— Clerk's Office —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a City Council meeting due to the COVID-19 Pandemic.

The City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar (Password: 157641):

https://zoom.us/j/91912393539?pwd=M0IrdFY0WkRpMDRwVUMxdUxicFJ2UT09

Or iPhone one-tap: 1-301-715-8592, 91912393539#, 0#,157641# or 1-312-626-6799, 91912393539#, 0#, 157641#
Or Telephone Dial: 1-301-715-8592 or 1-312-626-6799 or 1-646-558-8656 or 1-253-215-8782 or 1-346 -248-7799 or 1-669-900-9128
Webinar ID: 919 1239 3539

If you have a question or would like to submit a public comment, but are unable to attend the City Council meeting due to concerns about COVID-19, please call 515-962-5240 immediately before the public comment or public hearing or submit the form on the next page to:

cityclerk@indianolaiowa.gov

or

City Clerk's Office
110 N 1st Street
Indianola, IA 50125
(May be dropped off at the Police Station – south entrance)

Forms received by 4:00 pm on the day of the meeting will be distributed to the Mayor and City Council prior to the meeting. Comment forms received during the City Council meeting must be emailed to cityclerk@indianolaiowa.gov and contain your name and address.

If you plan on attending the meeting, please RSVP cityclerk@indianolaiowa.gov.

Thank you for your cooperation, patience and understanding.

- The City of Indianola

CITY OF INDIANOLA
PUBLIC COMMENT FORM

If you would like to enter an electronic public comment with the City Council please take the following steps:

- Please turn in this completed form to cityclerk@indianolaiowa.gov.
- Comments received by 4:00 pm the day of a council meeting will be distributed to the Mayor and City Council prior to the meeting.
- Comments received after the deadline or during the meeting will be sent to the Mayor and City Council during the meeting.

Please complete the following information:

Your Name: _____

Address: _____

City Council Meeting Date: _____

City Council Agenda Item: _____

Example: 5A is the Consent to approve the agenda. If the comment does not relate to a specific agenda item, then please indicate *"4, Public Comment"*.

Please provide a short summary of the topic you wish to address with the City Council. (complete a new form for each agenda item)

CITY OF INDIANOLA COUNCIL MEETING
July 20, 2020
6:00 p.m.
City Council Chambers
Agenda

1. Call to order

2. Pledge of allegiance

3. Roll call

4. Public comment

5. Consent

A. Approval of agenda

B. **Page 7** Claims for July 20, 2020.

C. **Page 19** July 6, 2020 Minutes.

D. **Page 24** Resolution setting a Public Hearing on August 17, 2020 for various amendments, including zoning regulation amendments to Chapter 165, regarding fees.

E. **Page 28** Resolution setting a Public Hearing on August 17, 2020 for approval of an amendment to Chapter 165, regarding preschools and childcare centers.

F. Applications

1. **Page 32** Approval of an event application from Warren County Historical Society for the Log Cabin Days Parade on September 26, 2020, at 10:00 a.m.

G. **Page 40** Resolution authorizing the execution of community development block grant program documents.

H. **Page 42** **Crow's Nest RV Park**

1. **Page 43** Resolution approving a request for an alternative method of approval for a site plan for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue.

2. **Page 63** Resolution approving a Waiver of the Sidewalk Requirement and Installation Covenant for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue.

I. **Page 69** Resolution approving a request for a Plat of Survey for Redeemer Lutheran Church located at 1410 West Boston Avenue.

J. **Page 78** Resolution appointing an Advisory Committee to oversee the code update process as part of the Professional Services Agreement with Confluence, Inc.

K. **Page 81** Resolution approving the official City of Indianola zoning map.

L. **Page 85** Resolution approving and accepting the development agreements and easements for the East Iowa Avenue Paving Project.

M. **Page 102** **Peterson Annexation**

1. **Page 103** Second consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola (Peterson annexation).

2. **Page 106** Resolution approving a letter to the Treasurer of the State of Iowa certifying the population of land recently annexed into the City of Indianola.

N. **Page 111** Resolution authorizing the execution of an environmental review form for Home Forward Iowa's HUD Grant.

O. **Page 115** Resolution approving a Professional Services Agreement with Snyder and Associates for the West Clinton Avenue Culvert Replacement Project.

P. **Page 129** Resolution approving the intergovernmental agreement between the City of Indianola and Warren County for roadway maintenance.

6. Council Reports

A. Greater Des Moines Convention Report — Council Member John Parker, Jr.

B. Metro Advisory - Council Member Bob Kling

C. Bravo Report — Council Member Bob Kling

7. Mayor's Report - Kelly B. Shaw

A. Community Update

8. Public Consideration

A. Old Business

1. Page 141 Connection Fee Districts

a. Page 142 Public Hearing on the consideration of an Ordinance amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to interest rates in certain connection fee districts.

b. Page 143 First consideration of an Ordinance amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by amending provisions pertaining to interest rates in certain connection fee districts.

c. Page 148 Public Hearing on the consideration of an Ordinance amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by eliminating interest charges associated with connection fees in the Highway 92 West sewer benefited district.

d. Page 149 First consideration of an Ordinance amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by eliminating interest charges associated with connection fees in the Highway 92 West sewer connection fee district.

2. Page 153 Grace Church Sign Exemption Request

a. Page 158 Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

b. Page 159 Resolution approving a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

3. Page 161 Public Hearing on Community Development Block Grant Funding.

9. Other Business

A. City Manager's Report — Ryan Waller

1. Page 162 Discussion and approval of the proposed City-wide Clean-up week.

2. Page 163 Receive and file correspondence from July 2 and 10, 2020, weekly updates from City Manager, Ryan Waller.

10. Adjourn

Information

Subject

Claims for July 20, 2020.

