



Ward Meetings - Questions/Answers
Update December 17, 2020

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Q. How do residents request extra traffic enforcement in a neighborhood?

A. *Residents should call the non-emergency phone number for the Police Department at (515) 961-9400.*

Q. What are the plans for future parks in northern Indianola?

A. *The newly adopted Comp Plan identifies general areas for future parks. Also, as part of the Comp Plan recommendations, work has already begun on updating various land use and development codes. One such topic being considered is for “park land dedication”. This type of regulation would place a requirement on a developer to incorporate a park in the proposed development. Lastly, as part of the development process for the FY22 budget, the Parks and Recreation Department will be submitting a budget proposal to evaluate needs for current parks, as well as amenities and community wishes for future parks.*

Q. When do you expect to have building code updates completed?

A. *The City’s building codes were updated last June after a thorough review. Additionally, following the adoption of the City’s updated Comp Plan, work began on the process to review and update many of the City’s land use and development related code, such as zoning, signage, site plan, subdivision and tree preservation regulations, to name a few. An important part of this process has involved interviews with residents, developers, contractors and other key stakeholders. It is anticipated proposed changes pertaining to zoning and site plan regulations will come forward to the Planning and Zoning Commission in late winter/early spring, with the remaining proposals to be completed in Fiscal Year 2021-22 (a fiscal year runs from July 1, 2021 to June 30, 2022).*

Q. Is there an update on the 55+ community that is proposed directly north of Kading? There appears to be a for sale sign back on the property of the proposed senior housing community. It has been there for a few months.

A. *The senior housing development on N Ninth Street is still moving forward. This project will take up about 3.5 acres of the property’s 12 acres. The owners have indicated that the remaining acres are available for sale and is the reason for the realty sign. The subject property was rezoned in June of this year, and the developer has been working on other approvals through the State to move this project forward. Currently, the developer is working on the design of this project and is expected to submit to the City a subdivision plat, site plan and building permit in the coming months.*



Q. At what point does the City do a traffic impact analysis study for proposed development(s)?

- A. *Generally, a traffic impact analysis study is required from a new residential or commercial development, when it exceeds the thresholds for traffic volume. The traffic volume thresholds generally vary from 1,000 Vehicles per day (VPD) to 2,000 VPD (or) 100 Vehicles per hour (VPH) to 150 VPH. None of the City's recent developments met these thresholds to require a traffic impact analysis study. Having said that, the City constantly monitors the traffic volume data collected by the Iowa DOT. City staff uses this traffic volume data to assess the need for traffic study at specific locations.*

Due to the growth in the northeast quadrant of Indianola, the City conducted an engineering study to assess the infrastructure needs of East Hillcrest Avenue. As a result, the City's five-year capital improvement plan includes improvements on Hillcrest Avenue corridor with new three-lane paved street with integral curb and gutter, improved drainage performance, improved sidewalk connectivity, new trees, improved trail crossing, and a new trail head. The proposed improvements will improve traffic operations and safety to meet increasing traffic and pedestrian demand in the north-east side of town.

Q. What is the status of the Kading Properties, LLC v. City of Indianola lawsuit?

- A. *The plaintiff in Kading Properties, LLC v. City of Indianola, Iowa submitted a petition withdrawing their first suit against the City. The second case, which was brought forth against the City following the denial of a proposed residential development, remains with an initial hearing date scheduled for January 15, 2021.*

Q. Explain the Hillcrest repaving project.

- A. *The project on Hillcrest Avenue (from North 4th Street to North 14th Street) will result in a new three-lane paved street along with curb and gutter. This is so the roadway can properly handle the traffic volume that travels this roadway, which is a main route for the City's Industrial Park. The scope of this project also has new storm-sewer infrastructure, new sidewalk on one side of the road, new trees, improved trail crossing, and a new trail head.*



Q. Is the City moving Hillcrest from Rural Design to Urban Design? Does that include sidewalks as well?

A. *The existing two-lane undivided roadway on Hillcrest Avenue will be replaced with new three-lane paved street, consisting of 37' wide concrete pavement, with integral curb and gutter. The proposed project will also include sidewalk along one side of the road for the entire scope of the project.*

Q. Other than K Street South of HWY 92 are you looking at paving other streets that are gravel

A. *The only gravel roads included in the five-year capital improvement plan is South K Street, from West 2nd Avenue (Iowa 92) to West 14th Avenue, and East Iowa Avenue from 15th Street ¼ mile east. These projects propose to replace the existing gravel road with a paved street consisting of 31' wide PCC pavement with integral curb and gutter. These projects also plan to include a 10' wide shared use path along one side of the road, streetlight replacement, and the addition of trees along the shared use path. The East Iowa Avenue project was awarded a grant (approximately \$450,000) from the US Economic Development Agency which offsets ½ of the construction costs to the City.*

Q. Does the City's version of the 2018 International Building Code include all of Section 423 regarding Storm Shelters in Police/Fire facilities as well as new school construction?

