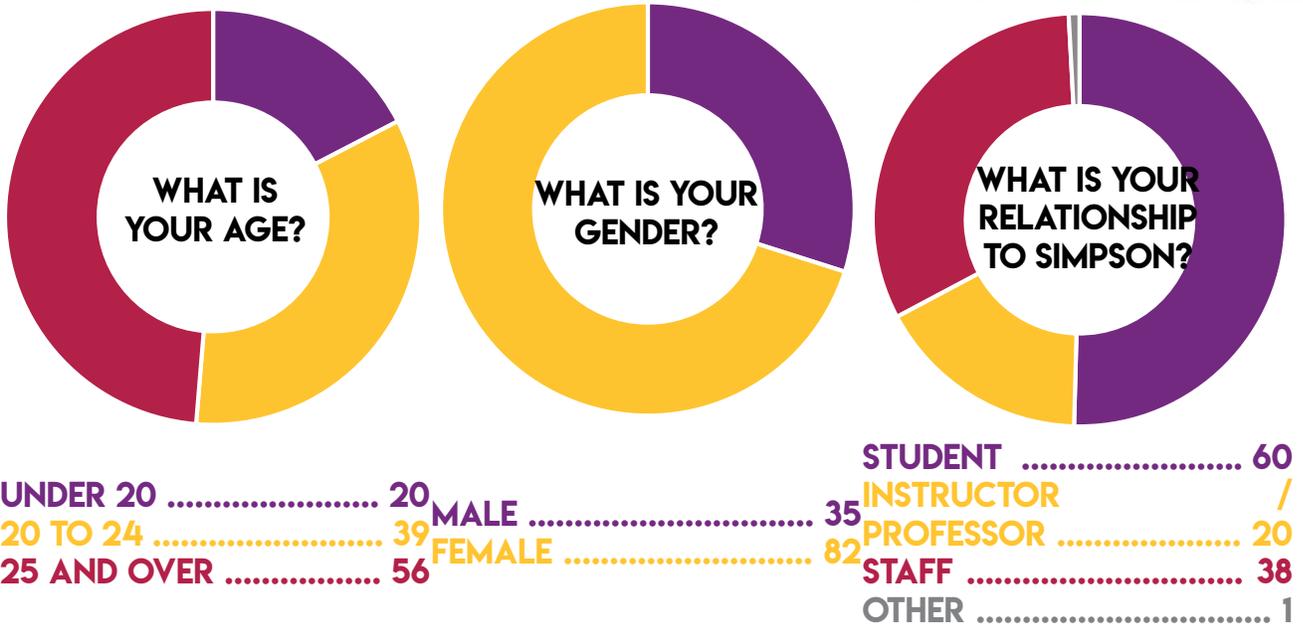
## ONLINE SURVEY RESULTS

The survey was open April 26 to May 29. A total of **145** people participated in the survey.



### PARTICIPANTS

In order to fully understand and appreciate the significance of the results of this survey, it is first important to gain an understanding of the participants who completed the survey. The following demographics were collected as part of the survey:

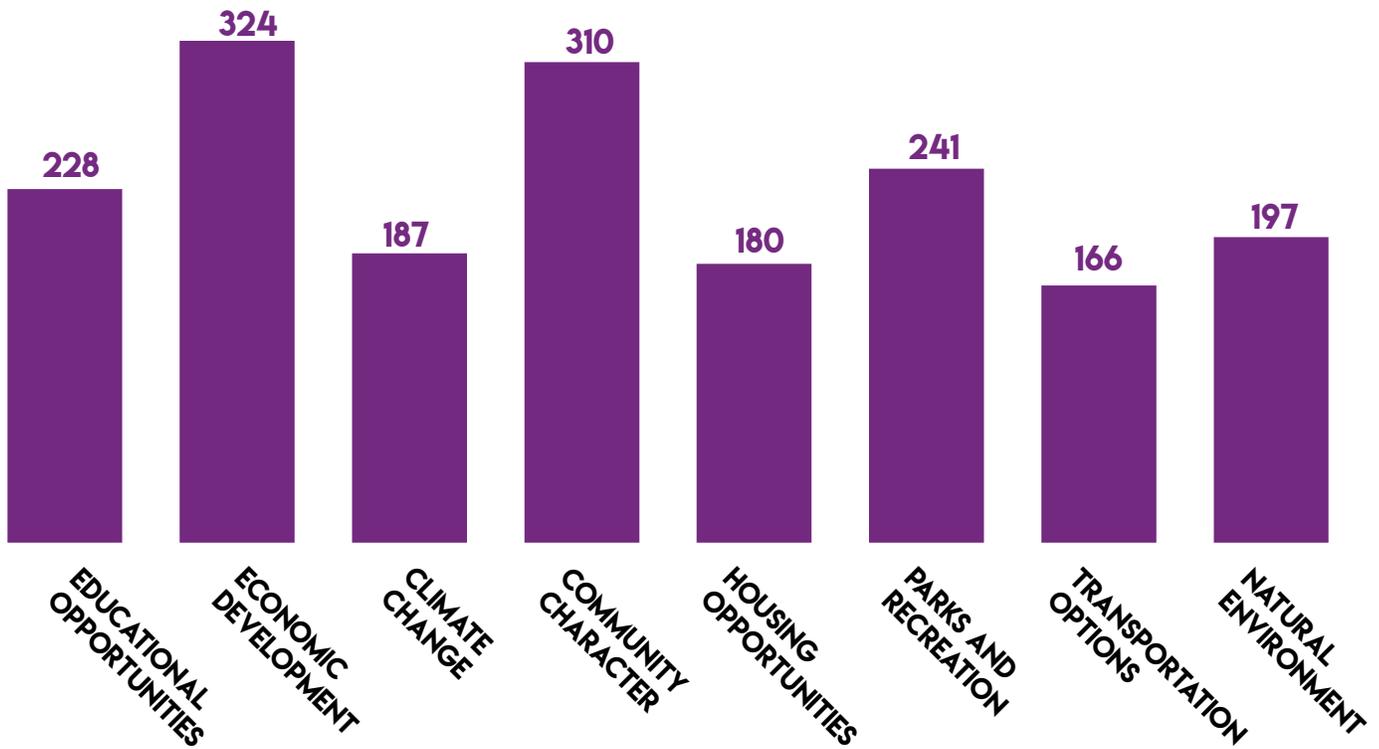


### WHAT'S MOST IMPORTANT?

The first task in the survey was for the participants to identify which of the above issues (Community Character, Parks and Recreation, Transportation Options, Educational Opportunities, Housing Opportunities, Climate Change, Economic Development, and Natural Environment) were most important to them for the future of Indianola. The participants were able to rank up to 5 of the issues as priorities.

The following graph shows the weighted responses. We took the average ranking of the issue (in this scenario, 5 being highest ranking, 1 being lowest) multiplied by the number of times the issue was included in the top 5.





**MONEY TO SPEND**

The next section of the survey gave the participants the following directions:

**“You’re in charge of the City’s capital improvement budget. This budget is for building new things or making major repairs or renovations. It is not for ongoing operating expenses. How should these limited funds be spent?”**

**ROADS**

This includes building new roads as well as extending, widening, or rebuilding existing roads. It does not include filling potholes

**CITY BUILDINGS**

This includes major renovations to existing city buildings or building new buildings for government operations.

**PARKS**

This includes building new parks, acquiring new park land, and adding or replacing amenities in existing parks. It does not include park programming.

**TRAILS**

This includes building new trails or rebuilding existing trails. It may also include new signage along trails.

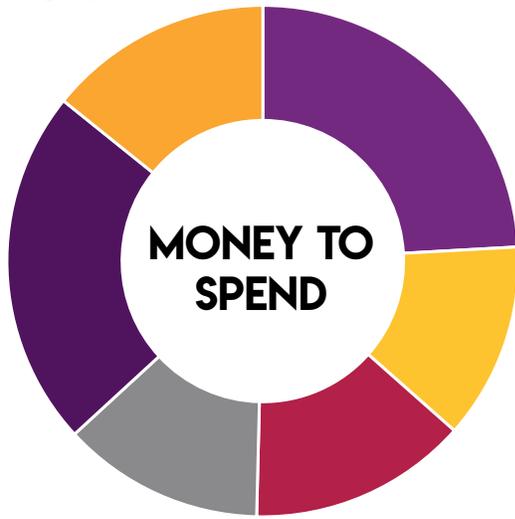
**DOWNTOWN**

This includes public improvements such as streetscape enhancements. It may also include grants for private properties for major repairs or facade upgrades.

**NATURAL ENVIRONMENT**

This includes streambank/pond shore stabilization, rain gardens, butterfly/pollinator gardens, invasive species removal, and similar natural resource improvements.

The results from the Money to Spend allocation is shown below as the Total Budget Allocated to Each Category for All Participants.



## TOTAL BUDGET ALLOCATED TO EACH CATEGORY FOR ALL PARTICIPANTS

<b>ROADS</b> .....	<b>3,337</b>
<b>CITY BUILDINGS</b> .....	<b>1,719</b>
<b>PARKS</b> .....	<b>1,916</b>
<b>TRAILS</b> .....	<b>1,768</b>
<b>DOWNTOWN</b> .....	<b>3,130</b>
<b>NATURAL ENVIRONMENT</b> ...	<b>1,967</b>

### COMMENTS

Each section of this survey offered the participants the opportunity to provide comments. The following pages contain the list of all of the comments received from participants of this survey.