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
4IMPRINT				
4IMPRINT	PROGRAM PRIZES	06/26/2020	242.28	PARK & RECREATI
Total 4IMPRINT:			242.28	
A 6FT GEEK LLC				
A 6FT GEEK LLC	CLEANING SUPPLIES	07/07/2020	272.70	GENERAL FUND
A 6FT GEEK LLC	ACTIVITY CENTER - TOWEL DISPENSER & C	07/07/2020	246.00	PARK & RECREATI
Total A 6FT GEEK LLC:			518.70	
AGRILAND FS INC				
AGRILAND FS INC	SEEDS FOR SIDEWALK RAMP REPAIRS	06/18/2020	125.91	ROAD USE TAX FU
Total AGRILAND FS INC:			125.91	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	RETURN THERMOMETER - COVID 19	07/03/2020	54.98-	PARK & RECREATI
AMAZON CAPITAL SERVICES	SUPPLIES	07/07/2020	11.98	GENERAL FUND
AMAZON CAPITAL SERVICES	SUPPLIES	07/07/2020	53.48	GENERAL FUND
AMAZON CAPITAL SERVICES	DOOR CHIME	07/02/2020	27.98	PARK & RECREATI
AMAZON CAPITAL SERVICES	THERMOMETER FOR OFFICE - COVID 19	06/20/2020	54.98	PARK & RECREATI
AMAZON CAPITAL SERVICES	BUSINESS CARD SLEEVES	06/19/2020	13.99	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	MOUSE & KEYBOARD	06/19/2020	90.94	ROAD USE TAX FU
Total AMAZON CAPITAL SERVICES:			198.37	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	07/03/2020	644.83	PARK & RECREATI
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS - DRINKS	07/10/2020	858.15	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			1,502.98	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	29.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	21.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	25.94	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	36.43	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	10.98	HEALTH INSURAN
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	379.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	127.37	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	10.90	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	61.75	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	4.51	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	19.96	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	28.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	19.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	06/01/2020	50.41	ROAD USE TAX FU
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			836.64	
BALDWIN SUPPLY CO.				
BALDWIN SUPPLY CO.	GEARBOX & MOTOR FOR CLARIFIER	07/08/2020	635.68	SEWER FUND
Total BALDWIN SUPPLY CO.:			635.68	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BARCO MUNICIPAL PROD INC				
BARCO MUNICIPAL PROD INC	ROAD CLOSED SIGNS	06/16/2020	285.48	ROAD USE TAX FU
Total BARCO MUNICIPAL PROD INC:			285.48	
BEACON ATHLETICS				
BEACON ATHLETICS	PICKARD FIELD SUPPLIES	07/10/2020	363.08	PARK & RECREATI
Total BEACON ATHLETICS:			363.08	
BLAKE, ABBIE				
BLAKE, ABBIE	REFUND OF EQUIPMENT DEPOSITS	07/02/2020	50.00	PARK & RECREATI
Total BLAKE, ABBIE:			50.00	
BOLTON & MENK INC				
BOLTON & MENK INC	SQUARE STREETS ENGINEERING	06/25/2020	19,721.50	SQUARE STREETS
Total BOLTON & MENK INC:			19,721.50	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	06/25/2020	2,145.00	GENERAL FUND
BRICK GENTRY P.C.	REOPENING LEGAL REVIEW - P & R COVID1	06/25/2020	180.00	GENERAL FUND
BRICK GENTRY P.C.	JUNE 2020 PROSECUTIONS	06/25/2020	750.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICES	06/25/2020	90.00	SEWER FUND
BRICK GENTRY P.C.	REVIEW OF YMCA 28E AGREEMENT	06/25/2020	510.00	GENERAL FUND
Total BRICK GENTRY P.C.:			3,675.00	
BROADCAST MICROWAVE SERVICES				
BROADCAST MICROWAVE SER	CAR 202 COMPUTER	07/07/2020	7,368.56	POLICE FUND
BROADCAST MICROWAVE SER	CAR 202 CAMERA SYSTEM	07/07/2020	4,440.88	POLICE FUND
Total BROADCAST MICROWAVE SERVICES:			11,809.44	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	APC BE425M BACK UPS	06/30/2020	240.60	GENERAL FUND
CDW GOVERNMENT INC	ZOOM WEBINAR LICENSE & MTGS-COVID19	06/25/2020	1,549.90	GENERAL FUND
Total CDW GOVERNMENT INC:			1,790.50	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVCIE 6/22-7/21	06/22/2020	54.01	GENERAL FUND
Total CENTURYLINK:			54.01	
CINTAS CORPORATION				
CINTAS CORPORATION	SUPPLIES FOR FIRST AID CABINET	07/01/2020	17.81	PARK & RECREATI
CINTAS CORPORATION	EYE WASH	07/08/2020	6.88	PARK & RECREATI
Total CINTAS CORPORATION:			24.69	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	SUPPLIES FOR STREET REPAIR	07/08/2020	32.79	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			32.79	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CIRTPA				
CIRTPA	FY2021 ASSESSMENT	06/26/2020	1,922.00	ROAD USE TAX FU
Total CIRTPA:			1,922.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	PARTS FOR CHAIN SAW	06/19/2020	278.33	ROAD USE TAX FU
CNM OUTDOOR EQUIPMENT	SMALL EQUIPMENT REPAIR PARTS	06/22/2020	44.85	ROAD USE TAX FU
CNM OUTDOOR EQUIPMENT	TRIMMER LINE, TRIMMER HEADS	07/02/2020	96.83	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	BAR OIL, PRE-MIX SYNTHETIC OIL	07/08/2020	34.95	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			454.96	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE SERVICE	06/29/2020	200.00	POLICE FUND
CRAIG'S AUTOMOTIVE	REPAIR #171	07/07/2020	805.60	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			1,005.60	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	CHURCH LEAGUE & COED LEAGUE SB	07/09/2020	168.00	PARK & RECREATI
CRAWFORD, RICHARD L.	CHURCH LEAGUE & COED LEAGUE SB	07/02/2020	168.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			336.00	
CRYSTAL CLEAR WATER CO				
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	07/07/2020	32.00	SEWER FUND
Total CRYSTAL CLEAR WATER CO:			32.00	
DES MOINES STAMP MFG				
DES MOINES STAMP MFG	CASSANDRA MOSHER NOTARY STAMP	07/07/2020	29.50	GENERAL FUND
Total DES MOINES STAMP MFG:			29.50	
DLH GRAFX				
DLH GRAFX	YOUTH TENNIS SHIRTS	07/06/2020	148.76	PARK & RECREATI
Total DLH GRAFX:			148.76	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	330 - TIRES	07/03/2020	832.87	FIRE FUND
DOWNEY TIRE PROS	TIRE	07/08/2020	176.00	POLICE FUND
DOWNEY TIRE PROS	TIRE REPAIR '18 F250	07/08/2020	26.80	SEWER FUND
Total DOWNEY TIRE PROS:			1,035.67	
EA MEDICAL LLC				
EA MEDICAL LLC	2 UV DISINFECTION UNITS	06/29/2020	8,090.00	VEHICLE RESERV
Total EA MEDICAL LLC:			8,090.00	
EMBLEM ENTERPRISES INC				
EMBLEM ENTERPRISES INC	UNIFORMS	05/15/2020	581.45	POLICE FUND
Total EMBLEM ENTERPRISES INC:			581.45	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
FIRSTNET				
FIRSTNET	EMS PHONES	06/19/2020	213.77	AMBULANCE FUN
Total FIRSTNET:			213.77	
FOX APPARATUS REPAIR & MAINTENANCE LLC				
FOX APPARATUS REPAIR & MAI	331,332,333,335 SERVICE	07/01/2020	2,990.27	FIRE FUND
Total FOX APPARATUS REPAIR & MAINTENANCE LLC:			2,990.27	
GOVDEALS				
GOVDEALS	GOVDEALS FEES	06/30/2020	605.69	FIRE FUND
Total GOVDEALS:			605.69	
GOVERNMENT FINANCE OFFICERS ASSOC.				
GOVERNMENT FINANCE OFFIC	FY21 BUDGET DOC SUBMISSION	07/01/2020	345.00	GENERAL FUND
Total GOVERNMENT FINANCE OFFICERS ASSOC.:			345.00	
GREEN FOR LIFE ENVIRONMENTAL				
GREEN FOR LIFE ENVIRONME	DISPOSE USED EQUIPMENT OIL	06/26/2020	157.43	ROAD USE TAX FU
Total GREEN FOR LIFE ENVIRONMENTAL:			157.43	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	07/08/2020	297.75	SEWER FUND
Total HACH COMPANY:			297.75	
HR GREEN INC				
HR GREEN INC	WWTP TRUNK ENGINEERING	07/07/2020	22,049.96	WWTP FACILITY C
HR GREEN INC	QM3 LIFT STATION ENGINEERING	07/07/2020	5,640.00	SEWER CAPITAL P
HR GREEN INC	QM3 LIFT STATION ENGINEERING	07/13/2020	71,020.57	SEWER CAPITAL P
Total HR GREEN INC:			98,710.53	
IA COMMUNITIES ASSURANCE POOL				
IA COMMUNITIES ASSURANCE	DEDUCTIBLE ON CLAIM	07/08/2020	3,000.00	CITY LIAB INS RES
Total IA COMMUNITIES ASSURANCE POOL:			3,000.00	
IMU - UTILITIES				
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	54.54	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	205.00	PARK & RECREATI
IMU - UTILITIES	UTILITIES - FIRE	07/01/2020	39.37	FIRE FUND
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	34.89	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	25.12	PARK & RECREATI
IMU - UTILITIES	RENEWABLE	07/01/2020	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	07/01/2020	12,851.12	GENERAL FUND
IMU - UTILITIES	UTILITIES	07/01/2020	3,324.70	GENERAL FUND
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	194.14	PARK & RECREATI
IMU - UTILITIES	UTILITIES ADULT SOFTBALL FIELDS	07/01/2020	83.75	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	29.29	PARK & RECREATI
IMU - UTILITIES	NORTH PLANT ELECTRIC, WATER SEWER	07/01/2020	9,331.59	SEWER FUND
IMU - UTILITIES	LIFT STATIONS ELECTRIC	07/01/2020	5,496.61	SEWER FUND
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	253.72	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	50.24	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	95.26	PARK & RECREATI
IMU - UTILITIES	ACTIVITY CENTER UTILITIES	07/01/2020	441.19	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	28.17	PARK & RECREATI
IMU - UTILITIES	FIBER - PHONE	07/01/2020	786.15	GENERAL FUND
IMU - UTILITIES	FIBER - INTERNET	07/01/2020	142.00	GENERAL FUND
IMU - UTILITIES	UTILITIES - 410 N JEFFERSON	07/01/2020	183.90	FIRE FUND
IMU - UTILITIES	UTILITIES - PARK DEPT	07/01/2020	143.70	PARK & RECREATI
IMU - UTILITIES	JULY 2020 UTILITIES	07/06/2020	710.50	STORMWATER UTI
IMU - UTILITIES	JULY 2020 UTILITIES	07/06/2020	710.75	RECYCLING FUND
IMU - UTILITIES	JULY 2020 UTILITIES	07/06/2020	5,000.00	SEWER FUND
Total IMU - UTILITIES:			40,268.70	
IMWCA				
IMWCA	INSTALLMENT #1	07/01/2020	2,731.92	POLICE FUND
IMWCA	INSTALLMENT #1	07/01/2020	4,194.58	FIRE FUND
IMWCA	INSTALLMENT #1	07/01/2020	2,014.77	AMBULANCE FUN
IMWCA	INSTALLMENT #1	07/01/2020	29.59	LIBRARY FUND
IMWCA	INSTALLMENT #1	07/01/2020	506.16	PARK & RECREATI
IMWCA	INSTALLMENT #1	07/01/2020	377.84	PARK & RECREATI
IMWCA	INSTALLMENT #1	07/01/2020	582.71	POOL (MEMORIAL)
IMWCA	INSTALLMENT #1	07/01/2020	1,549.42	ROAD USE TAX FU
IMWCA	INSTALLMENT #1	07/01/2020	361.96	SEWER FUND
IMWCA	INSTALLMENT #1	07/01/2020	20.00	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2020	8.36	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2020	118.67	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2020	13.41	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2020	1.35	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2020	160.15	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2020	21.05	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2020	24.80	GENERAL FUND
Total IMWCA:			12,716.74	
INDOFF INCORPORATED				
INDOFF INCORPORATED	OFFICE SUPPLIES	07/06/2020	7.19	GENERAL FUND
Total INDOFF INCORPORATED:			7.19	
INT ASSOC OF FIRE CHIEFS				
INT ASSOC OF FIRE CHIEFS	MEMBERSHIP/DUES	07/10/2020	215.00	FIRE FUND
Total INT ASSOC OF FIRE CHIEFS:			215.00	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	TRAFFIC SIGNS	06/16/2020	484.00	ROAD USE TAX FU
IOWA PRISON INDUSTRIES	TRAFFIC SIGNS	06/16/2020	96.50	ROAD USE TAX FU
IOWA PRISON INDUSTRIES	TRAFFIC SIGNS	06/17/2020	952.00	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			1,532.50	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	LOWER SIGNAL WIRES FOR ONGOING CON	07/06/2020	2,600.00	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			2,600.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	07/01/2020	40.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA WATER MANAGEMENT C	WATER MGR MUN BLDG	07/01/2020	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JONTZ PAINTING LLC				
JONTZ PAINTING LLC	POOL DEPTH MARKER PAINTING	05/04/2020	1,000.00	POOL (MEMORIAL)
Total JONTZ PAINTING LLC:			1,000.00	
KING, BECKY				
KING, BECKY	REFUND OF PARK SHELTER	07/08/2020	25.00	PARK & RECREATI
Total KING, BECKY:			25.00	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	CONTRACTED SERVICES	07/15/2020	2,912.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,912.00	
LOU'S GLOVES INC				
LOU'S GLOVES INC	LATEX GLOVES	07/07/2020	202.00	SEWER FUND
Total LOU'S GLOVES INC:			202.00	
MARTIN BROS.				
MARTIN BROS.	PICKARD CONCESSIONS - FOOD	07/09/2020	526.52	PARK & RECREATI
MARTIN BROS.	PICKARD CONCESSIONS - FOOD	07/09/2020	94.64	PARK & RECREATI
Total MARTIN BROS.:			621.16	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	06/30/2020	112.15	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			112.15	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	LIGHT BULBS CASSANDRA'S DESK	06/30/2020	43.88	GENERAL FUND
MCCOY HARDWARE INC	ROSE SUPPLIES	07/01/2020	27.98	PARK & RECREATI
MCCOY HARDWARE INC	CONCRETE GRAVEL MIX	07/01/2020	44.01	PARK & RECREATI
MCCOY HARDWARE INC	ACTIVITY CENTER FLAG POLE ROPE	07/02/2020	32.72	PARK & RECREATI
MCCOY HARDWARE INC	INSECTICIDE	07/07/2020	29.07	PARK & RECREATI
Total MCCOY HARDWARE INC:			177.66	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED LEAGUE SB	07/02/2020	84.00	PARK & RECREATI
MCINTYRE, CRAIG	COED LEAGUE SB	07/09/2020	84.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			168.00	
METLIFE - GROUP BENEFITS				
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	1,478.00	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	855.74	POLICE FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	74.58	FIRE FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	422.61	AMBULANCE FUN
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	185.77	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	161.70	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	20.57	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	172.84	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	231.05	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	127.56	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	404.84	ROAD USE TAX FU
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	185.77	SEWER FUND
METLIFE - GROUP BENEFITS	DENTAL	07/01/2020	210.48	LIBRARY FUND
Total METLIFE - GROUP BENEFITS:			4,617.93	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	UTILITIES-GAS USAGE	06/22/2020	45.53	ROAD USE TAX FU
Total MID AMERICAN ENERGY CO.:			45.53	
MILLER, JANICE				
MILLER, JANICE	OVERPAID REPSPONSIBILITY	02/28/2020	100.00	AMBULANCE FUN
Total MILLER, JANICE:			100.00	
MMC CONTRACTORS				
MMC CONTRACTORS	REFUND	05/18/2020	31.50	GENERAL FUND
Total MMC CONTRACTORS:			31.50	
MORGAN OAKS ROLL-OFFS				
MORGAN OAKS ROLL-OFFS	DUMPSTER FOR TRASH	07/06/2020	213.48	FIRE FUND
Total MORGAN OAKS ROLL-OFFS:			213.48	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	BOLT DOWN LID AND COVER	06/26/2020	418.00	SEWER FUND
Total MUNICIPAL SUPPLY INC:			418.00	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	49.63	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - ADJ	07/02/2020	30.08-	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	88.23	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	499.96	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	198.38	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	157.49	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	225.85	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	1,166.22	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - ADJ	07/02/2020	12.83	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - ADJ	07/02/2020	49.63	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	927.37	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	45.04	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	81.90	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	163.89	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	127.23	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	252.23	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	07/02/2020	135.30	PARK & RECREATI
Total MUTUAL OF OMAHA:			4,151.10	
MYERS, ROBERT				
MYERS, ROBERT	CHURCH LEAGUE SB	07/09/2020	56.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MYERS, ROBERT	CHURCH LEAGUE SB	06/29/2020	84.00	PARK & RECREATI
Total MYERS, ROBERT:			140.00	
NAPA AUTO PARTS				
NAPA AUTO PARTS	OIL FILTER, PLUGS, SCREWDRIVERS	07/02/2020	40.08	SEWER FUND
Total NAPA AUTO PARTS:			40.08	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	SUNSET CIRCLE STREET REPAIR	06/11/2020	1,921.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	SUNSET CIRCLE STREET REPAIR	06/12/2020	866.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	SIDEWALK RAMP REPAIR	06/15/2020	913.50	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			3,701.25	
NYHART				
NYHART	FY20 OPEB REPORT	06/30/2020	1,225.00	GENERAL FUND
Total NYHART:			1,225.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	OIL & AIR FILTERS	07/06/2020	113.76	PARK & RECREATI
Total O'REILLY AUTO PARTS:			113.76	
PAINT PUMP PROS				
PAINT PUMP PROS	PART FOR PAINTING EQUIPMENT	06/19/2020	28.00	ROAD USE TAX FU
Total PAINT PUMP PROS:			28.00	
PARK, KRIS				
PARK, KRIS	CHURCH LEAGUE SB & COED LEAGUE SB	07/09/2020	168.00	PARK & RECREATI
PARK, KRIS	CHURCH LEAGUE SB & COED LEAGUE SB	07/02/2020	140.00	PARK & RECREATI
Total PARK, KRIS:			308.00	
PARKER SIGNS & GRAPHICS				
PARKER SIGNS & GRAPHICS	PLEXIGLASS SHIELD - COVID19 PICKARD C	06/30/2020	230.00	PARK & RECREATI
Total PARKER SIGNS & GRAPHICS:			230.00	
PELLA PRINTING				
PELLA PRINTING	PRINTING - TIME OFF REQUEST FORM	01/31/2020	170.60	POLICE FUND
PELLA PRINTING	MAGAZINE LETTER, ENVELOPE, MAILING	07/02/2020	2,624.99	GENERAL FUND
Total PELLA PRINTING:			2,795.59	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	STRAP FOR MANHOLE COVER	07/02/2020	12.00	SEWER FUND
Total PIERCE BROTHERS REPAIR:			12.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	FIRE GEAR PPE/ATHLETIX	06/30/2020	4,844.75	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			4,844.75	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SEEMAN, DANA				
SEEMAN, DANA	REFUND OF AMPHITHEATER DEPOSIT	07/13/2020	100.00	PARK & RECREATI
Total SEEMAN, DANA:			100.00	
SHOTTENKIRK FORD OF INDIANOLA				
SHOTTENKIRK FORD OF INDIA	VEHICLE REPAIR	07/01/2020	206.84	POLICE FUND
Total SHOTTENKIRK FORD OF INDIANOLA:			206.84	
SHULL, DOUG				
SHULL, DOUG	MONTHLY CONTRACTED SERVICES	07/15/2020	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SIGNS DIRECT				
SIGNS DIRECT	SIGNS-CAUTION: TRAIL MAINTENANCE	06/29/2020	48.26	PARK & RECREATI
Total SIGNS DIRECT:			48.26	
SIRCHIE FINGERPRINT LAB				
SIRCHIE FINGERPRINT LAB	DETECTIVE SUPPLIES	07/01/2020	93.65	POLICE FUND
Total SIRCHIE FINGERPRINT LAB:			93.65	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	STREET MASTER PLAN	06/30/2020	600.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	DRAINAGE MASTER PLAN	06/30/2020	2,200.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	NEW HTS CHURCH SITE PLAN REVIEW-REI	06/30/2020	414.00	GENERAL FUND
SNYDER & ASSOCIATES INC	BOSTON & J DRAINAGE	06/30/2020	2,125.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	ICAAP TRAFFIC SIGNAL PROJECT	06/19/2020	11,401.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	MISC SERVICES	06/30/2020	390.00	GENERAL FUND
SNYDER & ASSOCIATES INC	STREET ISSUES	06/30/2020	135.00	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	06/30/2020	758.00	GENERAL FUND
SNYDER & ASSOCIATES INC	SUMMERCREST PRD (REIMBURSEABLE)	06/30/2020	689.50	GENERAL FUND
Total SNYDER & ASSOCIATES INC:			18,712.50	
STERNQUIST CONST. INC.				
STERNQUIST CONST. INC.	CRUSHED CONRETE	06/29/2020	64.80	SEWER FUND
Total STERNQUIST CONST. INC.:			64.80	
STRYKER SALES CORPORATION				
STRYKER SALES CORPORATIO	EMS COT BATTERY	06/23/2020	378.11	AMBULANCE FUN
Total STRYKER SALES CORPORATION:			378.11	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	DECK BELT & BLADE BOLTS-KUBOTA MOWE	07/13/2020	130.12	PARK & RECREATI
SUNDOWN EQUIPMENT	EQUIPMENT RENTAL FOR REGRADING SOIL	06/17/2020	100.00	ROAD USE TAX FU
Total SUNDOWN EQUIPMENT:			230.12	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES INC	STARLIGHT CINEMA - FROZEN II	07/01/2020	465.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SWANK MOTION PICTURES INC.:			465.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	06/24/2020	17.00	POLICE FUND
T.R.M. DISPOSAL LLC	ACCT #583-TRASH-NORTH PLANT	06/24/2020	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583-TRASH-SOUTH PLANT	06/24/2020	54.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			153.00	
THEISEN'S				
THEISEN'S	SHOP SUPPLIES	06/17/2020	55.45	ROAD USE TAX FU
THEISEN'S	PARTS FOR EQUIPMENT REPAIR	06/22/2020	99.98	ROAD USE TAX FU
THEISEN'S	SLOTTED ANGLE	07/06/2020	7.99	PARK & RECREATI
THEISEN'S	DEF FLUID, OIL, GREASE	07/08/2020	87.94	PARK & RECREATI
THEISEN'S	PARTS FOR EQUIPMENT	07/13/2020	161.97	ROAD USE TAX FU
Total THEISEN'S:			413.33	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	MISC CONTRACT	07/01/2020	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TRUBANK				
TRUBANK	LOAN INTEREST - M OUDERKIRK	07/01/2020	241.68	DOWNTOWN BIZ I
Total TRUBANK:			241.68	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	VACCINE ADMINISTRATION	06/30/2020	182.00	ROAD USE TAX FU
Total UPHDM OCCUPATIONAL MEDICINE:			182.00	
UTILITY EQUIPMENT CO.				
UTILITY EQUIPMENT CO.	MATERIALS FOR INTAKE REPAIR	06/26/2020	30.00	ROAD USE TAX FU
Total UTILITY EQUIPMENT CO.:			30.00	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	CHAIN FOR SOUTH CLARIFIER	07/06/2020	19.77	SEWER FUND
Total VAN WALL EQUIPMENT:			19.77	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES #10-13011-73004	06/26/2020	20,248.34	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT #10-13031-73000	06/26/2020	3,874.08	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES #10-13079-23004	06/26/2020	6.83	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			24,129.25	
WASTE SOLUTIONS OF IA				
WASTE SOLUTIONS OF IA	TOILET SERVICES AT BRUSH FACILITY	06/17/2020	85.00	GENERAL FUND
Total WASTE SOLUTIONS OF IA:			85.00	
WEBB, RONALD & EILEEN				
WEBB, RONALD & EILEEN	OVERPAID RESPONSIBILITY	02/13/2020	12.21	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WEBB, RONALD & EILEEN:			12.21	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES-DUMPSTERS, KYBO	07/01/2020	805.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			805.00	
WILLIAMS, WADE				
WILLIAMS, WADE	REPLACE LEAKING SEWER FROM HOUSE T	06/28/2020	1,000.00	SEWER FUND
Total WILLIAMS, WADE:			1,000.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	MOWING - PLANT	07/01/2020	1,515.00	SEWER FUND
WOOSLEY LANDSCAPING & M	MOWING - LIFTS	07/01/2020	450.00	SEWER FUND
Total WOOSLEY LANDSCAPING & MOWING:			1,965.00	
YMCA OF GREATER DSM				
YMCA OF GREATER DSM	JULY 2020	07/01/2020	490.00	GENERAL FUND
YMCA OF GREATER DSM	JULY 2020	07/01/2020	1,423.00	GENERAL FUND
Total YMCA OF GREATER DSM:			1,913.00	
ZONES LLC				
ZONES LLC	SHORT PAY ON QUOTE K1547919	06/26/2020	3.58	GENERAL FUND
Total ZONES LLC:			3.58	
Grand Totals:			299,022.93	