A. *Section 423 applies to Class E (educational) occupancies. This section was adopted by the City as part of its code updates this past June with a few amendments. Those amendments can be found on at:*

https://codelibrary.amlegal.com/codes/indianolaia/latest/indianola_ia/0-0-0-3919

In summary, the amendments lessened various mechanical, electrical, plumbing and fire requirements in shelters, as well as reduced the sq. ft. of space required per person. The amendments also clarified that shelters are not needed when buildings, not occupied by students, are added to schools, such as stadiums, garages, etc. The amendments made included portable buildings at schools, such as trailers used for classrooms to be included. Overall, the amendments were made to lower costs to schools, while keeping occupants safe.

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Q. Will the new admin/police/fire building include a storm shelter?

A. *City Hall, Police and Fire Stations are considered Class B (business) occupancies and are not subject to the requirements of Section 423. This project is still in the very early planning stages. The City, as with any other building proposal, will be subject to all applicable adopted life safety codes when buildings are designed and constructed.*

Q. Do we have any preliminary census numbers?

A. *Preliminary information has not yet been received from the Census. The City anticipates these numbers will be received no later than April 1, 2021.*

Q. If Indianola has a population over 15,000 what new services does the City have to provide?

A. *The City anticipates a population over 16,000 with the 2020 Census. As such, we have already begun the process of looking at a rental inspection program, which is something the State of Iowa mandates for any town over a population of 15,000. The Fiscal Year 2022 budget proposal will reflect these changes.*

Q. As you look at road replacement, will poorer roads have core samples be taken to see if the substrate is adequate for options other than repaving? Is 15th north of Iowa to be paved at least to the end of the current development as well or left as gravel?

A. *A geotechnical engineering study is performed on all pavements prior to reconstructing them. As a part of this study, pavement core samples are collected in various locations along the pavement to determine the pavement structure and subsurface conditions of road. For instance, a geotechnical analysis will be completed prior to paving the new concrete on East Iowa Avenue.*

15th Street, located north of Iowa Avenue, is not included in the scope of the upcoming construction project for East Iowa Avenue. The pavement on 15th Street will remain as gravel because the primary access to the new development for Missouri Valley will be on 17th Street, which has been recently paved as a part of the site development plan.



Q. Should the County move their maintenance facility what does the comprehensive plan call for the development of that area?

A. *The comprehensive plan envisions this area, as well as the City's facility, as Community Mixed Use. Community mixed use includes low/medium density residential uses, retail, office, restaurants, bars, personal and business services, overnight accommodations, and parks, open space, and trails.*

Q. Are you saying the County yard area will stay commercial or industrial?

A. *There have been no discussions within the last few years between the City and County on moving this facility. The land is currently zoned in the M-2 General Industrial zoning district. As mentioned above, the comprehensive plan envisions this area, as well as the City's facility, as Community Mixed Use.*

Q. Any talk on what to do with the joint fuel facility should the County move the yard?

A. *There have been no conversations between the City and any other entity on moving this facility.*

Q. Who has the responsibility to remove snow/ice on the west sidewalk adjacent to the creek?

A. *All adjacent property owners are responsible for removing snow off of their sidewalks within 48 hours after snowfall has ended. If citizens notice a sidewalk that has not been cleared within 48 hours, they can file their complaint online at <https://www.indianolaiowa.gov/FormCenter/Public-Service-Request-Forms-12/Request-Complaint-Notification-Form-81>, or by calling the Community Development Department at (515) 961-9430.*

Q. What is the status on replacing trees that were removed when highway 92 was renovated?

A. *IDOT has approved the City's request for a reimbursement agreement for planting 21 trees on the north side of highway 92 from South Y Street to the Activity Center. This agreement was approved by City Council on December 7. Staff will be issuing bids this winter for the planting of the trees to take place in the spring of 2021.*



Q. As you drive into Indianola it's important that we make a great first impression. Could we discuss how to improve signage on the west side?