#### THAT'S IMPORTANT

##### **EDUCATIONAL OPPORTUNITIES**

- > All of these things are important and need work. They should all be addressed.

##### **COMMUNITY CHARACTER**

- > As a Latina in Indianola, it's important for me and my family to feel welcomed by all not just my immediate neighbors.

##### **HOUSING OPPORTUNITIES**

- > Work with Simpson to not require living on campus and finding affordable housing for after graduation. graduates are going to live in des moines because it is cheaper than staying in town

##### **TRANSPORTATION OPTIONS**

- > Transportation options to Des Moines
- > Transportation to Des Moines
- > Being a college town we should have some kind of public transportation to Des Moines.
- > Uber/Lyft
- > It would be great if Indianola had a regular bus service to South Ridge.

##### **NATURAL ENVIRONMENT**

- > I feel that this is redundant as it supports the reduction of climate change.

**SUGGEST ANOTHER**

- > this isn't another suggestion, but more of an observation that would include all of the suggestions. Indianola tends only compete, complete things half-heartedly. How about seeing more of an effort and more pride shown in completing things, in investing in Indianola, in everything really, to keep people vested in Indianola. Everyone seems to be ok with mediocrity and it shouldn't be that way.
- > Day care!!
- > Places for young people to hang out
- > Artistic Community
- > Involvement between the City and Simpson College
- > Food locations
- > Enticements for additional restaurants and businesses.

**WHAT'S YOUR FAVORITE?****SMALL TOWN ATMOSPHERE**

- > We don't have this

**PROXIMITY TO DES MOINES**

- > Nice for town to be close but transportation to and from Des Moines would be amazing

**SAFE COMMUNITY**

- > This community doesn't qualify as a safe community with the unsolved robberies in houses and small businesses. Perhaps instead of making videos for facebook, the Indianola police force should be focused on this

**WALKABILITY**

- > There are very few new developments in Indianola where it is possible to walk somewhere with small children

**DES MOINES METRO OPERA**

- > hence by the name-not really a huge factor for people in INDIANOLA

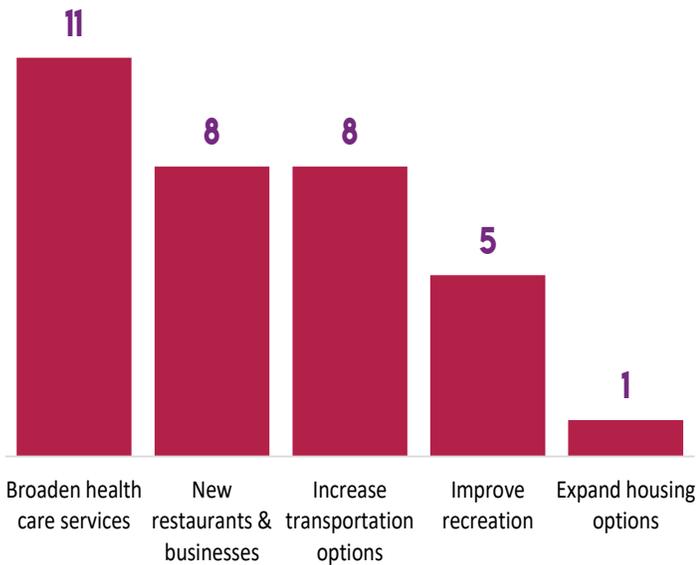
**SUGGEST ANOTHER**

- > Development of Deer Run into a shared community/college/school/county facility

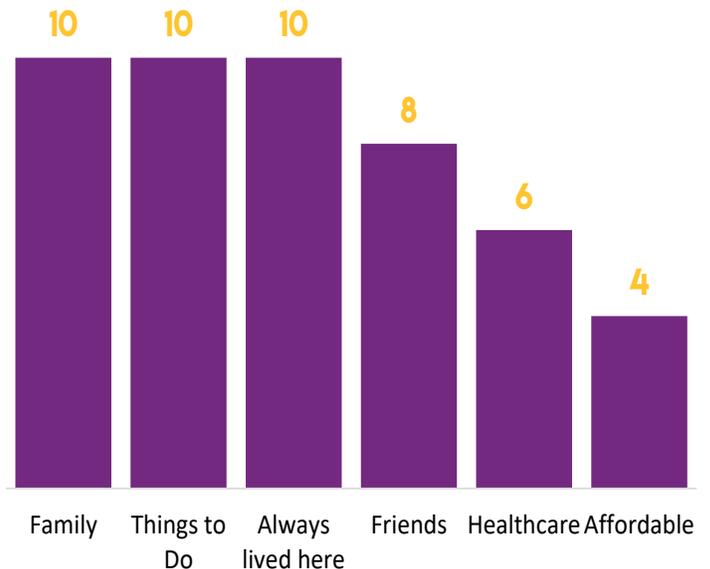
**TUNES & TREATS & TALK****POSTER / VOTING RESULTS**

An event was held on June 6, 2019 with retirees in the community. The following graphs show the results of the questions asked at the event. The following posters were displayed.

### HOW COULD THE CITY ENHANCE YOUR QUALITY OF LIFE?



### WHY DID YOU RETIRE IN INDIANOLA?



How could the City enhance your quality of life during retirement? Using the 4 stickers provided, place them on areas of importance to you. You may place more than 1 sticker on each item.

**IMPROVE RECREATIONAL OPPORTUNITIES AND PUBLIC SPACES**

**SUPPORT NEW RESTAURANTS AND BUSINESSES**

**EXPAND HOUSING OPTIONS**

**INCREASE TRANSPORTATION OPTIONS**

**BROADEN HEALTH CARE SERVICES**

**OTHER?**  
Please write your idea on the sticky notes.



**HOW COULD THE CITY ENHANCE YOUR QUALITY OF LIFE DURING RETIREMENT?** Using the 4 stickers provided, place them on areas of importance to you. You may place more than 1 sticker on each item.



**IMPROVE RECREATIONAL OPPORTUNITIES AND PUBLIC SPACES**



**SUPPORT NEW RESTAURANTS AND BUSINESSES**



**EXPAND HOUSING OPTIONS**



**INCREASE TRANSPORTATION OPTIONS**



**BROADEN HEALTH CARE SERVICES**



**OTHER?**

Please write your idea on sheet provided.



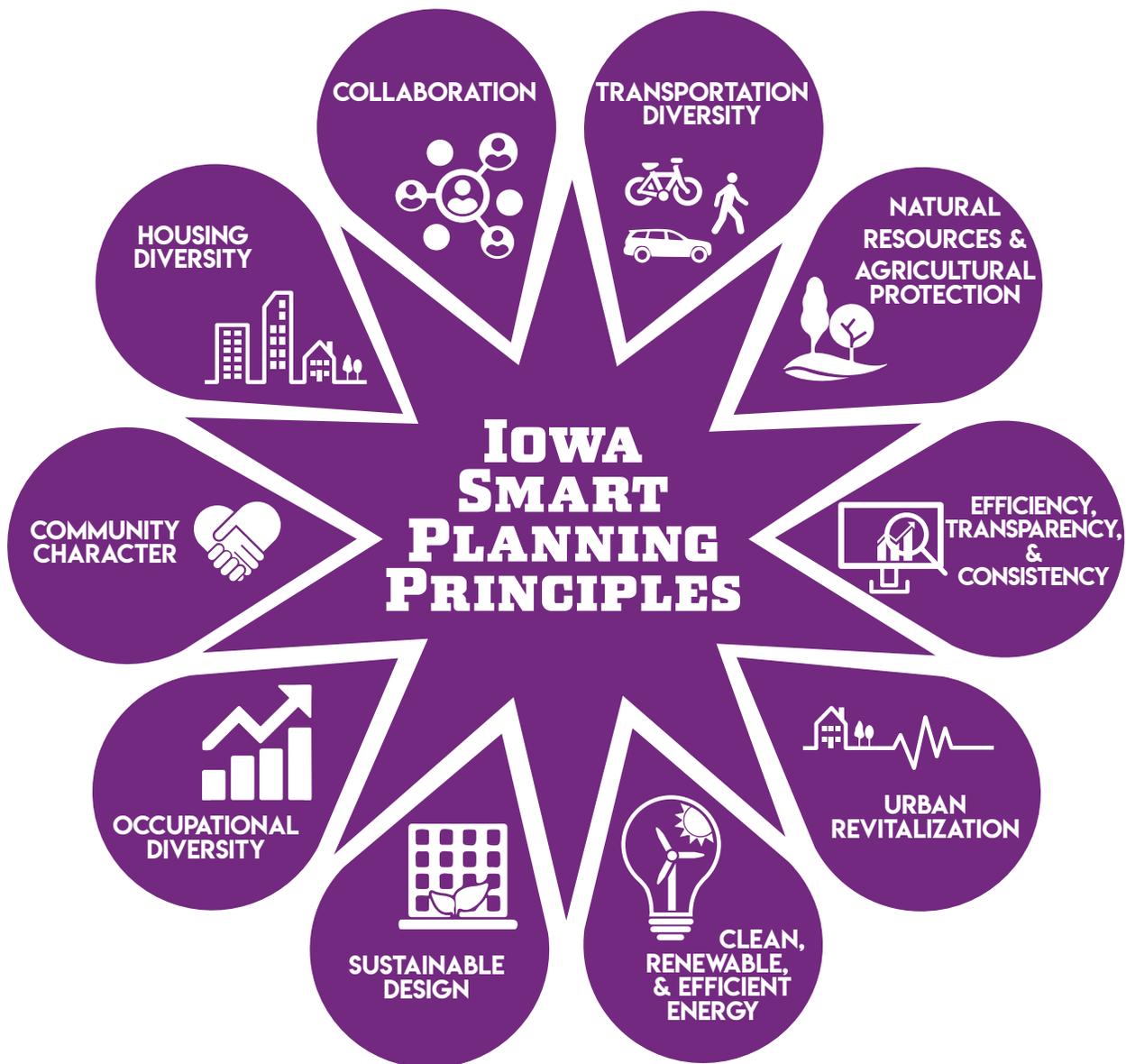
## PUBLIC OPEN HOUSE

An open house open to the public was held on Tuesday, October 22nd, 2019 at the Indianola YMCA. 55 people signed in at the open house.