City Council: _____

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Information

Subject

July 6, 2020 Minutes.

Information

Fiscal Impact

Attachments

Minutes

Regular Session – July 6, 2020

The City Council met in regular session at 6:00 p.m. on July 6, 2020, in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Greta Southall, Greg Marchant and via phone, Gwen Schroder and Mayor Kelly B. Shaw. Absent: None.

Agenda item 5U, claims on the computer printout for July 6, 2020, was pulled from the consent agenda on a request by Council Member Parker, citing a conflict of interest.

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

- Approval of agenda
- June 15, 2020 Minutes.
- June 24, 2020 minutes.
- A new class E Liquor, Class C Beer, Class B Wine and Sunday Sales Privileges for I Towner Stop located at 403 W 2nd Avenue.
- A new Class C Beer, Class B Wine and Sunday Sales Privileges for Feed and Foster, located at 103 N Buxton Avenue.
- Resolution 2020-141 approving a supplemental agreement with Snyder and Associates for completion of the Stormwater Master Plan.
- Resolution 2020-142 approving a Professional Services Agreement with Telum for Biosolids Land Application.
- Resolution 2020-143 approving a Professional Services Agreement with HR Green for Fiscal Year 2021 for general wastewater engineering services.
- Resolution 2020-144 suspending enforcement of the three-hour parking limitation in and around the City's Square.
- Third consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District (Woda Cooper Development).
- Resolution 2020-145 accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, and approving the Final Plat for Autumn Ridge Plat 3.
- Resolution 2020-146 accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, and approving the Final Plat for Heritage Hills Plat 10.
- Resolution 2020-147 approving and accepting the development agreements and easements for the East Iowa Avenue Paving Project.
- Resolution 2020-148 setting July 20, 2020, as a Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- Receive and file the HIRTA 2021 Business Plan.
- Resolution 2020-149 setting the Fiscal Year 21 meeting schedule for the Indianola City Council.
- Prior and final approval on Urban Revitalization Designations.
- Resolution 2020-150 setting July 20, 2020, as a second public hearing on community development block grant funding.
- Resolution 2020-151 approving salaries.

- Approval of pay application Number 1 from Williams Brothers for work at the Water Resource Recovery Facility.
- Resolution 2020-152 approving change order Number 2 for the Traffic Signal System Timing Updates Project in an amount of $3296.00.

Marchant moved and Southall seconded to approve Claims on the computer printout for July 6, 2020. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Parker. Whereas the Mayor declared the motion passed.

The nomination of Josh Weitzel to the Hometown Pride Committee, effective July 1, 2020- June 30, 2022 was introduced on a motion by Parker and seconded by Southall. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Kling moved to approve the nomination of Emily Roush-Bobolz to the Hometown Pride Committee from July 1, 2020 to June 30, 2022 and Hulen seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved and Hulen seconded to approve the nomination of Jessica Schneider to the Hometown Pride Committee from July 1, 2020 to June 30, 2022. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Shaw read a public comment submitted by Olivia Comer regarding COVID-19. He encouraged citizens to continue to be aware of the pandemic and to wear masks. Mayor Shaw also gave a shout-out to the Hometown Pride Committee on applying to Iowa Great Places and moving forward in the designation process.

Council Member Parker noted that CemenTech was awarded as the 2020 Prometheus Manufacturing Technology Company of the Year.

This being the time and place fixed for a public hearing on the matter of establishing zoning district boundaries, Mayor Shaw called for any written or oral comments to the approval of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola and provided a phone number for residents to call in comments. No written or oral comments were offered.

Kling moved and Southall seconded the first consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A motion was made by Marchant and seconded by Southall to approve the third consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed Residential Zoning District to the R-5, Planned Residence District (DR Horton development). On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: Schroder. Whereas the Mayor declared the motion passed.

Resolution 2020-153 approving the preliminary plat for the Summercrest Subdivision (DR Horton development) was introduced on a motion by Southall and seconded by Kling. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: Schroder. Whereas the Mayor declared the motion passed.

This being the time and place fixed for a public hearing on the matter of the Fiscal Year 21 budget, the Mayor called for any written or oral comments to the approval of a resolution approving an amendment to the Fiscal Year 21 budget and provided a phone number for residents to call in comments. Andrew Lent, City Clerk/CFO provided information on the amendment. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

A motion was made by Marchant and seconded by Hulen to approve Resolution 2020-154 approving an amendment to the Fiscal Year 21 budget. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant volunteered to serve on the Investment Committee.