- A. *The City is currently undertaking a project to update various City Codes. One of the codes that will be updated is the City's sign code. The City is phasing in these updates, and it is anticipated that the sign code will be reviewed starting in the summer of 2021 and wrapping up in the winter/spring of 2022.*

In addition to this work, the City has been in discussions with the owners of the West Road center about the appearance of the facility. Recently, a new sign was installed at the west entrance.

Lastly, the new Comprehensive Master Plan update identified several branding actions to be taken by the City, which includes updated signage, logo, wayfinding etc. A preliminary design concept was completed about two years but is not yet incorporated into the City's multi-year Capital Improvement Program. This is due to several other higher priority infrastructure projects. As the City continues to make progress on the action items identified by the Comp Plan and other identified costly priorities, this will be analyzed regularly as part of the annual budget process.

Q. Is South G Street in the long-term improvement plan?

- A. *South G Street is not in the five-year capital improvement plan. The City recently completed a pavement condition index of all the streets in Indianola, where the condition of pavement on South G Street was shown to be in good condition. The five-year capital improvement plan for streets is determined based on several factors such as pavement condition, functional classification of the roadway, and traffic volume.*

Q. Does the streetscape project include removing globe streetlights extending out from the square and Buxton Park to comply with dark sky standards?

- A. *This project is still in the design stage. As of this point in the design stage, replacing these streetlights is proposed along Salem and Ashland. Depending on how favorable the bids are for this project, Buxton and Howard may also be considered with this project.*





Q. Could we specifically ask IDOT why the HWY 92 R63 intersection had a flashing light prior to Hwy 92 renovation, could we ask to have the flashing light replaced?

- A. City staff will reach out to the Iowa Department of Transportation (IDOT) to request for a flashing light. Since the Highway 92 falls under the jurisdiction of the IDOT, any changes or improvements must be approved by the IDOT.

Flashing beacons are generally used to warn drivers of unusual conditions and only when they are warranted by federal guidelines. These guidelines may be warranted where traffic or physical conditions do not justify conventional traffic signals, but where high crash rates indicate a special hazard. Around 2015, IDOT reconstructed portions of Highway 92, which included increasing the turn lane capacity at the intersection of Highway 92 & County Road R63. It is believed that IDOT removed the flashing as a result of these improvements.

It is also worth noting that in response to a request from the City for stop signs, IDOT recently completed a traffic study at the intersection of IA 92 and County Road R63. IDOT indicated that the intersection does not meet the warrants for either an all-way stop or a traffic signal. The traffic volumes and the number of crashes at this intersection is substantially lower than the requirements for a traffic signal or an all-way stop.

Q. Can the City do anything about staggering Highway 92 traffic better on the west side of town? (Stop lights)

- A. Since the Highway 92 falls under the jurisdiction of the IDOT, any changes or improvements must be approved by the IDOT.

IDOT will authorize a traffic signal only when it meets the federal guidelines for various data points, which includes traffic volumes and accident history.

A study is currently underway of the traffic signal at Highway 92 and Buxton.

Residents may request a traffic signal warrant study for specific locations. While the City does not have jurisdiction, the City will relay on such requests. Residents should call Public Works at (515) 961-9415.



Q. Will bike trails be taken off streets (more level—along waterways) and connected all parts of town?

A. *The City Council will be asked to adopt the updated Trail Master Plan at the December 21 City Council meeting. The Parks and Recreation Commission identified 4 priorities to guide development of the plan;*

- *Make Indianola more walkable*
- *Connect to schools and public places*
- *Provide opportunities for recreation*
- *Regional connections outside of Indianola*

The proposed plan does include trails in all areas of the city including areas that currently do not have trails in the southwest and southeast sections of the city. A variety of near street trails and others that follow waterways are included in the plan.

Q. Why does S G Street not have storm sewers?

A. *The section of roadway on South G Street with concrete pavement has storm sewer intakes and pipes. However, the section of roadway on South G Street with chip-seal pavement does not have any curb and gutter, where there are only storm sewer pipes crossing the street at low points. Due to high cost associated with new curb and gutter, there are many streets in the City limits that does not have any curb and gutter or storm sewer infrastructure. The City has recently finished a storm water master plan, where South G Street was not recognized in the critical infrastructure requirements. If there are any concerns associated with stormwater flooding on South G Street due to the lack of storm-water infrastructure, then we encourage you to contact Public Works (515) 961-9415.*