The images on the following pages were displayed at the Open House, sparking conversation and comments. Each board was accompanied by topic-specific comment cards, a printed copy of the draft chapter, and a printed implementation plan for that chapter.

# WHAT IS A COMPREHENSIVE PLAN?

- > A GUIDE FOR DECISION MAKERS
- > A LEGAL BASIS FOR LAND USE REGULATIONS
- > A COMMUNITY'S VISION FOR THE FUTURE



**VISION STATEMENT:** *Indianola will be known for high quality education, a thriving business economy, enriching amenities, and small town character.*

# PUBLIC ENGAGEMENT FEEDBACK

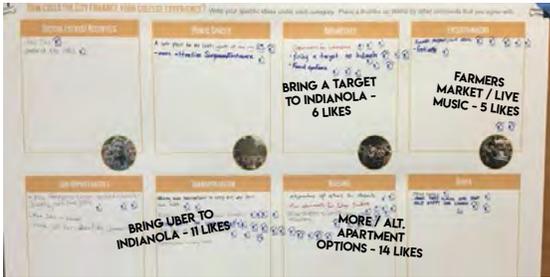
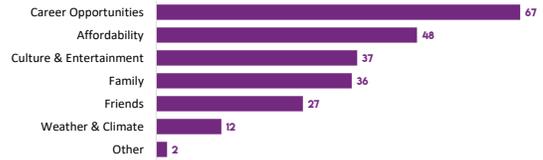
The goals, objectives, and actions set forth in this Comprehensive Plan were developed through a public input process conducted between April and October 2019.

## SIMPSON STUDENTS



30 STUDENTS PARTICIPATED IN PERSON, 145 COMPLETED AN ONLINE SURVEY

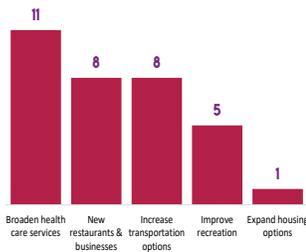
### PRIORITY FACTORS FOR WHERE TO LIVE



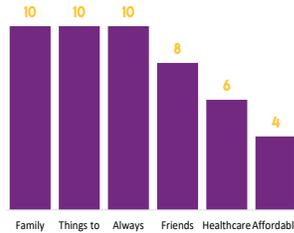
## RETIRES - TUNES & TREATS



### HOW COULD THE CITY ENHANCE YOUR QUALITY OF LIFE?



### WHY DID YOU RETIRE IN INDIANOLA?



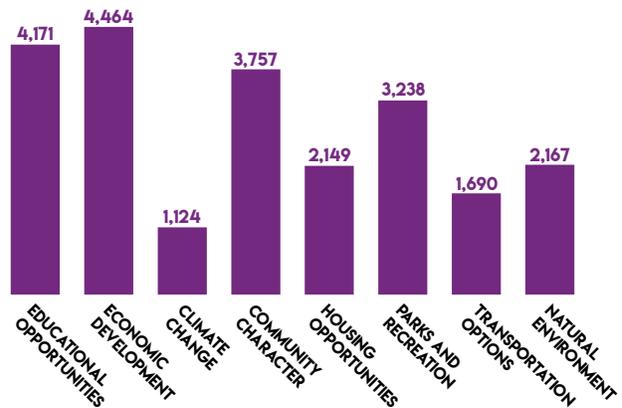
## METROQUEST ONLINE SURVEY - 1,635 PARTICIPANTS



### TOTAL BUDGET ALLOCATED TO EACH CATEGORY FOR ALL PARTICIPANTS

CITY BUILDINGS	20,556
DOWNTOWN	25,656
NATURAL ENVIRONMENT	15,145
PARKS	21,793
ROADS	38,229
TRAILS	16,093

### WHAT'S MOST IMPORTANT?





# LAND USE CLASS DESCRIPTIONS

CLASS	DESCRIPTION / PERMITTED USES	CLASS	DESCRIPTION / PERMITTED USES
<b>ENVIRONMENTALLY SENSITIVE OVERLAY</b>	<p>Consists of 100-year floodplain, slopes of 10% or more, wetlands, and waterways including a 100-foot wide buffer on each side of the stream or creek.</p> <p>Restricts development to that which can be compatible with the environmental challenges of the area.</p> <p>This overlay shall not supersede Floodplain Development Regulations</p>	<b>AGRICULTURE</b>	<p>Agriculture</p> <p>Conservation</p> <p>Rural housing</p>
<b>PARKS &amp; RECREATION</b>	<p>Parks and open space</p> <p>Recreational facilities</p> <p>Trails and trailheads</p> <p>Golf courses</p>	<b>NEIGHBORHOOD MIXED USE</b>	<p>Low-density residential uses (all uses as listed herein)</p> <p>Limited retail, office, personal and business services, and similar commercial uses, necessarily of a small scale and low-impact</p> <p>Small-scale overnight accommodations (e.g. bed and breakfast)</p> <p>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</p> <p>Parks, open space, and trails</p>
<b>LOW DENSITY RESIDENTIAL</b>	<p>1-5 dwelling units per gross acre</p> <p>Single-family detached dwellings</p> <p>Accessory dwelling units (not included in the density calculation)</p> <p>Innovative/Non-traditional single family forms may be allowed if compatibility standards are met</p> <p>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</p> <p>Parks, open spaces, and trails</p>	<b>COMMUNITY MIXED USE</b>	<p>Low/medium density residential uses (all uses as listed herein)</p> <p>Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses</p> <p>Overnight accommodations</p> <p>Automobile-oriented uses may be allowed if compatibility standards are met through a conditional use review</p> <p>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</p> <p>Parks, open space, and trails</p>
<b>LOW / MEDIUM DENSITY RESIDENTIAL</b>	<p>Up to 15 dwelling units per gross acre</p> <p>May incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing</p> <p>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</p> <p>Parks, open spaces, and trails</p>	<b>REGIONAL MIXED USE</b>	<p>Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale</p> <p>May incorporate multi-family residential uses up to 25 dwelling units per gross acre, if compatibility standards are met through a conditional use review</p> <p>Automobile-oriented uses</p> <p>Overnight accommodations</p> <p>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</p> <p>Parks, open space, and trails</p>
<b>MEDIUM / HIGH DENSITY RESIDENTIAL</b>	<p>Up to 25 dwelling units per gross acre</p> <p>May incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), and multi-family (condos and apartments), and student housing</p> <p>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</p> <p>Businesses that primarily serve residents may be incorporated if compatibility standards are met through a conditional use review</p> <p>Parks, open space, and trails</p>	<b>DOWNTOWN MIXED USE</b>	<p>Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, necessarily of a small scale</p> <p>Includes residential uses on second floors or above</p> <p>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</p> <p>Parks, open space, and trails</p>
<b>PUBLIC / SEMI-PUBLIC</b>	<p>Governmental offices and related (City administration, police, fire, water, wastewater Indianola Municipal Utilities, Warren County, State of Iowa)</p> <p>Museums, performing arts, and similar</p> <p>Libraries, community centers, and similar</p> <p>Schools, institutions, and educational buildings</p> <p>Parks, open space, and trails</p>	<b>INDUSTRIAL</b>	<p>Includes office/ warehouse buildings</p> <p>Accessory/support uses, such as restaurants only to serve the adjacent office park</p> <p>Includes limited industrial uses which do not generate noticeable external impacts with the exception of truck traffic</p> <p>Includes industrial uses that generate noticeable external impacts including increase truck traffic</p> <p>Parks, open space, and trails</p>

# ECONOMIC DEVELOPMENT LOCAL



## ECONOMIC DEVELOPMENT GOALS

### COMMUNITY-WIDE BUSINESS SUPPORT

Attract, retain, and expand commercial and industrial businesses.

ESTABLISH A BUSINESS-FRIENDLY ENVIRONMENT.

PROACTIVELY SEEK NEW BUSINESSES THAT WILL DIVERSIFY AND STRENGTHEN THE LOCAL ECONOMY.