It was moved by Marchant and seconded by Parker to receive and file the Fiscal Year 21/22 budget calendar. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Ryan Waller led a discussion on participating in a Community Development Block Grant funded program. The City would only need to sign the paperwork while other volunteers and organizations would help plan and execute the event. Council directed staff to pursue participation in the program.

City Staff requested direction regarding a request from Warren County and the 5th Judicial Branch to use the Activity Center. Council directed staff to allow the use.

Kling moved and Marchant seconded to receive and file correspondence from June 12, 19 and 26, 2020, weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved and Parker seconded at 6:34 pm to enter into closed session in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Shaw left the meeting.

It was moved by Marchant and seconded by Parker to come out of closed session at 6:43 pm. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas Mayor Pro Tem Southall declared the motion carried unanimously.

Resolution 2020-155 amending agreement of employment was introduced on a motion by Marchant and seconded by Parker. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Meeting adjourned at 6:50 pm on a motion by Kling and seconded by Parker.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent
City Clerk/CFO

Information

Subject

Resolution setting a Public Hearing on August 17, 2020 for various amendments, including zoning regulation amendments to Chapter 165, regarding fees.

Information

Fiscal Impact

Attachments

Fees Memorandum
Public Hearing Notice
Resolution Setting Hearing

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 15, 2020
Re: Resolution setting Public Hearing for August 17th for various amendments, including zoning regulation amendments to Chapter 165, regarding fees.

At its meeting on July 20th meeting, the City Council will be asked to set a public hearing for a zoning regulation amendment to Chapter 165, regarding various fees. As the Council may recall, at its March 25th meeting, various fees related to applications reviewed by the Community Development Department were amended. This proposed amendment would remove any of those fees from the Code of Ordinances and adds language that notes that fees are determined by the most recently adopted fee schedule by the City Council.

At its meeting on July 14th, the Planning and Zoning Commission reviewed this item and, on an 8-0 vote, recommended amendments to Council related to this request. If the public hearing is set by Council, staff will present all application materials and recommendations at that meeting. I will attend the July 20th Council meeting if you have any questions.

110 North 1st Street • PO Box 299 • Indianola, Iowa 50125 • Phone: (515) 961-9430 • indianolaiowa.gov

NOTICE OF PUBLIC HEARING TO CONSIDER VARIOUS AMENDMENTS, INCLUDING ZONING REGULATION AMENDMENTS TO CHAPTER 165, REGARDING FEES

Notice is Hereby Given that at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on August 17th, 2020, the City Council of the City of Indianola, Iowa will hold a public hearing to consider a zoning regulation amendment to Chapter 165, regarding various fees.

A copy of the proposed ordinance is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:
https://zoom.us/j/94501548354?pwd=T21ONUtwdHdCTkp3aFVqb1ZabVBYdz09

Password: 157641 Webinar ID: 945 0154 8354

Or iPhone one-tap: 1-301-715-8592, 94501548354#, 0#, 157641# or 1-312-626-6799, 94501548354#, 0#, 157641#

Or Telephone Dial: 1-301-715-8592 or 1-312-626-6799 or 1-646-558-8656 or 1-253-215-8782 or 1-346-248-7799 or 1-669-900-9128

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on June 1, 2020.
\s\Andrew J. Lent, City Clerk/CFO

RESOLUTION NO. 2020-

RESOLUTION SETTING PUBLIC HEARING FOR AUGUST 17TH FOR VARIOUS AMENDMENTS, INCLUDING ZONING REGULATION AMENDMENTS TO CHAPTER 165, REGARDING FEES

WHEREAS, the City Council of the City of Indianola, Iowa desires to consider a zoning regulation amendment to Chapter 165, regarding various fees; and

WHEREAS, a public hearing upon the proposed amendment to the Zoning Ordinance should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing shall be held by the Indianola City Council on the proposed amendment to the Zoning Ordinance, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on August 17th, 2020, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

APPROVED this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Resolution setting a Public Hearing on August 17, 2020 for approval of an amendment to Chapter 165, regarding preschools and childcare centers.

Information

Fiscal Impact

Attachments

Preschool Memorandum
Public Hearing Notice
Resolution Setting Hearing

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 15, 2020
Re: Resolution setting Public Hearing for August 17th, 2020 for a zoning regulation amendment to Chapter 165, regarding preschools and childcare centers.

At its meeting on July 20th, the City Council will be asked to set a public hearing for a zoning regulation amendment to Chapter 165, regarding preschools and childcare centers. At its June 1st meeting, the Indianola City Council directed staff and the Planning and Zoning Commission to explore the possibility of amending the zoning regulations regarding preschools. This request was made to Council by Cheryl Geurts of Indianola Preschool, Inc.

At its meeting on July 14th, the Planning and Zoning Commission reviewed this item and, on an 6-0 vote, recommended amendments to Council related to this request. If the public hearing is set by Council, staff will present all application materials and recommendations at that meeting. I will attend the July 20th Council meeting if you have any questions.

NOTICE OF PUBLIC HEARING TO CONSIDER A ZONING REGULATION AMENDMENT TO CHAPTER 165, REGARDING PRESCHOOLS AND CHILDCARE CENTERS.

Notice is Hereby Given that at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on August 17th, 2020, the City Council of the City of Indianola, Iowa will hold a public hearing to consider a zoning regulation amendment to Chapter 165, regarding preschools and childcare centers.

A copy of the proposed ordinance is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:
https://zoom.us/j/94501548354?pwd=T21ONUtwdHdCTkp3aFVqb1ZabVBYdz09

Password: 157641 Webinar ID: 945 0154 8354

Or iPhone one-tap: 1-301-715-8592, 94501548354#, 0#, 157641# or 1-312-626-6799, 94501548354#, 0#, 157641#

Or Telephone Dial: 1-301-715-8592 or 1-312-626-6799 or 1-646-558-8656 or 1-253-215-8782 or 1-346-248-7799 or 1-669-900-9128

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on June 1, 2020.
\s\Andrew J. Lent, City Clerk/CFO

RESOLUTION NO. 2020-

RESOLUTION SETTING A PUBLIC HEARING FOR AUGUST 17th FOR APPROVAL OF AN AMENDMENT TO CHAPTER 165, REGARDING PRESCHOOLS AND CHILDCARE CENTERS

WHEREAS, the City Council of the City of Indianola, Iowa desires to consider a zoning regulation amendment to Chapter 165, regarding preschools and childcare centers; and

WHEREAS, a public hearing upon the proposed amendment to the Zoning Ordinance should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed amendment to the Zoning Ordinance, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on August 17th, 2020, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

APPROVED this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Approval of an event application from Warren County Historical Society for the Log Cabin Days Parade on September 26, 2020, at 10:00 a.m.

Information

The Log Cabin Days Parade will be held on September 26, 2020, at 10:00 a.m. The parade will be held on Clinton Ave by the County Administration Building, south on Buxton, east on Ashland, south on Howard, west on Salem to the Fairgrounds. The Warren County Historical Society has requested street closures from 9:00 a.m. to 11:30 a.m.
All paperwork is in order and staff has approved.

Fiscal Impact

Attachments

Parade Event Application

Indianola

CONNECTING TO WHAT MATTERS

OFFICE OF CITY CLERK
JUN 30 2020
INDIANOLA, IOWA

Indianola Special Event Permit Application

2020 Season

Dear Event Organizer:

Thank you for your interest in planning and holding an event in Indianola. Through public events and activities a sense of community and pride is developed. Public events are also a means to stimulate our local economy.

The following pages provide key information for a safe, fun and successful event.

Please take time to read the information application form thoroughly and feel free to contact City Hall at 515-961-9410 or email me at dbowlin@cityofindianola.com with questions.

We appreciate your time and interest in planning an event whether for local residents or the entire south central region of Iowa. A well-planned event translates to a successful activity that benefits both public and private interests.

Please be sure to complete the following:

- ✓ The event application is completely filled out
- ✓ Map A attached – shows street/lane closures, location of barrier/barricades, stages, platforms, parking, etc.
- ____ Map B attached – shows where vendors are expected to park vehicles off the square
- ____ Applied for a noise permit, if applicable – located on the web site under Community Guide tab
- ✓ Submitted insurance certificate showing the City as an additional insured in an amount of $1,000,000

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com

Event Name: Log Cabin Festival

Date/Time of Event: September 26th, 2020 10:00 AM

Location of Event: Parade starts lining up on Clinton by the Administration Bldg., S on Buxton, E on Ashland, S on Howard, W on Salem thru the fairgrounds.

Event Sponsor(s): Warren County Historical Society

Contact Information:

Organization: Warren County Historical Society

Contact Name: Darlene Lawyer

Address: 1201 North C Street Indianola IA 50125

Telephone Number: 515-556-7413

Cell Phone Number: 515-556-7413

Fax Number:

Email Address:

Today's Date: June 22, 2020

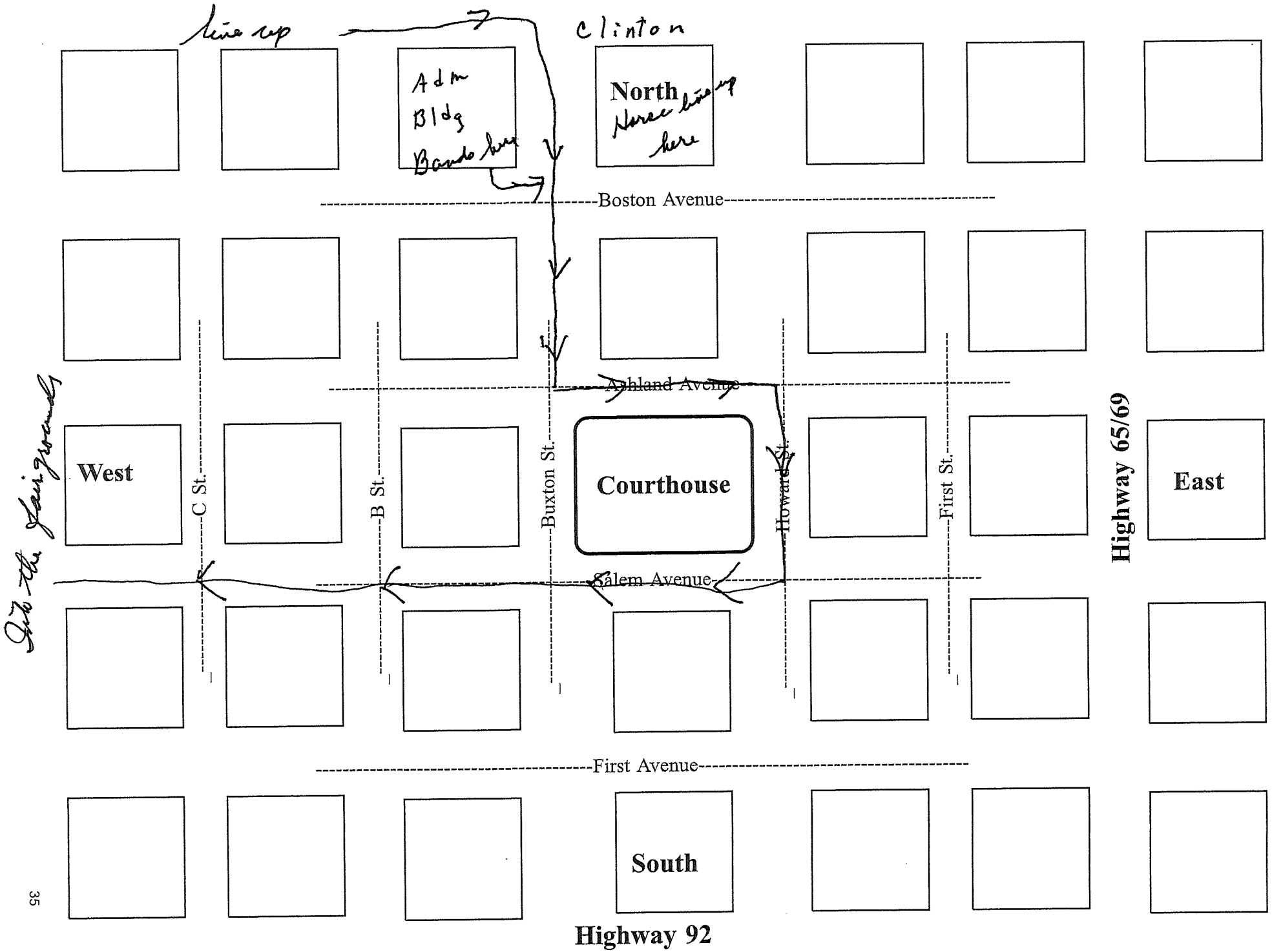
Anticipated Attendance: 400-500 Per Day 800-1000 Total

