

## Ryan Waller

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**From:** Ryan Waller  
**Sent:** Monday, August 20, 2018 5:24 PM  
**To:** 'Steven Richardson'  
**Cc:** Kelly Shaw  
**Subject:** RE: Blight in my neighborhood

Steve,

Please let your wife know that my wife has also experienced similar date nights! At any rate, thank you for this history. This will be good data to have considered as part of the Comp Plan update and future CIP considerations.

Have a great one!

Ryan

**From:** Steven Richardson <mustangsoa954@gmail.com>  
**Sent:** Monday, August 20, 2018 3:54 PM  
**To:** Ryan Waller <rwaller@indianolaiowa.gov>  
**Cc:** Kelly Shaw <kshaw@indianolaiowa.gov>  
**Subject:** Re: Blight in my neighborhood

Ryan,

Nice meeting you as well and thank you for the taking the time to meet.

After talking with you,

I am curious what happened to the extension of West Boston to Kenwood. My wife and I drove to the end of W. Boston Saturday evening. Great date night, huh? Anyway the lot is still vacant. I did notice the original garage on the 60' wide property on Kenwood was no longer there, which leads me to believe we got that far. I see that resident is using the area as a driveway. The house is a Cape Cod style story and half with dormers.

I also see what you are saying about Cul-de-sacs. We drove to that new street in the new area between South R Street and South K Street. As I mentioned on Friday, when Pete Barry was on the Council he made sure we were all aware of the need to make the radius big enough to allow the largest fire truck to turn around.

Thanks again for the information.

Steve Richardson

On Mon, Aug 20, 2018 at 12:41 PM Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)> wrote:

Hi, Mr. Richardson.

I hope this finds you well. It was great meeting with you last week. As promised, here is an email that covers the points we discussed.

Attached to this email, please find a copy of the Urban Revitalization Plan. This is the document that was amended via the resolution that was previously provided to you. I believe that this is the best way to be responsive to your inquires.

Since Ordinance 1130 was adopted May 11, 1998, the Revitalization Area has included the entire area within the corporate boundaries of the City of Indianola, Warren County, Iowa, and those boundaries have expanded with annexation since the adoption of the Original Plan. Appendix A to this Amended and Restated Plan is a map of the current corporate boundaries of the City of Indianola. The Revitalization Area continues to be defined as the entire area within the corporate boundaries of the City, and any property annexed into the City in the future shall automatically be included in the Revitalization Area as of the effective date of such annexation.

The City adopted the 1998 Citywide Urban Revitalization Plan ("Original Plan") in 1998 via resolution on February 2, 1998. The Original Plan described the Urban Revitalization Area ("Area" or "Revitalization Area") as including the "entire area within the corporate boundaries of the City of Indianola . . .", which Area "shall expand with annexation." Ordinance No. 1130, adopted May 11, 1998, designated the "entire area within the corporate boundaries of the City of Indianola, Iowa" as the Revitalization Area and declared that the Original Plan was adopted. Since that time, the City has adopted resolutions amending the Original Plan in 2002, 2004, 2006, 2008, 2009, 2012, and 2018.

Although the language in this Amended and Restated Plan modifies sections of the Original Plan, as previously amended, the material changes in this Amended and Restated Plan are the following:

- designates the Area as substantially satisfying Iowa Code Section 404.1(2), in addition to Section 404.1(3-5);
- confirms that the Revitalization Area shall continue to include all annexed areas since the Original Plan was adopted; that future property annexed into the City shall continue to be automatically included within the Area upon the effective date of annexation;
- extends the term of the Amended and Restated Plan;
- prohibits any eligibility for exemptions under this Plan for property located within an Urban Renewal Area without specific approval from the City Council; and
- establishes new exemption schedules for property assessed as commercial, residential or multi-residential.

As we discussed, I am not aware of any studies conducted in the past for previous legislative bodies' considerations as part of the Urban Revitalization Plan reviews/updates, but will check with some of the staff now that they are back from vacation. We will also get the map from 2009. Regarding the information contained in the blight assessment, as we discussed, the important aspect of that report is that it provided

information to the legislative body (for their consideration) regarding the predominance of those characteristics that constitute blight (i.e. deteriorated or deteriorating structures, defective or inadequate street layout, incompatible land use relationships etc). It is also important to note that, moving forward, the assessment will be a good resource for the City (especially staff) as we: conduct our code enforcement activities, review/update our comp plan, review/update our land use regulations, and review/process petitions.

Thank you again for the questions.

Have a great day and safe travels.

Ryan

**From:** Steven Richardson <[mustangsoa954@gmail.com](mailto:mustangsoa954@gmail.com)>  
**Sent:** Monday, August 13, 2018 7:43 PM  
**To:** Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>  
**Cc:** Kelly Shaw <[kshaw@indianolaiowa.gov](mailto:kshaw@indianolaiowa.gov)>  
**Subject:** Re: Blight in my neighborhood

Thanks Ryan, I certainly hope you are not still on vacation and answering seemingly redundant questions.

It is pretty clear that incompatible land use is the possible reason my lot is in the blighted area. I say possible because I am still trying to find a map that shows my lot in the blighted area.