### LOCAL BUSINESSES DEVELOPMENT

Encourage and support local businesses.

USE CITYWIDE MARKETING TO PROMOTE TOURISM AND LOCAL BUSINESSES.

ENCOURAGE ENTREPRENEURSHIP AND SUPPORT OF LOCAL BUSINESSES DEVELOPMENT.

REVIEW ZONING CODES AND ORDINANCES, PARTICULARLY AS THEY RELATE TO SIGNAGE, PARKING, OUTDOOR SALES AND STORAGE, OUTDOOR SEATING, PERMITTED/CONDITIONAL USES, AND ARCHITECTURAL GUIDELINES, TO MAKE SURE THAT THEY ARE UP-TO-DATE WITH CURRENT DEVELOPMENT BEST PRACTICES (*DOWNTOWN ASSESSMENT VISIT REPORT*).

### THE DOWNTOWN SQUARE

Make the downtown square a vibrant and active retail node.

CREATE A DOWNTOWN IDENTITY AND UNIQUE SENSE OF PLACE.

DEVELOP THE DOWNTOWN STREETScape DESCRIBED IN THE *CITY SQUARE MASTER PLAN*.

USE SPECIAL EVENTS TO DRAW PEOPLE TO THE SQUARE.

SUPPORT AN ONGOING DOWNTOWN BUSINESSES ASSOCIATION.

### HISTORIC PRESERVATION

Preserve and celebrate historic sites, buildings, and structures.

OFFER PROGRAMS FOR BUILDING MAINTENANCE, RESTORATION, PRESERVATION, AND REVITALIZATIONS.

ENHANCE PHYSICAL CONNECTIONS WITH ADJACENT BUILDINGS AND NEIGHBORHOODS.

# HOUSING & NEIGHBORHOODS



Duplex



Home Business



Mixed Density Residential



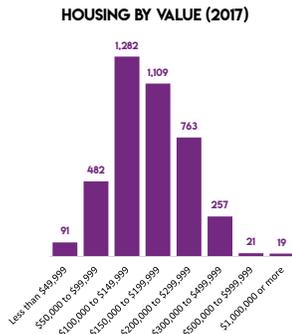
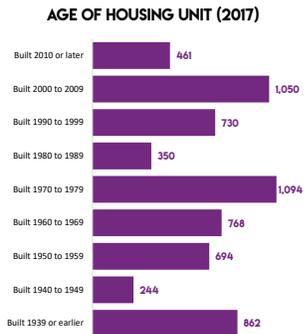
Mixed Use Building



Row Houses / Townhomes



Home Business



**MEDIAN HOME VALUE: \$155,600**

INCOME RANGE	% OF CITY MEDIAN	AFFORDABILITY (MONTHLY PAYMENT)	# OF HOUSEHOLDS IN EACH RANGE	EST. VALUE OF HOME THEY CAN AFFORD (PURCHASE)	VALUE OF OWNER UNITS	# OF OWNER UNITS	EST. MONTHLY RENT THEY CAN AFFORD	# OF RENTER UNITS	TOTAL UNITS	BALANCE
\$0-24,999	45%	\$583	1,186	\$99,999	\$0-99,999	573	\$0-600	544	1,117	-69
\$25,000-49,999	90%	\$1,167	1,600	\$199,999	\$100,000-199,999	2,391	\$601-1,100	1,086	3,477	1,877
\$50,000-74,999	135%	\$1,750	1,256	\$299,999	\$200,000-299,999	763	\$1,101-1,700	227	990	-266
\$75,000-99,999	180%	\$2,333	762	\$399,999	\$300,000-399,999	229	\$1,701-2,300	25	254	-508
\$100,000-149,999	270%	\$3,500	790	\$499,999	\$400,000-499,999	28	\$2,301-3,500	37	65	-725
\$150,000+			454	\$500,000+	\$500,000+	40	\$3,501+	47	87	-367

## HOUSING & NEIGHBORHOODS GOAL

### HOUSING VARIETY

Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life.

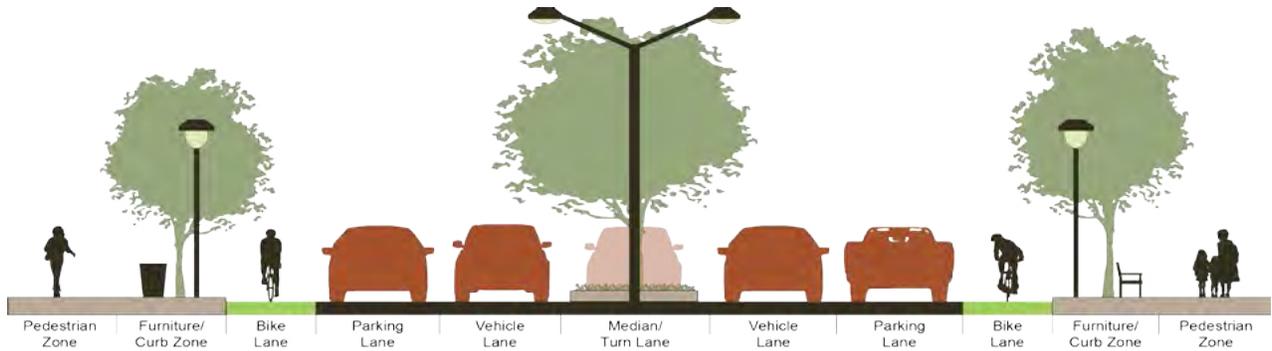
**INCREASE THE AVAILABILITY OF HOUSING TARGETED TOWARD HOUSEHOLDS EARNING MORE THAN THE CITY'S MEDIAN INCOME.**

**ENSURE THAT THE HOUSING STOCK IS SAFE AND ATTRACTIVE.**

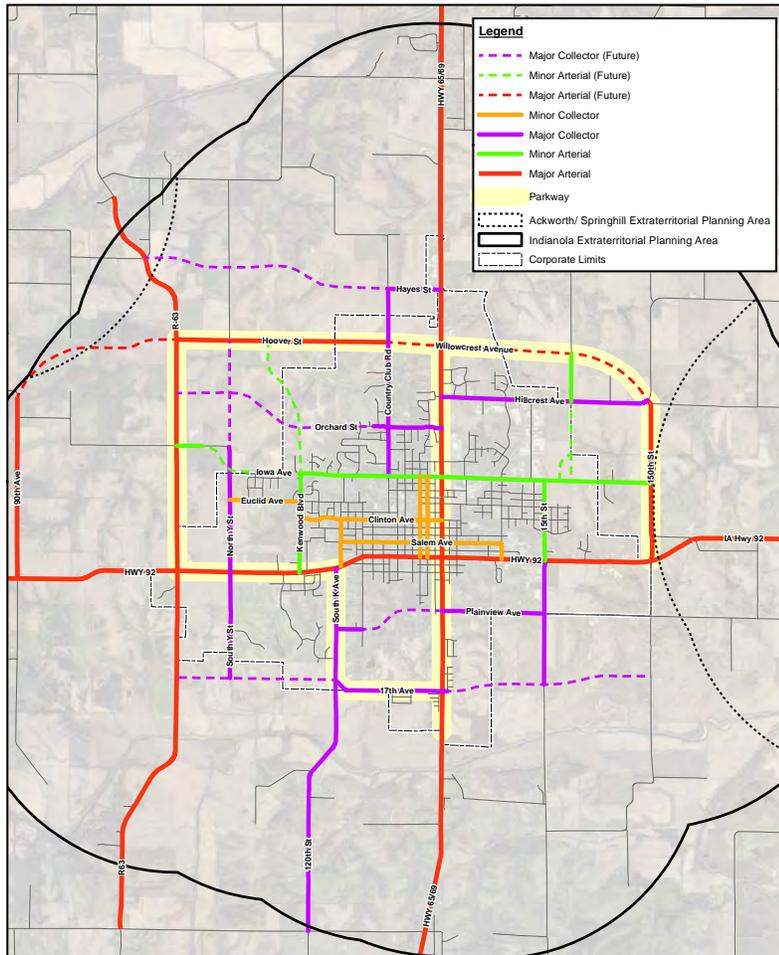
**EXPAND THE VARIETY OF HOUSING TYPES.**

# TRANSPORTATION

## COMPLETE STREETS + INDIANOLA PARKWAYS



## FUTURE STREET NETWORK



## TRANSPORTATION GOALS

### MOBILITY OPTIONS

Enable all ages and abilities to move about the city without their own vehicle.

DEVELOP NON-MOTORIZED CONNECTIVITY FOR TRANSPORTATION PURPOSES.

SUPPORT MOTORIZED TRAVEL WITHOUT INDIVIDUAL MOTORIZED VEHICLE OWNERSHIP.