Event Information:

Setup Begins	Date: 9-26-2020	Time 9:00 AM	Day of Week S
Event Starts	Date: 9-26-2020	Time 10:00 AM	Day of Week S
Event Ends	Date: 9-26-2020	Time 11:30 AM	Day of Week S
Dismantle	Date 9-26-2020	Time 11:30 AM	Day of Week S

Applicant Signature

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com


line up
Clinton
Adm Bldg
Band here
North
Horse line up here
Boston Avenue
Ashland Avenue
West
C St.
B St.
Buxton St.
Courthouse
Howard St.
First St.
East
Highway 65/69
Go to the fairgrounds
Salem Avenue
First Avenue
South
Highway 92

1. Describe the request & event. The Log Cabin Festival parade will be held Saturday Sept. 24 at 11:00 AM. Lineup will start around 9:30. The floats will be lining up on the north side of the Warren County Administration Building on Clinton. The bands will line up on Boston as well as on Howard in front of the Administration Building. The horses will line up at the old Masonic Building on the East side of Howard. The parade will proceed down Howard along the North, East, & South sides of the square, proceeding west on Salem thru the Warren County Fair Grounds. We are requesting the streets abutting these streets be closed during the parade as has been in the past. We should be over by noon or shortly after, depending on the number of participants. You never know from one year to another. Weather makes a big difference.
2. We would appreciate if we could have some barricades at M Street on the west side of Whittier school as we have trouble getting the floats to come into the fairgrounds. The square is our real concern.
3. We are hoping to have the City Police as well as the Warren county Sheriff Office, and Highway Patrol being in the parade along with several of the Fire Departments. We will have individuals walking in the parade with cell phones also.
4. Our emergency/medical plan is to have individuals walking with cell phones, as well as the City Police, County Sheriff, and Fire Departments.
5. We hope to have individuals driving along after the parade with a shovel and garbage can to clean up after the horses. I believe this should be the only clean up there will be for the parade. We do have a clean up committee to pick up at the Fairgrounds.

Please feel free to call me if there are any further questions to be answered at 961-2600 or cell phone number 249-0435.

General Event Information

- Applications are reviewed by the City Manager, Street, Human Resources/Risk Manager, Fire and Police Departments.
- All applications will be approved or denied by the Indianola City Council.
- Applications need to be received no later than **60 days prior to your event.** If received less than 60 days prior to the event, staff will deny the application. It may be appealed to the City Council with a $50 late fee.
- All applications will need to complete a map showing street/lane closures, location of barriers/barricades, stages, platforms, parking, etc. If the event involves a moving route, indicate direction of travel
- The Sheriff's Department shall have complete and unobstructed access to the west side of the Warren County Courthouse.
- If the Square is blocked-off, west bound traffic on Ashland should be able to turn north on Howard: south bound traffic on Buxton should be able to turn west on Ashland, east bound traffic on Salem should be able to turn south on Buxton and north bound traffic on Howard should be able to turn east on Salem.
- If the Square and one block in each direction are blocked-off, be sure plans include barricades one block west and east of the square on Ashland and Salem, one block north and south of the square on Howard and Buxton.
- Vendors are expected to park vehicles off of the square once their booths/trailers have been set up – applicants will need to complete a map (B) showing parking of vehicles
- Always be sensitive to neighbors and area businesses when interrupting normal traffic flow and using amplified music.
- You will receive communication after the request has been to council unless there are questions regarding your application.
- An insurance certificate showing the City as an additional insured in the amount of $1,000,000 or more will be required.

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com

Narrative:

Please describe your request and event: Event is Log Cabin Festival with parade on 9/2812
We would like to have the streets blocked off as follows: Clinton W of Adm Bldg., Boston-Buxton, intersections at NW, NE, SW, SE corners of square, then busy intersections along Salem, & especially M where we turn into the fairgrounds. What you have done in the past is great, you really know more what I need than I do.

Please describe what streets you are planning to close:
This is an election year with several politicians being in the parade, it really is difficult to know long the square will be closed. You have done a very good job in the past.

Please describe your safety plan including crowd control. Attach additional sheets if necessary. The Indianola Police and Fire Departments will review your safety plans to determine if safety is adequate. In reviewing the application, they will be looking at anticipated crowd size, demographics, entertainment, and alcohol, prior history with this event or similar events and other criteria.
We are hoping to have the Warren County Sheriff, Indianola City Police, State Highway Patrol, and various fire departments in the parade, this is a great safety factor. Most of the persons in the parade, have cell phones also.

Please describe your emergency/medical plan, including your communication procedures. Attach additional sheets if necessary.

As stated above most of the parade participants will have cell phones as well as the law enforcement

Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event.

We hope to have a clean up crew after the parade

Thank you for your interest in holding a neighborhood or community event!

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com

WARRCOU-02 DANDERSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/8/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Weinman Insurance
311 E 2nd Ave
Indianola, IA 50125

CONTACT NAME:
PHONE (A/C, No, Ext): (515) 961-2567 FAX (A/C, No): (515) 961-2092
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Insurance Company	10677
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Warren County Historical Society
PO Box 256
Indianola, IA 50125

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			ENP 0194747	7/1/2020	7/1/2021	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: General Aggregate							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Log Cabin Day parade 9/26/20

CERTIFICATE HOLDER

City of Indianola
PO Box 299
Indianola, IA 50125

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
DAnderson

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Information

Subject

Resolution authorizing the execution of community development block grant program documents.

Information

Fiscal Impact

Attachments

Resolution for CDBG

RESOLUTION NO. 2020-_____

RESOLUTION AUTHORIZING THE EXECUTION OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM DOCUMENTS

WHEREAS, City Officials participated in a meeting with community partners regarding a possible temporary program to support local restaurants to provide hot meals to community members; and

WHEREAS, the community partners include Helping Hand of Warren County, Indianola Chamber of Commerce, City of Indianola and Central Iowa Shelter Services; and

WHEREAS, Federal Dollars are available to fund the possible temporary program via Community Development Block Grant (CDBG) funding; and

WHEREAS, Central Iowa Shelter Services has agreed to prepare the application, serve as the fiscal agent and grant administrator; and

WHEREAS, the Indianola Chamber of Commerce will work to secure participating restaurants and Helping Hand of Warren County will work on securing volunteers and advertisement of the program; and

WHEREAS, the total amount of funding to be applied for is $62,700, which is estimated to cover the cost of 800 meals for 9 weeks; and

WHEREAS, the City Council was briefed on this possible partnership and believes that this is in the best interest of the citizens of Indianola.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA that the Mayor and City Manager are hereby authorized and directed to execute documents necessary to apply for CDBG funding for the aforementioned possible program.

APPROVED this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject
Crow's Nest RV Park

Information

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

Resolution approving a request for an alternative method of approval for a site plan for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue.

Information

Fiscal Impact

Attachments

Crow's Nest Memorandum
Staff Report
Paving Waiver Request
Crow's Nest RV Park
Resolution Approving Request

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 15, 2020
Re: Resolution approving a request for an alternative method of approval for a site plan for Crow's Nest RV Park, located at for 100 and 300 West 17th Avenue

At its July 20th meeting, the City Council will be asked to approve a request from Edward Arp of Civil Engineering Consultants, Inc., on behalf of Lyelca of Warren Co. for an alternative method of approval for a site plan for Crow's Nest RV Park, located at for 100 and 300 West 17th Avenue. Crow's Nest RV Park proposes a tourist/trailer campground for travel trailers, camping trailers, cabins and tents. The current site plan shows a total of 148 RV spots, and nine (9) cabins that will be available to the general public. The current site plan proposes to establish gravel drives and RV parking spots throughout the campground. There is proposed to be a 50' paved approach from the north edge of West 17th Avenue to help control debris from entering West 17th Avenue from this site.

Section 166.04(2)(F) requires that parking lots and accesses shall be hard surfaced. This is required to help with general aesthetics of the City, to control runoff of gravel into the City storm sewers and create uniformity of parking surfaces throughout the City. However, as West 17th Avenue is gravel, does not contain any storm sewers and as this portion of the City is more rural than urban, the applicant is proposing to use a gravel surface rather than a hard surface.

On July 14, 2020, the Planning and Zoning Commission reviewed the request and, on an 8-0 vote, recommend the alternative method of approval for a site plan be approved, with the condition that a form of mutual agreement be reached relating to future pavement of the site. If the Council concurs with this condition, staff will work with the applicant on the form of agreement prior to final approval of the full site plan.

I will attend your July 20th meeting to answer any questions you may have.

Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: July 14, 2020

Agenda Item: 7. C. Consider recommendation on request for alternative method of approval for a site plan for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue

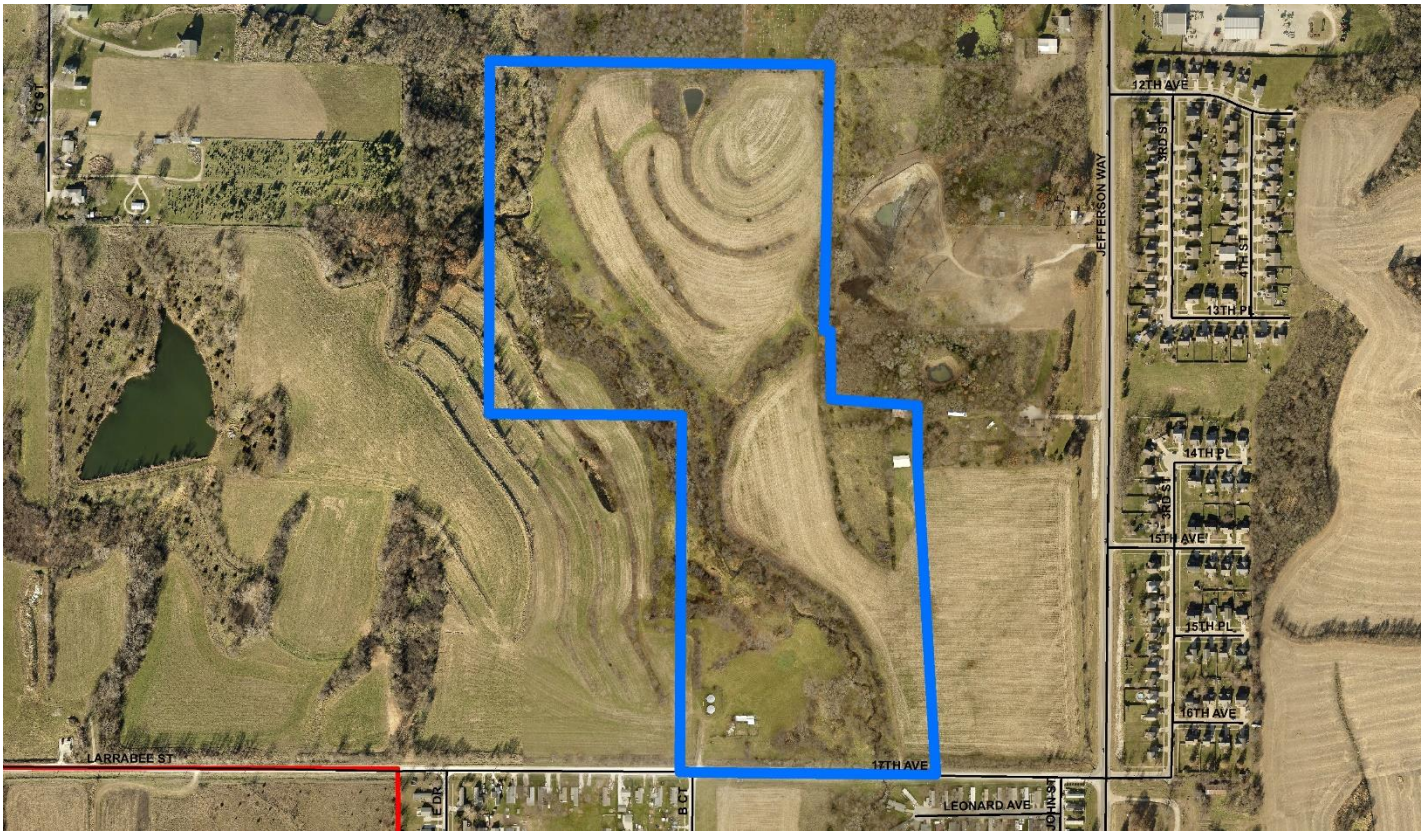
Application Type: Site Plan

Applicant: Edward Arp of Civil Engineering Consultants, Inc.