The map shown on page 12 of the Blight Assessment Report dated November 2017, does not have my lot in the blight area nor does it show what you mention as the blighted area north of me as being in the blighted area. Can you forward me the map of the area deemed blighted in 2009? I thought in 2008, the change added to the original plan's term and changed the threshold to match state law. In 2009, I thought the change to the plan only added a Sustainable Residential Property exemption schedule. I was on the Council at that time and I certainly do not remember changing the Revitalization Area map, but memories can be tricky things.

I also looked at the November 2017 Report. It mentions incompatible land uses, specifically mentioning the area to the South of me on pages 4 and 5 off the report. I don't see anything mentioned about 6th Street Place and E. Franklin Streets around Dayton Park as being in the blighted area. Can you direct me to where that is in the November 2017 report?

From the other e-mail you answered, and thank you for that, I am to understand the boundaries of the Urban Revitalization Plan were not amended by the Resolution 2018-132, passed this past July? The boundaries are the same as they were in 2009 or earlier and you only amended the taxation schedule for those in the Urban Revitalization Plan Area, correct?

The Heritage Hills plat-is that the land just north of Hillcrest on the west side of 65/69 or the land West beyond the townhomes off of Country Club Road? Glad to see we have someone else opening up some land options.

Thank you for your indulgence.

Steve Richardson

On Mon, Aug 13, 2018 at 7:39 PM Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)> wrote:

Mr. Richardson,

Below is the second response that I referenced in my last email. I hope this information helps.

Have a great evening!

Ryan

**Ryan J. Waller**

City Manager

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From: Steven Richardson <[mustangsoa954@gmail.com](mailto:mustangsoa954@gmail.com)>

Date: Aug 12, 2018 at 7:53 PM

To: Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>

Cc: Kelly Shaw <[kshaw@indianolaiowa.gov](mailto:kshaw@indianolaiowa.gov)>

Subject: Re: Blight in my neighborhood

Hi Ryan,

You certainly could have waited to answer my e-mail. Vacation and family time is a priority! I am sorry to interrupt.

I did not see this e-mail. Since incompatible land uses are part of the blight mentioned in your resolution, and the changes made to the area then put me a blighted area, correct? **THE BOUNDARIES OF THE URBAN REVITALIZATION PLAN HAVE NOT CHANGED. AS NOTED IN THE LAST EMAIL, YOUR PROPERTY HAS BEEN INCLUDED IN THE URBAN REVITALIZATION PLAN SINCE AT LEAST 2009. THE BLIGHT STUDY HAS CONFIRMED EXISTENCE OF BLIGHT IN AREAS OF THE COMMUNITY. YOUR NEIGHBORHOOD WAS IDENTIFIED BY THE CONSULTANT'S STUDY WHERE INCOMPATIBLE USES CONTRIBUTES TO THEIR FINDING.** I was not in a blighted area in the original Urban Revitalization plan.

Also I forgot to ask one other question. At the bottom of page 3 under the tax chart of the FAQ's it mentions 9 acres. Are those a specific 9 acres and if so where would those 9 acres be? **THIS WAS A RECENTLY APPROVED SUBDIVISION - HERITAGE HILLS NEAR THE INDIANOLA COUNTRY CLUB. THE 9 ACRES WAS SUBDIVIDED INTO 17 LOTS.**

Thanks again and sorry to interrupt your vacation

Steve Richardson

On Fri, Aug 10, 2018 at 5:38 PM Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)> wrote:

Good afternoon, Mr. Richardson.

Thank you for your email. I had provided a response on Monday, August 6th at 2:53 pm. In looking at my sent folder it appears to have gone through to you, Mayor Shaw and Finance Director Andy Lent. My apologies if it has not made it through to you.

I'm on vacation and will attempt to resend that message shortly. In that response, as well as the initial response to you it was noted that the consultant that performed the blight study specifically noted incompatibility of land uses (non-residential uses in close proximity to residential uses) as one of the contributing factors in your neighborhood.

The blight study may be found in the agenda packet at the following link at  
- [http://indianolaiowa.gov/AgendaCenter/ViewFile/Agenda/\\_11202017-664](http://indianolaiowa.gov/AgendaCenter/ViewFile/Agenda/_11202017-664).

Again, I will resend the August 6th email as soon as possible.

Have a great weekend.

Sincerely,

Ryan

**Ryan J. Waller**

City Manager

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On Aug 10, 2018 at 4:45 PM, <[Steven Richardson](#)> wrote:

Hi Ryan,

I thank you for sending me the information on the blighted area near where I live. I did respond and said my home is north of E. Euclid. I also asked at that time what were the determining factors to declare the area in which my home lies a blighted area?

Since I had not received a response from you, I went online and pulled off Section 404.1(2) to see what constitutes blight. Based on that Section of the Code I am hoping you can tell me what specifically, in the section of town in which I live, meets one or more of the definitions of blight. The reason I am so interested in this issue is in discussion with some of my neighbors, if we are in a blighted area by State Code definition, we would like to see what we can do to resolve the blight in our area.

I also understand the City had a blight study done and was completed last fall. Could you forward that study to me as well? I would be happy to pay any copy fees if necessary.

Thank you again.

Steve Richardson

611 N. 6th Street Place

Indianola