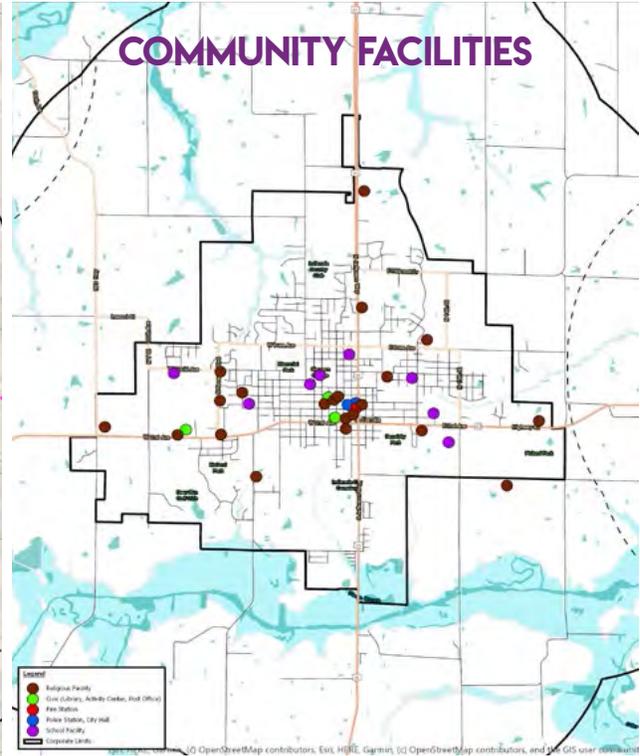
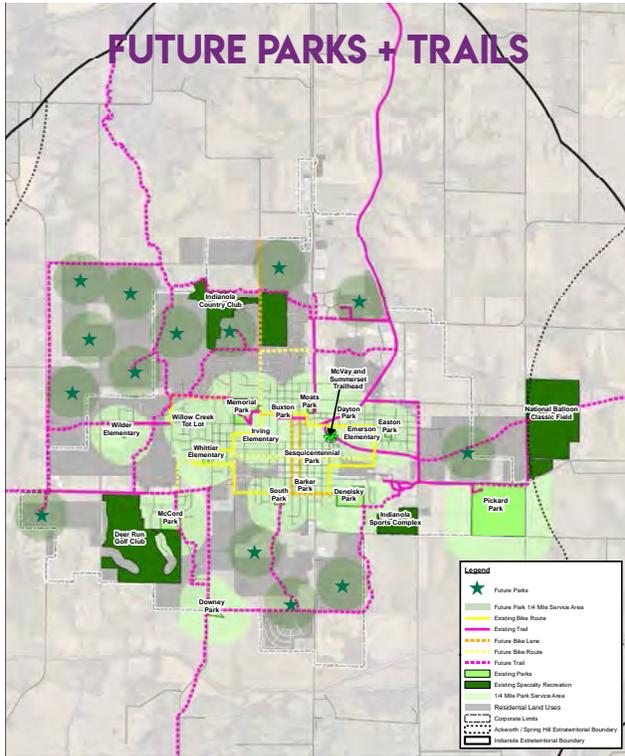
### STREET NETWORK

Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community character.

EVALUATE EXISTING ROADWAYS AND MAKE NECESSARY IMPROVEMENTS.

PROMOTE DEVELOPMENT OF A GRID STREET NETWORK.

USE THE STREET DESIGN TO ESTABLISH A CHARACTER FOR THE CITY AND NEIGHBORHOODS.



## COMMUNITY SERVICES GOALS

### EDUCATION

Provide high quality education at all levels for all members of the community.

OFFER TRADE SERVICE TRAINING, CERTIFICATION AND ADVANCED EDUCATION OPTIONS.

INCREASE COLLEGE PREPARATORY COURSES AND OPPORTUNITIES OFFERED AT LOCAL SCHOOLS.

DEVELOP A LOCAL JOB SHADOW PROGRAM PARTNERING BUSINESSES AND STUDENTS.

### COMMUNITY SERVICES

Continually aim to improve community services.

IMPROVE AND EXPAND LOCAL LIBRARY FACILITIES AND OPERATIONS.

MAINTAIN A HIGH LEVEL OF COMMUNICATION WITH THE COMMUNITY.

ENSURE THAT THE HEALTH NEEDS, BOTH PHYSICAL AND MENTAL, OF ALL RESIDENTS ARE BEING MET.

### PARKS & RECREATION

Provide high quality parks and recreation amenities for all residents of all ages and abilities.

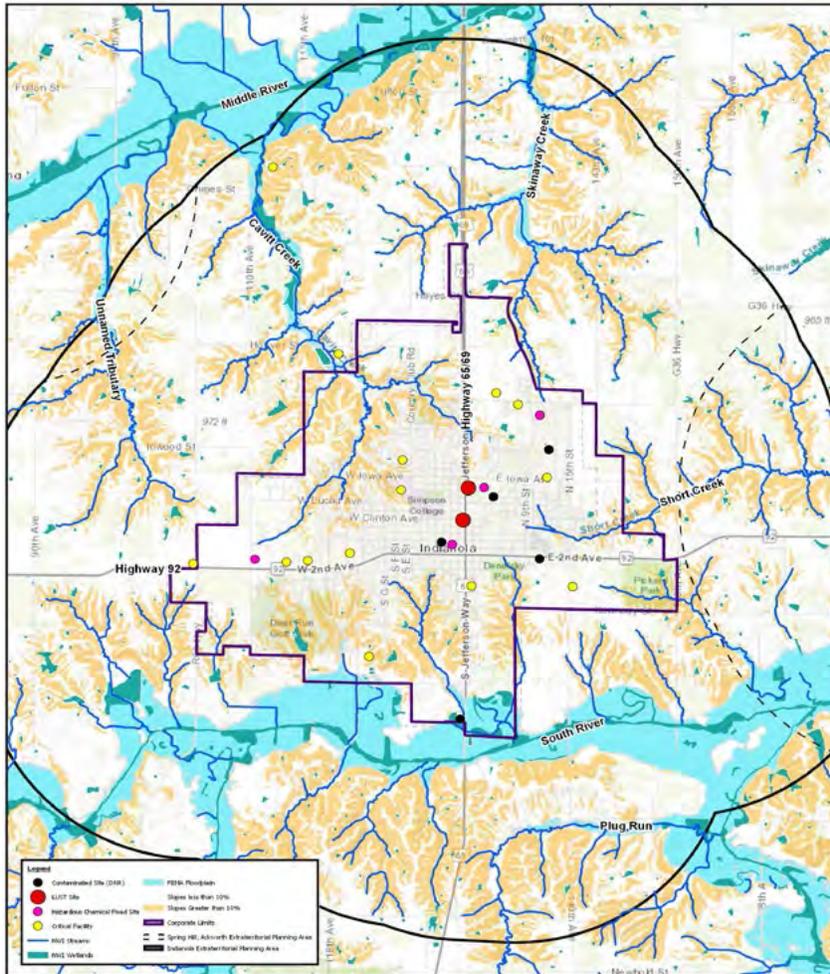
MAINTAIN AND IMPROVE EXISTING PARK AMENITIES AND ADD AMENITIES TO NEW PARKS.

CONNECT THE EXISTING AND FUTURE PARK SYSTEM WITH RECREATIONAL TRAILS.

ADD NEW PARK SPACE CONCURRENT WITH NEW RESIDENTIAL DEVELOPMENT.

# THE ENVIRONMENT & SUSTAINABILITY

## ENVIRONMENTAL CONSTRAINTS



## THE ENVIRONMENT & SUSTAINABILITY GOALS

### RENEWABLE ENERGY

Promote the use of renewable energy sources.

REDUCE GREENHOUSE GAS EMISSIONS.

PROMOTE RENEWABLE ENERGY PRODUCTION SUCH AS SMALL SCALE WIND AND SOLAR.

### SUSTAINABLE DEVELOPMENT & GREEN INFRASTRUCTURE

Promote sustainable building development and green infrastructure.

PROMOTE SUSTAINABLE DEVELOPMENT PRACTICES.

## NATURAL RESOURCE PRESERVATION

Preserve and restore natural resources and wildlife habitats.

PROTECT WETLANDS, PRAIRIES, STREAM CORRIDORS, AND OTHER WILDLIFE HABITAT.

EXPAND URBAN TREE CANOPY.

DISCOURAGE SPRAWL AND DEVELOPMENT OF OPEN SPACE AND AGRICULTURAL LAND.

## HAZARD MITIGATION & RECOVERY

Reduce the negative effects of hazards and the improve the response and recovery time of hazards.

REDUCE THE EXTENT OF PROPERTY LOSSES ON PROPERTIES WITH CURRENT AND FUTURE DEVELOPMENT AND REDUCE THE LIKELIHOOD OF PERSONAL INJURY OR LOSS OF LIFE (ADAPTED FROM WARREN COUNTY HAZARD MITIGATION PLAN).

IMPROVE PUBLIC RESPONSE TO HAZARDS AND MAKE RECOVERY EASIER (WARREN COUNTY HAZARD MITIGATION PLAN).

## COMMENTS RECEIVED

The following comments were received during the public open house.

### LAND USE & GROWTH MANAGEMENT

- > More industrial north of Hillcrest. Encourage industrial development/growth – Wilder to Whittier via Kenwood, north to Iowa. Complete Willowcrest/Hoover to Hwy 65.
- > Need to be careful we don't discourage industry/commercial development with too many rules.
- > I am very concerned about planned medium to high density residential in the far northwest quadrant. I think the natural development in that direction will be higher dollar single-family units.