Comprehensive Plan Designation: Mixed Residential/Low-Density Residential (2011 Comp Plan)

Application Summary: Request for alternative method of approval for a site plan for Crow's Nest RV Park, requesting that drives within the RV park be gravel instead of paved.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

166.06 ALTERNATE METHOD FOR APPROVAL OF SITE PLAN.

1. If the Director of Community Development does not approve the site plan as presented and the applicant is unable or unwilling to meet the above criteria and specific design standards or provide the information as required, the applicant shall have the option of submitting the site plan to the Planning and Zoning Commission and Council for their review, in accordance with the following provisions: Applicant shall cause to be prepared a site plan for such development and submit a reproducible medium and three copies to the Community Development Department. The site plan shall be accompanied by a cover letter requesting review and approval of said plan and by a receipt from the Clerk's office as proof of payment of the application fee which is as follows:
   Site plan review — one acre or less $ 50.00
   Site plan review — more than one acre $ 100.00
   The site plan shall contain all of the information required by Sections 166.03 and 166.04 of this chapter and, in addition, shall contain the following supplemental information:
   A. Existing and proposed contours at an interval not to exceed two feet, provided that at least two contours shall be shown.
   B. Location, shape, exterior dimensions and number of stories of each existing building to be retained and of each proposed building.
   C. A vicinity map at a scale of one inch equals 400 feet or larger, showing the general location of the property.
   D. Soil tests and similar information, if deemed necessary by the Director of Community Development to determine the feasibility of the proposed development in relation to the design standards set forth in this chapter.

E. In case of any conflicting requirements between this chapter and any existing ordinance of the City, the more restrictive requirement shall be met.

EXCEPTION: C-1, C-4, R-5 and R-6 zoning restrictions shall apply.

2. When improvements are made to existing structures that fall under the scope of Section 166.02 requiring the entire property to meet the applicable design standards of the site plan, the Planning and Zoning Commission and City Council may consider the following list of factors prior to approval:
   A. The use of the land and building;
   B. Building setback;
   C. Lot area;
   D. Cost of compliance; and
   E. Existing development in the surrounding area

166.04 SPECIFIC DESIGN STANDARDS REQUIRED.

On approval by the Director of Community Development, building permits may be issued, as long as all other requirements of the City, State and County are met, and construction may commence. In order for the Director of Community Development to approve a site plan application, the following specific design standards must be met:

6. Parking lots and access shall be hard-surfaced, limited to a maximum slope of six percent in a direction perpendicular to the car. Driveways shall not exceed a 10 percent slope. Where Portland cement concrete pavement is used, the pavement shall comply with the materials and be constructed in such a manner as to provide an equivalent finished product as specified in the most current Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation, utilizing a "Class C Concrete" mix Class 2 or 3 durability coarse aggregate. Where asphaltic cement concrete pavement is used, the pavement shall comply with the materials and be constructed in such a manner as to provide an equivalent finished product as specified in the Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation. The pavement shall utilize nonrecycled virgin material which shall include Type B base and Type A surface courses and which shall comply with the most current Iowa Department of Transportation job-mix formula. Where asphaltic cement concrete is placed on a crushed stone base, the base shall comply with an approved Iowa Department of Transportation Class A or B crushed stone base material and gradation. All hard-surfacing shall be constructed on a prepared uniform subgrade compacted to 95 percent of maximum density (Standard Proctor Density). The parking lot and driveway design shall meet or exceed the following minimum paving thickness requirements:

	Full Depth Asphaltic Cement Concrete	**Asphaltic Cement Concrete Over Crushed Stone Base**				
Parking Lot	**Type B Base**	**Type A Surface**	**Crushed Stone**	**Type B Base**	**Type A Surface**	**Portland Cement Concrete**
Parking Lots 50 Stalls or Less	3 inches	2 inches	6 inches	0 inches	3 inches	4 inches
Parking Lots More than 50 Stalls Except Loading Dock or Drive Areas with Bus or Truck Traffic	3 inches	3 inches	6 inches	0 inches	4 inches	5 inches
Loading Dock Area	NOT ACCEPTABLE	NOT ACCEPTABLE	7 inches			
Driveway Areas with Bus or Truck Traffic	6 inches	2 ½ inches	6 inches	3 inches	3 inches	6 inches

ANALYSIS

Crow's Nest RV Park proposes a tourist/trailer campground for travel trailers, camping trailers, cabins and tents. A site plan for this RV park was submitted to the City on May 18, 2020. The current site plan shows a total of 148 RV spots, and nine (9) cabins that will be available to the general public. The current site plan proposes to establish gravel drives and RV parking spots throughout the campground. There is proposed to be a 50' paved approach from the north edge of West 17th Avenue to help control debris from entering West 17th Avenue from this site.

Section 166.04 (6) requires that parking lots and access shall be hard surfaced. This is required to help with general aesthetics of the City, to control runoff of gravel into the City storm sewers and create uniformity of parking surfaces throughout the City. However, as West 17th Avenue is gravel, does not contain any storm sewers and as this portion of the City is more rural than urban, the applicant is proposing to use a gravel surface rather than a hard surface.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the alternative method of approval for a site plan, as submitted.

CEC
Civil Engineering Consultants, Inc.

June 18, 2020

City of Indianola
110 N. First Street
Indianola, Iowa 50125

Attn: Charlie Dissell, Director of Community Development

RE: PAVING WAIVER REQUEST – CROW'S NEST R.V. PARK

Dear Charlie:

On behalf of Stacie Crow with LYELCA of Warren County; with this letter we are requesting a waiver of the paving requirement for drives at the Crow's Nest RV Park. We plan on establishing gravel drives initially with dust control that can act as subbase for future paving. Once 17th Street is paved we would consider paving sections starting at the front of the project and working to the back over a period of time.

At this time, we ask for a Waiver by P&Z and City Council. Please let us know if you have any questions or comments.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Edward H. Arp, PLA, ASLA
Landscape Architect
Chairman

Enclosure
Cc: Stacie Crow, LYELCA of Warren County

2400 86th Street Unit 12 . Des Moines, Iowa 50322 . 515 276 4884 . Fax: 515 276 7084 . mail@ceclac.com . www.ceclac.com

SITE PLAN

CROW'S NEST RV PARK
INDIANOLA, IOWA

LYELCA OF WARREN COUNTY, 36971 HIGH MEADOWS LANE, CUMMING, IOWA 50061

GENERAL NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT:
   A. CITY OF INDIANOLA (961-9410)
   B. OWNER
   C. CIVIL ENGINEERING CONSULTANTS INC. (276-4884)
   D. IOWA ONE CALL
2. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATIONS OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2019 URBAN STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
6. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.

NPDES/SWPPP
1. OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES
1. STRIP TOPSOIL FROM ALL AREAS WHIGH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
4. ALL SITE GRADING STRUCTURAL FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK SOIL AND RE-SPREAD. (8" MINIMUM)
8. ADDITIONAL SILT FENCING MAY BE REQUIRED BY CITY AFTER FIELD INSPECTION.

SANITARY NOTES
1. ONE WEEK PRIOR TO COMMENCING CONSTRUCTION CONTRACTOR SHALL NOTIFY:
   a. CITY OF INDIANOLA
   b. ALL UTILITY COMPANIES
   c. OWNER
   d. CIVIL ENGINEERING CONSULTANTS
2. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH INDIANOLA SPECIFICATIONS FOR SUBDIVISIONS INCLUDING LATEST REVISIONS.
3. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL EITHER RECONNECT OR CONNECT TO STORM SEWER, ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER WHEN FIELD TILE IS ENCOUNTERED.
5. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING WORK.
6. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH APPLICABLE SAFETY REGULATIONS.
7. CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY CONTRACTOR AND KEPT UP TO DATE AS WORK PROGRESSES. ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
9. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN OPTIMUM AND +4%.
10. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
11. IF THERE IS DISCREPENCY BETWEEN QUANTITY ESTIMATE AND DETAILED PLANS, DETAILED PLANS SHALL GOVERN.
12. ALL SANITARY SEWER MANHOLES SHALL HAVE TYPE "C" CASTINGS UNLESS OTHERWISE SPECIFIED
13. PROVIDE SANITARY SEWER SERVICE RISER AS REQUIRED BY URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. WHERE SERVICE RISERS ARE NOT REQUIRED AT SERVICE BUILDINGS AND BUNKHOUSES, PROVIDE A STEEL POST WITH A GREEN PAINTED TOP FOR SANITARY SERVICE END LOCATIONS.
14. SANITARY MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
15. CRETEX PRO-RINGS SHALL BE USED TO ADJUST MANHOLE CASTING TO GRADE. NO MORE THAN 12" OF RINGS TO BE USED.
16. ALL SANITARY SEWERS SHALL BE CLEANED AND TELEVISED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
17. ALL SANITARY SEWERS SHALL BE MANDREL TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
18. ALL SANITARY SEWER MANHOLES SHALL BE AIR TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
19. CITY REPRESENTATIVE SHALL BE ONSITE WHEN MANDREL AND AIR TESTING IS PERFORMED.
20. ALL MANHOLES SHALL CONTAIN CONCRETE ADMIXTURE CON (MIC) SHIELD ANTI BACTERIAL ADMIXTURE AS MANUFACTURED BY CONSHIELD TECHNOLOGIES, INC., OR APPROVED EQUAL.

STORM NOTES
1. PROVIDE APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.

WATER NOTES
1. PIPE MATERIALS: AWWA C900 DR - 18 PVC INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS.
2. CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, & 0% TO +4% OPTIMUM MOISTURE CONTENT.
3. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED SURFACE ELEVATIONS.
4. OFFICE SERVICE TO BE 1-INCH COPPER, STOP BOXES TO BE FORD BALL VALVE TYPE CURB STOPS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING INFORMATION TO ENGINEER. WATER SERVICES FOR BUNKHOUSES AND SERVICE BUILDINGS REQUIRE A STEEL POST PAINTED BLUE AT END OF SERVICE LINE.
6. HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
7. AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
8. VALVES SHALL BE CLOW RW GATE.
9. HYDRANTS SHALL BE CLOW MEDALLION. ALL HYDRANTS SHALL BE COLOR: SAFETY YELLOW.
10. CURB STOPS SHALL BE LOCATED NO FURTHER THAN 10" INSIDE R.O.W. FROM PROPERTY LINE.
11. ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
12. WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN:
   a. FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS 10' MIN.
   b. ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM SEWER.
   c. SEWER MUST BE ADEQUATELY SUPPORTED.
   d. LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
13. ALL STORM SEWER CROSSING ABOVE WATER MAIN WILL REQUIRE O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 567 IAC 43.3(2) "A" (3).

