

## Ryan Waller

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**From:** Shelly Mehmen <shellyrae0508@gmail.com>  
**Sent:** Thursday, September 12, 2019 9:23 AM  
**To:** Ryan Waller  
**Subject:** Kading properties concerns

To who it may concern:

I am writing in regards to the proposed Kading Properties development on N 9<sup>th</sup> St. My family and I reside at 1104 E Madison Avenue, this particular address backs directly up to the proposed site of the Kading Properties development. As I am sure you can relate, this project is not an ideal proposal for a family that is trying to provide a certain quality of life for their children and grandchildren. Not to mention this home is an investment in our families' future: in the past 2 years the value of our property has risen, my greatest concern is that the proposed development will drive down the value of our home, thus greatly decreasing our investment in the future. Our concerns are many, but not limited to: The lack of "use and enjoyment of adjoining properties", our community not being able to provide "convenient, efficient and economical serves" without increasing the numbers of employees to our current municipal utilities and services, this proposal will "unduly increasing congestion on adjacent and surrounding public streets", and on a very personal note this development will "not help to provide or maintain the level of privacy, safety, and comfort that this neighborhood currently provides".

We are looking to the future and the future of Indianola does need an affordable housing development. This community is greatly in need of midlevel affordable homes (\$199,000 – \$299,000), as the lack of these quality homes in Indianola forced us to build at this location 2 years ago. We as tax payers who have come to expect a certain quality of life from our community do not want this, as we feel it will not only effect our quality of life, but will put a greater strain on our cities police department, emergency management departments, street department, and most definitely our school system.

As a former teacher I am well aware of the quality of education that the Indianola School district provides. With such a large influx of families,(I am told that each unit will house 1.5 children) our current schools cannot handle that large of increase in such a short period of time. Whittier is already at capacity. Students would have to be bussed to other buildings, which in turn will cause overcrowding at those buildings. The student to teacher ratio will undoubtedly increase, leading to a poorer level of learning. The only way to maintain a high level of learning, would be to build another elementary school. Which would require a bond issue and even more of a tax burden on our community. Above all of my other concerns this is the greatest, children in the Indianola School District deserve better and tax payers in our community deserve to have a voice in our communities use of its resources.

I am asking without taking up too much of your time, and by not going into too much more detail, for this council to please vote down the proposal for the new development by Kading Properties.

Sincerely,

Shane & Shelly Mehmen

1104 E Madison Ave

Indianola, IA

712-251-9772

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## Ryan Waller

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**From:** Stacey Geiger <geigers11@gmail.com>  
**Sent:** Thursday, September 12, 2019 8:21 PM  
**To:** Ryan Waller; Kelly Shaw; John Parker; Greg Marchant; Bob Kling; Shirley Clark; Greta Southall; Joe Gezel; Charlie Dissell  
**Subject:** Kading properties

I am writing to you to share my concerns in regards to Kading Properties building more housing projects along 9<sup>th</sup> St. in Indianola (Cavitt Creek 1 & 2).

This density of this multi family housing project is too much with the two that already exist in this small area of town. The traffic along 9<sup>th</sup> St. and Kentucky, Lincoln and Iowa is very congested and not safe. There are numerous cars parked along 9th street and some for days on end. I can't imagine what adding more would do.

My quality of life has been affected by the number of unsupervised kids roaming around at all hours of the day and night and scares me. I feel like someone has to be around at all times to protect our property and possessions. As pointed out at the Planning and Zoning meeting, there is no space for children to play in the development so they are roaming around our properties. They certainly deserve more than a 20 ft. water retention area to play?

I am very concerned about adding this number to our population when our 911 system and police and emergency crews are already strained for resources. Is this project promoting economic development or increasing liabilities for our city?

Please consider opposing this multi family housing project and supporting single family homes as slated originally when the Lincoln Ridge development was plotted out. Single family homes will help contribute to the long term economic growth Indianola deserves.

Thank you,

Stacey and Dave Geiger  
1000 E. Madison  
Indianola  
515 681-0652

## Ryan Waller

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**From:** cmjordan@mchsi.com  
**Sent:** Friday, September 13, 2019 11:03 AM  
**To:** Ryan Waller  
**Subject:** Kading Properties Proposed Site Plan

City Manager Waller,

I live at 1002 E. Madison here in Indianola, and I'm writing to express my opposition to the Cavitt Creek rental housing developments proposed by Kading Properties, which City Council will vote on this Monday, September 16. My opposition is based on a number of important factors.

**It will further strain our police and bring more crime.** Over a five-year span, Kading's existing properties have averaged a police call every other day. Indianola should not "double down" on this track record by allowing them to build 150 new rental units in such a concentrated area of the same neighborhood.

**It will have a negative impact on our schools.** This expansive development in a small area would bring upwards of 500 new residents and put a huge burden on our schools where classrooms are already at capacity. These rental families would not pay property taxes, and Kading's taxes would likely be reduced with an abatement, minimizing any tax revenues to our schools.

**It will negatively affect existing property owners.** My property backs up to the Cavitt Creek II site. We already experience standing water in our yard from rain and have had water in our basement. This expansive development with so many buildings would likely make this problem much worse. Hundreds of rental properties in such close proximity also will drop my home's value.

This is not about being against low-income households or affordable housing. I grew up in a low-income household, and I know how hard my parents worked. This is about everything listed above. I would simply suggest asking yourself, if this project were planned 200 feet from your home, would you vote in favor? If your honest answer is "no", I don't see how you could approve this in good faith.

Indianola's Planning and Zoning Commission, made up of residents chosen by City Council and "qualified by knowledge or experience" according to Chapter 23 of the Indianola Code, unanimously denied Kading's plan on September 10. Please accept their recommendation and vote this project down.

Sincerely,  
Cary Jordan

## Ryan Waller

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**From:** kjordan@mchsi.com  
**Sent:** Friday, September 13, 2019 1:32 PM  
**To:** Ryan Waller  
**Subject:** Vote Down Kading Properties - Cavitt Creek

City Manager Waller,

I live at 1002 E. Madison in Indianola, and I oppose Kading Properties' proposed Cavitt Creek development plans for several reasons.

**Our schools are already at capacity.** These huge rental developments would bring hundreds of new families and negatively impact our classrooms and the learning experience of Indianola students.

**Kading's existing properties average a police call every other day.** Now they want to add 150 new rentals in a small space right across the street. Think about the added strain this would put on our police.

**It will harm us as existing homeowners.** We already have issues with water in our yard and basement during storms. This huge development could make it even worse, as well as hurt our home's value.

Indianola gave Kading a chance nearly a decade ago to be a valued partner in our community. Given the dramatic increase in crime and police calls, the lack of areas for kids to play at their current properties, the vandalism that's affected homeowners near them, and the many negative reviews lodged against Kading by their own renters for a wide range of reasons, it's clear they've failed.

Because of the impact on police and schools, this development would negatively affect all of Indianola, not just our neighborhood. This is not smart growth for our community.

The Indianola Planning and Zoning Commission is made up of residents selected by the City Council based on their knowledge and experience. They unanimously rejected Kading's plan on September 10. I ask that you accept their recommendation, and hear the voices of the nearly 700 people who signed a petition opposed to the development plans, and vote this project down.

Sincerely,  
Katrina Jordan