### ECONOMIC DEVELOPMENT

- > How much of North Howard is being considered as community gathering space? Just the downtown portion of a good portion north as well? Some residents on street already concerned with sharing a large area with Simpson housing.

### HOUSING & NEIGHBORHOODS

- > Please consider history of current developments when corporation wishes to build more, ongoing trend with certain housing developers.
- > Affordable housing but beware of too much low-income housing. Already enough in northeast corner of town.
- > Encourage renovation and restoration of older homes and buildings. Keep them viable and a valuable part of the housing options. New is fine, but "old" is important too.

### TRANSPORTATION

- > City streets need some attention before the streetscape plan is paid for.
- > Complete streets – Love seeing a plan for traffic flow that is planned out! Please consider when adding brand new streets, especially the arterials – please place 10' sidewalks along both sides of the street! Will greatly increase excitement for future plans! No "bare" streets without any sidewalk like we put in from Highway 92 to Euclid on Y Street!
- > Ensure that pedestrian areas are wheelchair friendly, not just at minimum requirements, but actually welcoming. Make it seamless for everyone, not "the back way" or different paths, etc. Make it work for everyone.
- > I would suggest street signs (names of streets) be more prominent (larger) or even lighted. Streetscapes should allow for snow removal.

### COMMUNITY SERVICES

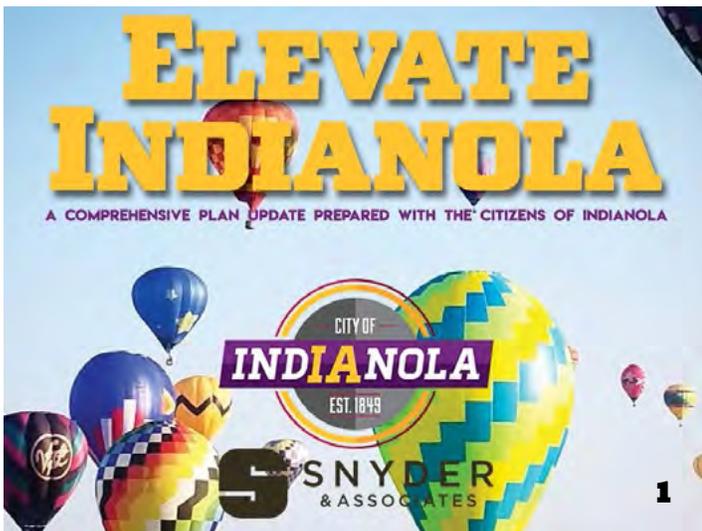
- > I'm glad to see the proposed parks in the north part of the city. Maybe we should tie park property to developers?
- > Increase trail maintenance budget to match the need to fix current trails to their top level and maintain them for years to come. Work with Carlisle to push for funds to connect the Summerset Trail to Des Moines Trails. This will flood Indianola with bike tourism and increase economic development.

- > The northeast part of town is very lacking in a park development. This was really brought to light during the Kading property discussion. Seeing it on a map really enforces the need for a nice park there.
- > Yes, please keep plan for parks and trails!!

## JOINT CITY COUNCIL AND PLANNING & ZONING COMMISSION MEETING

A Joint City Council and Planning & Zoning Commission Meeting was held on Wednesday, January 15, 2020, to present the final draft of the Comprehensive Plan.

The following images are the slides from the presentation given at the meeting.



ELEVATE INDIANOLA

**PROJECT TIMELINE**

FEB 2019	FEBRUARY 4: Begin process
MAR	
APR	APRIL 2: Project Management Team Meeting 1 APRIL 26: Simpson Online Survey Opened APRIL 29: Open House at Simpson College
MAY	MAY 29: Simpson Online Survey Closed MAY 29: Downtown Historic Tour
JUN	JUNE 6: Tunes & Treats & Talk Public Engagement Event JUNE 12: Project Management Team Meeting 2 JUNE 24: Online Public Survey Opened
JUL	JULY 27: Balloon Classic Parade Public Engagement Event
AUG	AUGUST 19: Online Public Survey Closed AUGUST 27: Project Management Team Meeting 3
SEP	
OCT	OCTOBER 22: Public Open House of Draft Plan
NOV	NOVEMBER 12: Public Comment Period Over
DEC	
JAN 2020	JANUARY 15: Final Plan Presentation
FEB	FEBRUARY: Adoption

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ELEVATE INDIANOLA

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INDIANOLA COMPREHENSIVE PLAN



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2019 CITY SQUARE MASTER PLAN ..... 28

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ELEVATE INDIANOLA

## WHAT IS A COMPREHENSIVE PLAN?

**A GUIDE FOR DECISION MAKERS**

A long-range policy manual to guide decisions about the development of a community

**A LEGAL BASIS FOR LAND USE REGULATIONS**

Under Iowa Code Section 414, zoning regulations must be established in accordance with a comprehensive plan

**A COMMUNITY'S VISION FOR THE FUTURE**

Represents the community's vision for the future and is therefore heavily dependent on public engagement

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ELEVATE INDIANOLA

## PUBLIC ENGAGEMENT FEEDBACK

Open House and Online Survey - April through May 2019

**SIMPSON STUDENTS**



**30 STUDENTS PARTICIPATED IN PERSON, 142 COMPLETED AN ONLINE SURVEY**

**PRIORITY FACTORS FOR WHERE TO LIVE**

Career Opportunities	13
Affordability	14
Culture & Entertainment	17
Family	16
Health	17
Weather & Climate	11
Other	1

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ELEVATE INDIANOLA

# PUBLIC ENGAGEMENT FEEDBACK

Tune & Treats - June 6, 2019

## RETIREEES - TUNES & TREATS



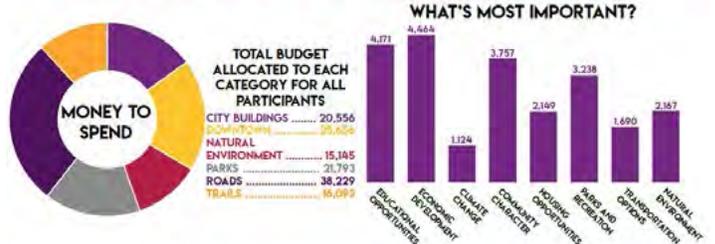
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ELEVATE INDIANOLA

# PUBLIC ENGAGEMENT FEEDBACK

June 24 – August 19, 2019 – ~10.2% of population; ~13.7% of ages 20 and over

## METROQUEST ONLINE SURVEY - 1,635 PARTICIPANTS



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ELEVATE INDIANOLA

# VISION STATEMENT

*Indianola will be known for high-quality education, a thriving business economy, enriching amenities, and small-town character*

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INDIANOLA COMPREHENSIVE PLAN



## COMMUNITY PROFILE

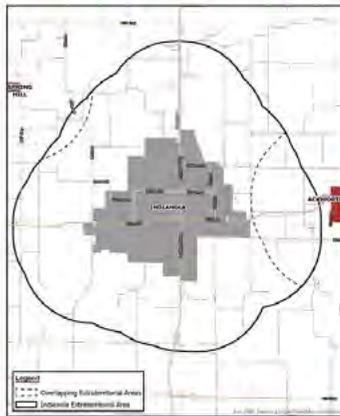
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ELEVATE INDIANOLA

# EXTRATERRITORIAL JURISDICTION



City of Indianola = approximately 11.3 square miles

- Extraterritorial planning area
  - 2 miles buffer around corporate limits
  - ~55 square miles

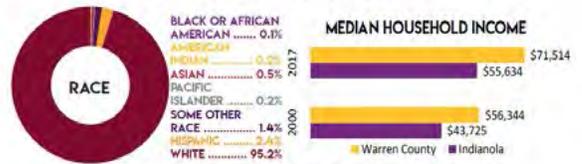
Iowa Code Section 414.23:

"The powers granted by this chapter may be extended by ordinance by any city to the unincorporated area up to two miles beyond the limits of such city, except for those areas within a county where a county zoning ordinance exists."