PROPERTY OWNER:
LYELCA OF WARREN COUNTY ET.AL.
36971 HIGH MEADOWS LANE
CUMMING, IA 50061
ATTN: STACY CROW
secron08@gmail.com
515.321.1714

LAND USE:
EXISTING: FARM AND TIMBER
PROPOSED: MULTI-PHASE CAMPGROUND & INFRASTRUCTURE

FLOOD ZONE
ZONE 'X', ZONE 'X SHADED', AND ZONE 'A'.
SEE PLANS FOR COLOR CODED ZONE DELINEATION.
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER
19181C0217F, 19181C0227F, 19181C0285F.
REVISED 11-16-2018.

PROPERTY ADDRESS:
MAIN CAMPGROUND: 100 WEST 17th AVENUE

PRIVATE CAMPGROUND: 300 WEST 17th AVENUE

PROPERTY ZONING:
EXISTING & PROPOSED ZONING: A-2 MIXED AGRICULTURAL

PROPERTY SETBACKS:
FRONT YARD SETBACK: 40 FEET
REAR YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 10 FEET

SURFACE BREAKDOWN:
GRAVEL PAVING= 358,071 S.F. = 12%
GREEN = 2,634,065 S.F. = 88%

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1005 FEET OF THE SW1/4 NE1/4 OF SAID SECTION 36
AND
THE EAST 277 FEET OF THE NW1/4 SE1/4 OF SAID SECTION 36
AND
ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION 36 LYING WEST OF PARCEL 'P', AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2015-6904 AT THE WARREN COUNTY RECORDER'S OFFICE AND LYING WEST OF THE TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE II OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE
AND
ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SAID SECTION 36 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT THAT IS 220 FEET EAST OF THE SE CORNER OF SAID TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE II OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTHERNLY TO A POINT THAT IS 576 FEET EAST OF THE SW CORNER OF SAID NE1/4 SE1/4, AND EXCEPTING THEREFROM ALL SAID TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE II OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE.
AND
A PARCEL OF LAND IN THE NE1/4 SE1/4 AND SE1/4 NE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF INDIANOLA, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE1/4 SE1/4; THENCE N84°26'02"W, 640.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N84°26'02"W, 113.34 FEET TO A POINT; THENCE N02°34'19"W, 1403.95 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE II OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S85°33'48"E, 114.54 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°11'34"W, 236.23 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S03°06'35"E, 1160.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.46 ACRES MORE OR LESS.

BENCHMARK:
EXISTING SANITARY MANHOLE LID, 10.76 FEET SOUTH OF SECTION LINE;
N 488,204.1421. E 1,623,654.3560. ELEVATION = 829.34 NAVD88.

MISC. NOTES:
1. THIS IS A PHASED PROJECT. SEE PHASE LINE ON DRAWING 3.
2. 1 IDENTIFICATION SIGN AT ENTRY DRIVE TO MAIN CAMPGROUND. 2-SIDED 32 S.F. EACH SIDE.
3. SITE LIGHTING: SECURITY LIGHTING AT OFFICE.
4. THERE IS NO FENCING PLANNED WITH THIS PROJECT.
5. ADDED LANDSCAPING ONLY AS REQUIRED BY ORDINANCE.
6. REFUSE COLLECTION ON NORTH SIDE OF OFFICE. 6' TALL WOODEN SCREEN FENCE FOR ALL EXPOSED SIDES WITHOUT ACCESS.
7. 2 FULL-TIME EMPLOYEES.
8. POOL IS PART OF FUTURE PHASE.
9. DOWNSPOUTS AT ALL STRUCTURES PER ARCHITECTURAL DRAWINGS.
10. DRIVING AND CAMPING SURFACE TO BE CRUSHED GRAVEL.

GENERAL LEGEND
PROPOSED
- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SAN — SANITARY SEWER WITH SIZE
- SAN — SANITARY SERVICE
- ST — STORM SEWER WITH SIZE
- ST — STORM SERVICE
- W — WATER MAIN WITH SIZE
- W — WATER SERVICE
- 826 — PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- 1234 — ADDRESS

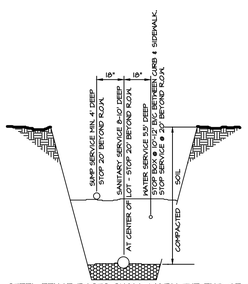
EXISTING
- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV — UNDERGROUND TELEVISION
- USE — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- UFO — UNDERGROUND FIBER OPTIC
- UST — UNDERGROUND TELEPHONE
- OHW — OVERHEAD ELECTRIC
- SAN — SANITARY SEWER WITH SIZE
- ST — STORM SEWER WITH SIZE
- W — WATER MAIN WITH SIZE
- 826 — EXISTING CONTOUR
- TREELINE
- B.S.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.O.E. — MINIMUM OPENING ELEVATION
- TREES TO BE REMOVED

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GEOMETRIC PLAN
3	DIMENSION PLAN NORTH
4	DIMENSION PLAN SOUTH
5	GRADING PLAN NORTH
6	GRADING PLAN SOUTH
7	SEWER PLAN NORTH
8	SEWER PLAN SOUTH
9	WATER PLAN NORTH
10	WATER PLAN SOUTH
11	300 W 17th STREET CAMPGROUND

VICINITY SKETCH NORTH SCALE: 1"=1000'

UTILITIES
WATER: INDIANOLA MUNICIPAL SERVICES
SANITARY: CITY OF INDIANOLA

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com



STEEL FENCE POSTS SHALL MARK THE END OF ALL UTILITY SERVICES REQUIRED, GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.

SERVICE LOCATION DETAIL
NO SCALE

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

June 30, 2020

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 2

JEFFREY A. GADDIS, LAND SURVEYOR, 18381, IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: _____ DATE: _____
EDWARD H. ARP, IOWA REG. NO. 250
MY LICENSE RENEWAL DATE IS: JUNE 30, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

STATE OF IOWA, EDWARD H. ARP, 250, LANDSCAPE ARCHITECT

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 , Des Moines, Iowa 50322
515.276.4884 , Fax: 515.276.7084 , mail@cecIac.com
CEC

DATE:	REVISIONS	COMMENTS
MAY 11, 2020	1 2020-06-24	
06/24/2020	2 ---	
	3 ---	
	4 ---	
	5 ---	
	6 ---	

DATE OF SURVEY: .
DESIGNED BY: PG
DRAWN BY: MEH

CROW'S NEST RV PARK
INDIANOLA, IOWA
COVER

SHEET 1 OF .

A-18.25

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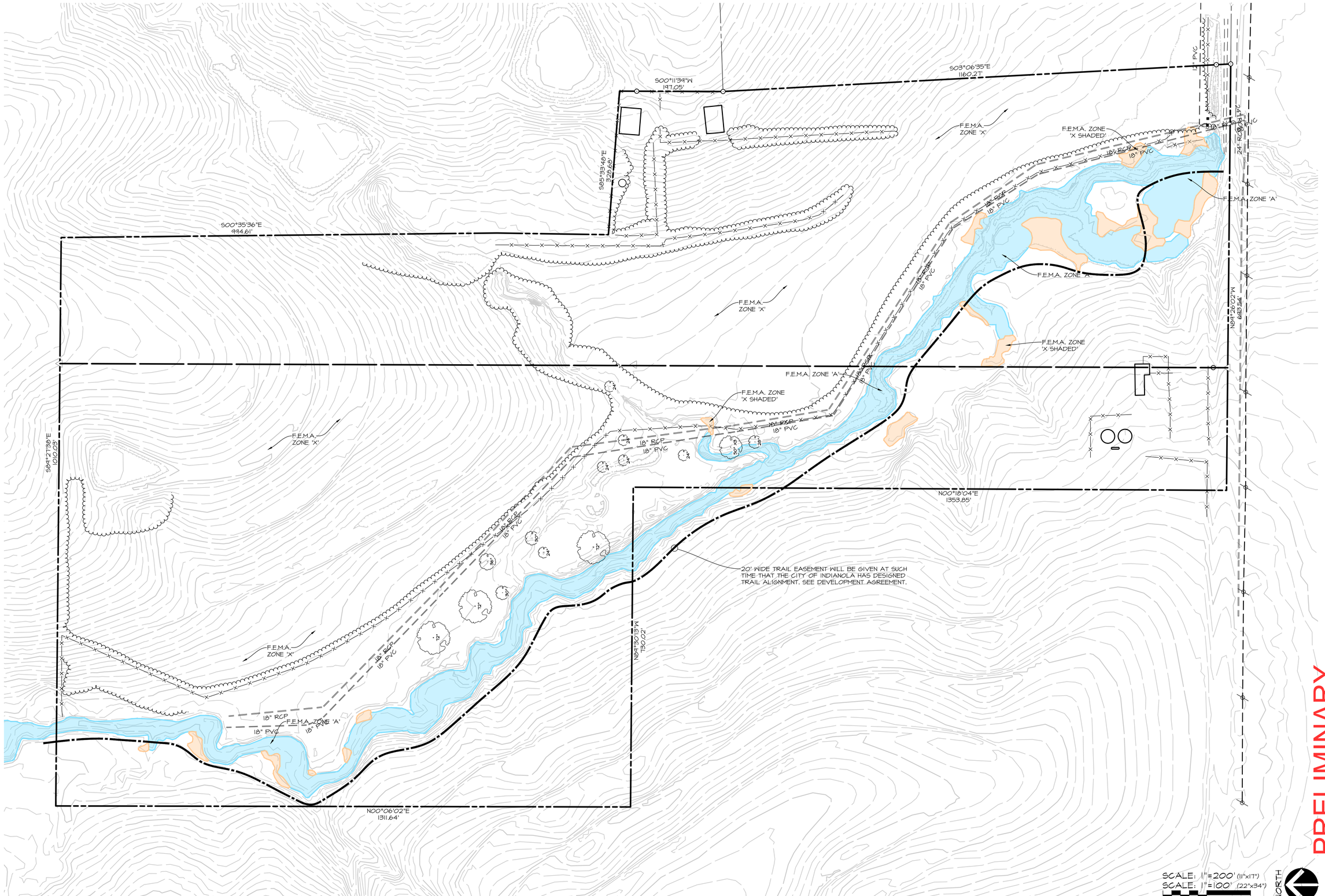

PRELIMINARY

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	Jan. 30, 2020
	06/29/2020
	"
	XXXX/2020