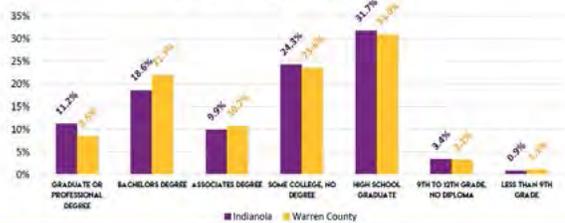
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ELEVATE INDIANOLA

# DEMOGRAPHICS

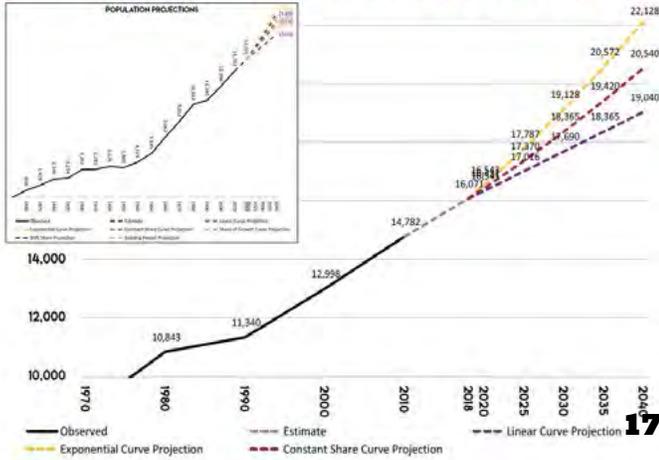


## EDUCATIONAL ATTAINMENT (2017)



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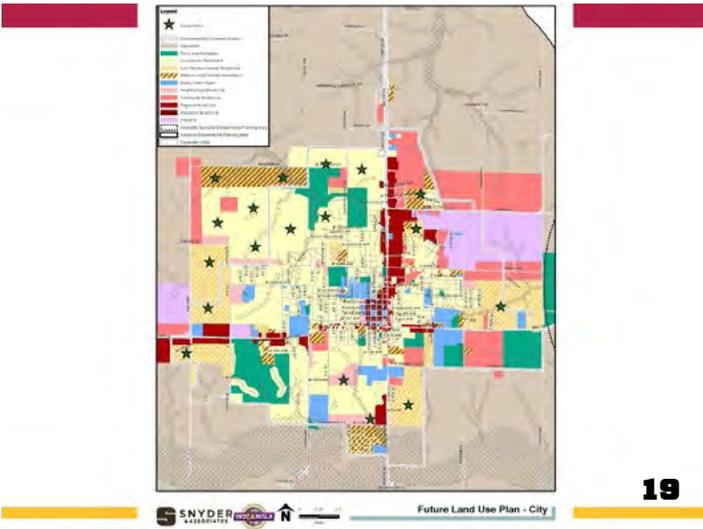
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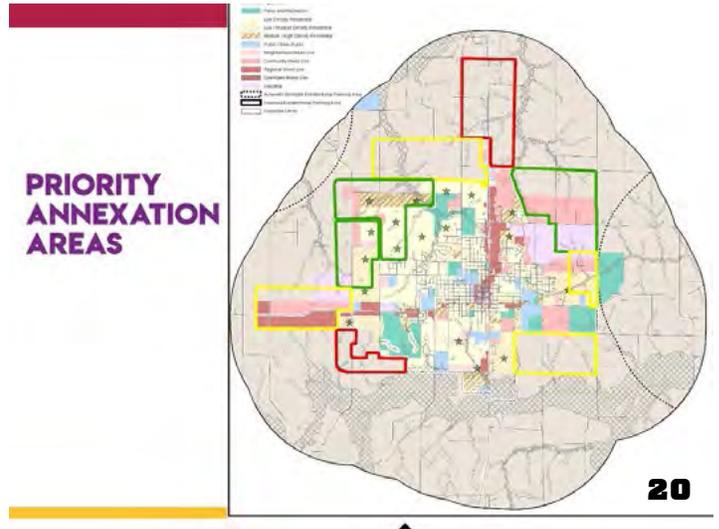
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### LAND USE & GROWTH MANAGEMENT

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ELEVATE INDIANOLA	
CLASS	DESCRIPTION / PERMITTED USES
LOW DENSITY RESIDENTIAL	1-5 dwelling units per gross acre
	<ul style="list-style-type: none"> <li>Single-family detached dwellings</li> <li>Accessory dwelling units (not included in the density calculation)</li> <li>Innovative/non-traditional single family forms may be allowed if compatibility standards are met</li> <li>Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review</li> <li>Parks, open spaces, and trails</li> </ul>
LOW / MEDIUM DENSITY RESIDENTIAL	Up to 15 dwelling units per gross acre May incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open spaces, and trails
MEDIUM / HIGH DENSITY RESIDENTIAL	Up to 25 dwelling units per gross acre May incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), and multi-family (condos and apartments), and student housing Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Businesses that primarily serve residents may be incorporated if compatibility standards are met through a conditional use review Parks, open space, and trails

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ELEVATE INDIANOLA	
CLASS	DESCRIPTION / PERMITTED USES
NEIGHBORHOOD MIXED USE	Low-density residential uses (all uses as listed herein) Limited retail, office, personal and business services, and similar commercial uses, necessarily of a small scale and low impact Small-scale overnight accommodations (e.g. bed and breakfast) Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails
COMMUNITY MIXED USE	Low/medium density residential uses (all uses as listed herein) Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses Overnight accommodations Automobile-oriented uses may be allowed if compatibility standards are met through a conditional use review Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails
REGIONAL MIXED USE	Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale May incorporate multi-family residential uses up to 25 dwelling units per gross acre, if compatibility standards are met through a conditional use review Automobile-oriented uses Overnight accommodations Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails
DOWNTOWN MIXED USE	Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, necessarily of a small scale Includes residential uses on second floors or above Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails

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ELEVATE INDIANOLA

## ECONOMIC DEVELOPMENT GOALS & OBJECTIVES

**ED-1: ATTRACT, RETAIN, AND EXPAND COMMERCIAL AND INDUSTRIAL BUSINESSES.**  
**ED-1-A:** Establish a business-friendly environment.  
**ED-1-B:** Proactively seek new businesses that will diversify and strengthen the local economy.

**ED-2: ENCOURAGE AND SUPPORT LOCAL BUSINESSES.**  
**ED-2-A:** Use citywide marketing to promote tourism and local businesses.  
**ED-2-B:** Encourage entrepreneurship and support of local business development.  
**ED-2-C:** Review zoning codes and ordinances, particularly as they relate to signage, parking, outdoor sales and storage, outdoor seating, permitted/conditional uses, and architectural guidelines, to ensure they are up-to-date with the current development best practices. (*Downtown Assessment Visit Report*)

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ELEVATE INDIANOLA

## ECONOMIC DEVELOPMENT GOALS & OBJECTIVES

**ED-3: MAKE THE DOWNTOWN SQUARE A VIBRANT AND ACTIVE RETAIL NODE.**  
**ED-3-A:** Create a downtown identity and unique sense of place.  
**ED-3-B:** Develop the downtown streetscape described in the *City Square Master Plan (aka Streetscape Plan)*  
**ED-3-C:** Use special events to draw people to the square.  
**ED-3-D:** Support an ongoing downtown business association.

**ED-4: ENHANCE AND STABILIZE THE HISTORIC VALUE OF THE DOWNTOWN SQUARE AND HISTORIC BUILDINGS CITYWIDE.**  
**ED-4-A:** Offer programs for building maintenance, restoration, preservation, and revitalizations.  
**ED-4-B:** Enhance physical connections with adjacent buildings and neighborhoods.

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ELEVATE INDIANOLA

## SOME BIG IDEAS - DOWNTOWN SQUARE

You've already got it!

- Historic value (need to enhance)
- Downtown Assessment Report
- City Square Master Plan (Streetscape Plan)

Consolidate Square associations

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INIANOLA COMPREHENSIVE PLAN

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ELEVATE INDIANOLA

## HOUSING ANALYSIS

Income Range	% of City Median	Affordability (Monthly Payment)	# Households in Each Range	Est. Value of Home they can afford (purchase)	Value of Owner Units	# of Owner Units	Est. Monthly Rent they can Afford	# of Renter Units	Total Units	Balance
\$0-24,999	45%	\$583	1,166	\$99,999	\$0-\$99,999	573	\$0-\$60	544	1117	-69
\$25,000-49,999	90%	\$1,167	1,600	\$199,999	\$100,000-\$199,999	2,391	\$60-\$1,100	1,086	3477	1,877
\$50,000-74,999	135%	\$1,750	1,256	\$299,999	\$200,000-\$299,999	768	\$1,101-\$1,700	227	990	-266
\$75,000-99,999	180%	\$2,333	762	\$399,999	\$300,000-\$399,999	229	\$1,701-\$2,300	25	254	-508
\$100,000-149,999	270%	\$3,500	790	\$499,999	\$400,000-\$499,999	28	\$2,301-\$3,500	37	65	-725
\$150,000 +			454	\$500,000+	\$500,000 +	40	\$3,500+	47	87	-367

**HOUSING BY VALUE (2017)**

**AGE OF HOUSING UNIT (2017)**

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## HOUSING & NEIGHBORHOODS GOALS & OBJECTIVES

**HN-1:** PROVIDE A VARIETY OF ATTRACTIVE HOUSING OPTIONS FOR RESIDENTS, ACCOMMODATING ALL INCOME LEVELS IN ALL STAGES OF LIFE.

- HN-1-A:** Increase the availability of housing targeted toward households earning more than the city's median income.
- HN-1-B:** Ensure that the housing stock is safe and attractive.
- HN-1-C:** Expand the variety of housing types.

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### EXAMPLES OF VARIOUS HOUSING TYPES



## SOME BIG IDEAS - HOUSING

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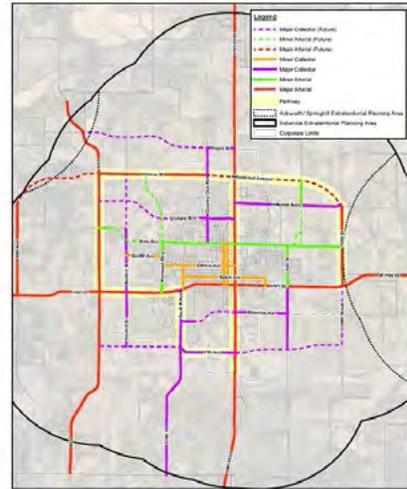


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## TRANSPORTATION

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## SOME BIG IDEAS - TRANSPORTATION

- Trees
- Medians
- Trails and/or Bike Lanes
- Landscaped berms
- Specialized and consistent lighting
- Pedestrian crossings
- No direct single-family or two-family residential driveways
- Restricted intersection at least 450 feet.
- Parking lots – landscape
- Limit the mass of large buildings



## COMPLETE STREETS AND PARKWAYS

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## TRANSPORTATION GOALS & OBJECTIVES

**TR-1:** ENABLE ALL AGES AND ABILITIES TO MOVE ABOUT THE CITY WITHOUT THEIR OWN VEHICLE

- TR-1-A:** Develop non-motorized connectivity for transportation purposes
- TR-1-B:** Support motorized travel without individual motorized vehicle ownership

**TR-2:** CONTINUE TO EXPAND AND IMPROVE THE STREET NETWORK TO IMPROVE TRANSPORTATION SAFETY, EFFICIENCY, EQUITABLE MOBILITY, AND ESTABLISH COMMUNITY CHARACTER

- TR-2-A:** Evaluate existing roadways and make necessary improvements
- TR-2-B:** Promote development of a grid street network
- TR-2-C:** Use the street design to establish a character for the city and neighborhoods

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INIANOLA COMPREHENSIVE PLAN  
 Prepared by: Anderson Park & Recreation Department



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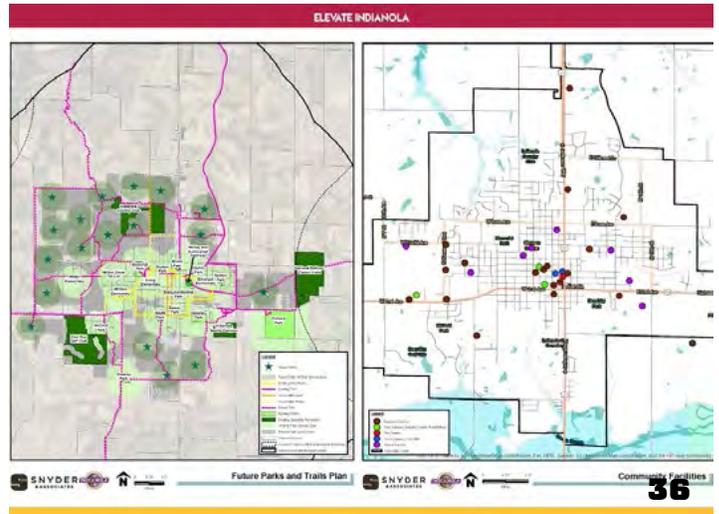
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**COMMUNITY SERVICES** **35**



ELEVATE INDIANOLA

## COMMUNITY SERVICES GOALS & OBJECTIVES

**CS-1: PROVIDE HIGH QUALITY EDUCATION AT ALL LEVELS FOR ALL MEMBERS OF THE COMMUNITY**

- CS-1-A:** Ensure that high school students are prepared for college, post-secondary training, or the workforce
- CS-1-B:** Enrich the workforce
- CS-1-C:** Promote and accommodate lifelong learning

**CS-2: CONTINUALLY AIM TO IMPROVE PUBLIC COMMUNITY SERVICES**

- CS-2-A:** Improve and expand local library facilities and operations
- CS-2-B:** Maintain a high level of communication with the community
- CS-2-C:** Ensure that the health needs, both physical and mental, of all residents are being met
- CS-2-D:** Ensure that public utilities are sufficient to serve existing and future needs

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## COMMUNITY SERVICES GOALS & OBJECTIVES

**CS-3: PROVIDE HIGH QUALITY PARKS AND RECREATION AMENITIES FOR ALL RESIDENTS OF ALL AGES AND ABILITIES.**

- CS-3-A:** Maintain and improve existing park amenities and add amenities to new parks
- CS-3-B:** Connect the existing and future park system with recreational trails
- CS-3-C:** Provide park space at a rate of 16 acres per 1,000 population and located within a ¼ mile walk of every resident

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ELEVATE INDIANOLA

## SOME BIG IDEAS – COMMUNITY SERVICES

- Education / Workforce**
  - mentoring, networking, childcare
- Library Services**
  - accommodate entrepreneurship
- City Communications**
  - ongoing and continual improvement
- Parks**
  - Within a quarter-mile walk of every resident
  - Maintain 16 acres of parkland per 1,000 population
  - Connect parks with the trail system
  - Splash pad

Per the NRPA, median park acreage for populations less than 20,000 is 11.8 acres/1000

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INIANOLA COMPREHENSIVE PLAN



**CHAPTER 8: THE ENVIRONMENT & SUSTAINABILITY**

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## THE ENVIRONMENT & SUSTAINABILITY GOALS & OBJECTIVES

### ES-1: PROMOTE THE USE OF RENEWABLE ENERGY SOURCES

**ES-1-A:** Reduce greenhouse gas emissions

**ES-1-B:** Promote renewable energy production such as small scale wind and solar

### ES-2: PROMOTE SUSTAINABLE BUILDING DEVELOPMENT AND GREEN INFRASTRUCTURE

**ES-2-A:** Promote sustainable development practices

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## THE ENVIRONMENT & SUSTAINABILITY GOALS & OBJECTIVES

### ES-3: PRESERVE AND RESTORE NATURAL RESOURCES AND WILDLIFE HABITATS

**ES-3-A:** Protect wetlands, prairies, stream corridors, and other wildlife habitat

**ES-3-B:** Expand urban tree canopy

**ES-3-C:** Discourage sprawled urban development of open space and agricultural land

### ES-4: REDUCE THE NEGATIVE EFFECTS OF HAZARDS AND THE IMPROVE THE RESPONSE AND RECOVERY TIME OF HAZARDS

**ES-4-A:** Reduce the extent of property losses on properties with current and future development and reduce the likelihood of personal injury or loss of life (adapted from Warren County Hazard Mitigation Plan)

**ES-4-B:** Improve public response to hazards and make recovery easier (Warren County Hazard Mitigation Plan)

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## SOME BIG IDEAS - ENVIRONMENT AND SUSTAINABILITY

CLASS	DESCRIPTION / PERMITTED USES
ENVIRONMENTALLY SENSITIVE OVERLAY	Consists of 100-year floodplains, slopes of 30% or more, wetlands, and waterways including a 300-foot wide buffer on each side of the stream or creek. Restricts development that would cause the unreasonable or avoidable environmental challenges of the area. This overlay shall not supersede Floodplain Development Regulations.



- Environmental land use overlay district
- Natural Resource Zoning District (potentially overlay)
  - Transfer of Development Rights
- Climate action plan
- Renewable energy sources
- Electric vehicles

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## IMPLEMENTATION PLAN

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### ED: ECONOMIC DEVELOPMENT

## IMPLEMENTATION PLAN

### Leadership, Partners and Resources

### Type of Action

- Policy and Code Amendments
- Tasks
- Capital Improvement Program (CIP)

### Timeline

- **Short-term:** within 5 years
- **Medium-term:** 5-10 years
- **Long-term:** 10-20 years

OBJECTIVE	ACTIVITY	TIME-LINE	TYPE	RESPONSIBLE PARTY	PARTNERS	RESOURCES
<b>GOAL ED-1: ATTRACT, RETAIN, AND EXPAND COMMERCIAL AND INDUSTRIAL BUSINESSES</b>						
ED-1-A-1	Develop new and expand existing relationships with economic development partners, such as colleges, school districts, non-profits, and leaders to provide resources for student business growth.	Short/ Ongoing	Task	Chamber/ CEO	Grassroots, Schools	City staff time
ED-1-A-2	Identify economic development needs to satisfy market demands.	Short/ Ongoing	Task	Chamber	CEO	Economic, BID
ED-1-A-3	Develop financial incentives to support business development.	Short/ Ongoing	Code/ Policy	CEO	Chamber	EDA
ED-1-A-4	Review job development and business licensing procedures to identify opportunities to streamline application and reduce review timelines.	Short	Code/ Policy	CEO	Chamber, Developers	City staff time
ED-1-A-5	Use land use and zoning regulations in a variety of corridors, including main corridors and home-based businesses, to attract diverse business.	Medium	Code/ Policy	CEO	Chamber	City staff time
ED-1-A-6	Maintain use of landscaped buffers between incompatible land uses.	Ongoing	Code/ Policy	CEO	Businesses	City staff time
ED-1-A-7	Develop a code that sets architecture and urban design to establish compatibility between existing and future land use.	Short	Code/ Policy	CEO	Chamber	University

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## SOME BIG IDEAS - IMPLEMENTATION

The Implementation Plan is a working document – the timeline, parties, partners, and resources may change.

Review annually and issue a public report assessing accomplishments and identifying roadblocks.

If needed, make modifications to future land use, goals, objectives, and actions through a public process with justification.

While the Community Development Department is the “keeper” of the document, there are multiple “responsible parties.”

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## WHAT'S NEXT?

Planning & Zoning Commission Recommendation

- February 11, 2020

City Council Adoption

- February 18, 2020

then, **Start Implementing!**



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