DATE OF SURVEY:	
DESIGNED BY:	EHA
DRAWN BY:	KRZ

CROW'S NEST RV PARK

100 & 300 W 17TH STREET, INDIANOLA, IOWA

GEOMETRIC PLAN

SHEET 2 OF 11

A-1825

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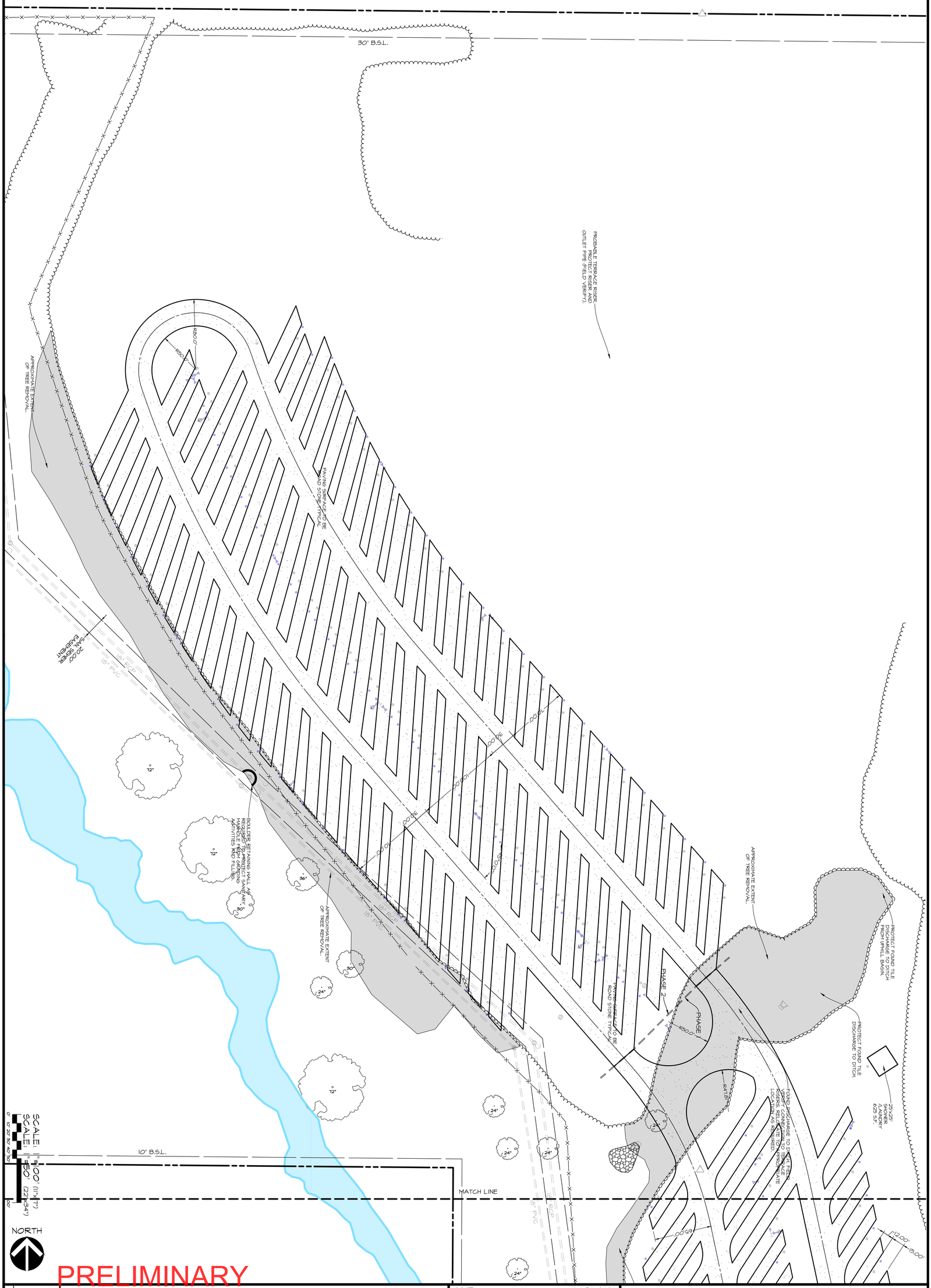

PRELIMINARY

CROW'S NEST RV PARK

100 & 300 W 17TH STREET,, INDIANOLA, IOWA

DIMENSION PLAN NORTH

SHEET 3 OF 11

A-1025

DATE:	Jun. 30, 2020
	06/29/2020
	..
	XXXX2020
DATE OF SURVEY:	----
DESIGNED BY:	EHA
DRAWN BY:	KRZ

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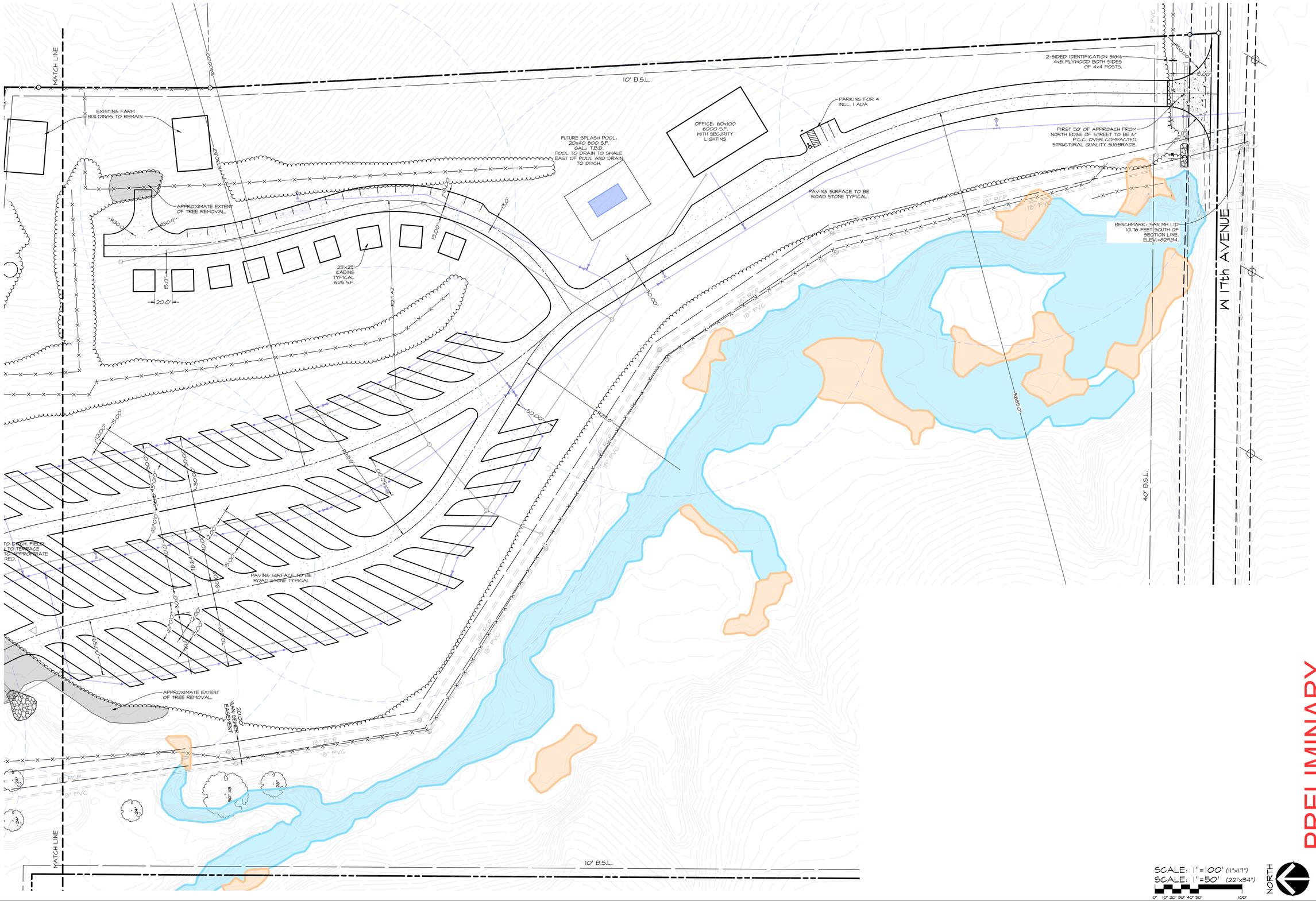

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DESIGNED BY:	EHA
DRAWN BY:	KRZ

CROW'S NEST RV PARK

100 & 300 W 17TH STREET, INDIANOLA, IOWA

DIMENSION PLAN SOUTH

SHEET 4 OF 11

A-1825

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DESIGNED BY:	EHA
DRAWN BY:	KRZ

CROW'S NEST RV PARK

100 & 300 N 17TH STREET, INDIANOLA, IOWA

GRADING PLAN NORTH

SHEET 5 OF 11

A-1825

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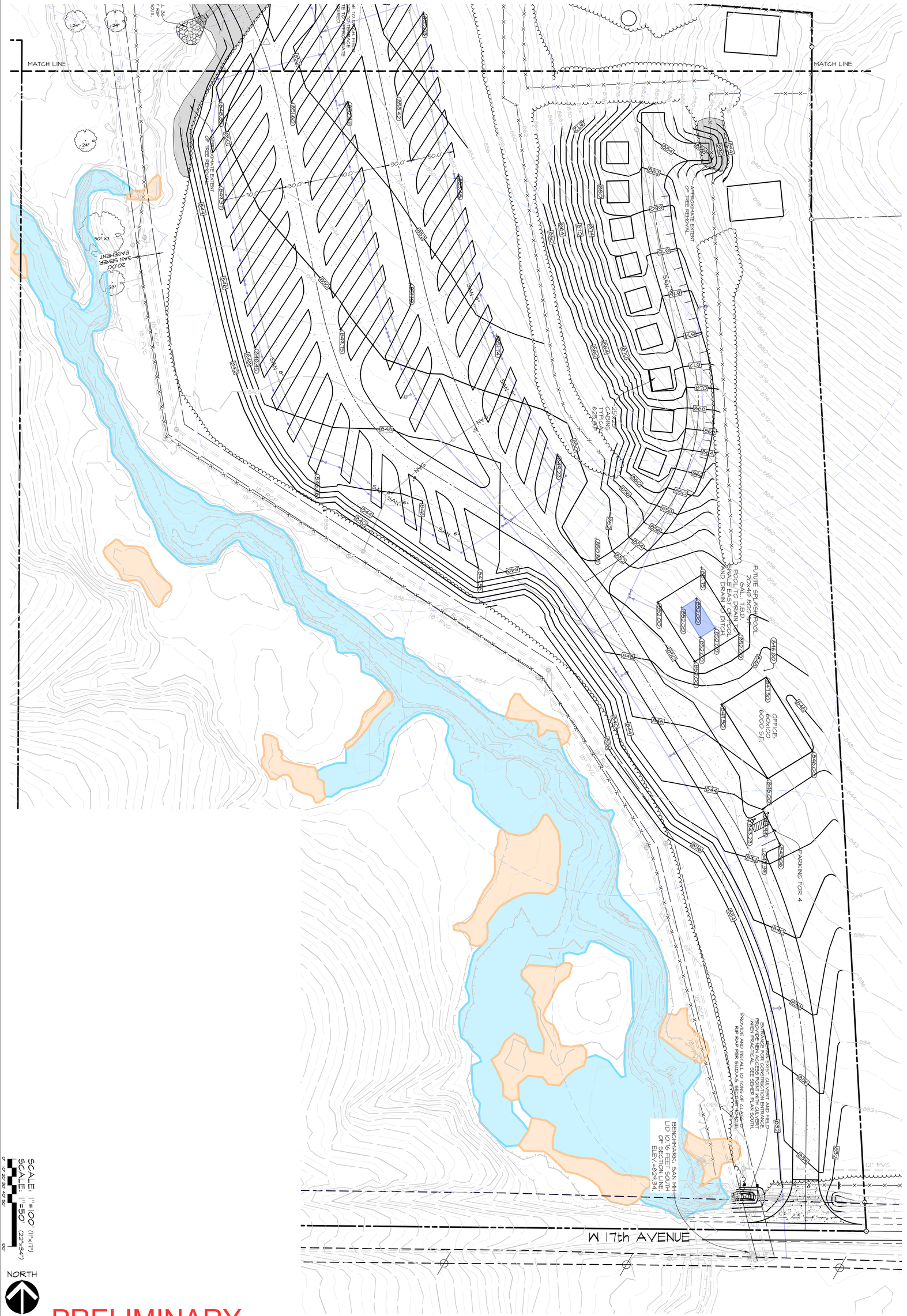


PRELIMINARY

CROW'S NEST RV PARK 100 & 300 W 17TH STREET,, INDIANOLA, IOWA GRADING PLAN SOUTH	SHEET 6 OF 11	DATE: Jun. 30, 2020 06/29/2020 .. XXXX2020 DATE OF SURVEY: ---- DESIGNED BY: EHA DRAWN BY: KRZ	CEC Civil Engineering Consultants, Inc. 2400 86th Street . Unit 12 . Des Moines, Iowa 50322 515.276.4884 . mail@ceclac.com

A-1825

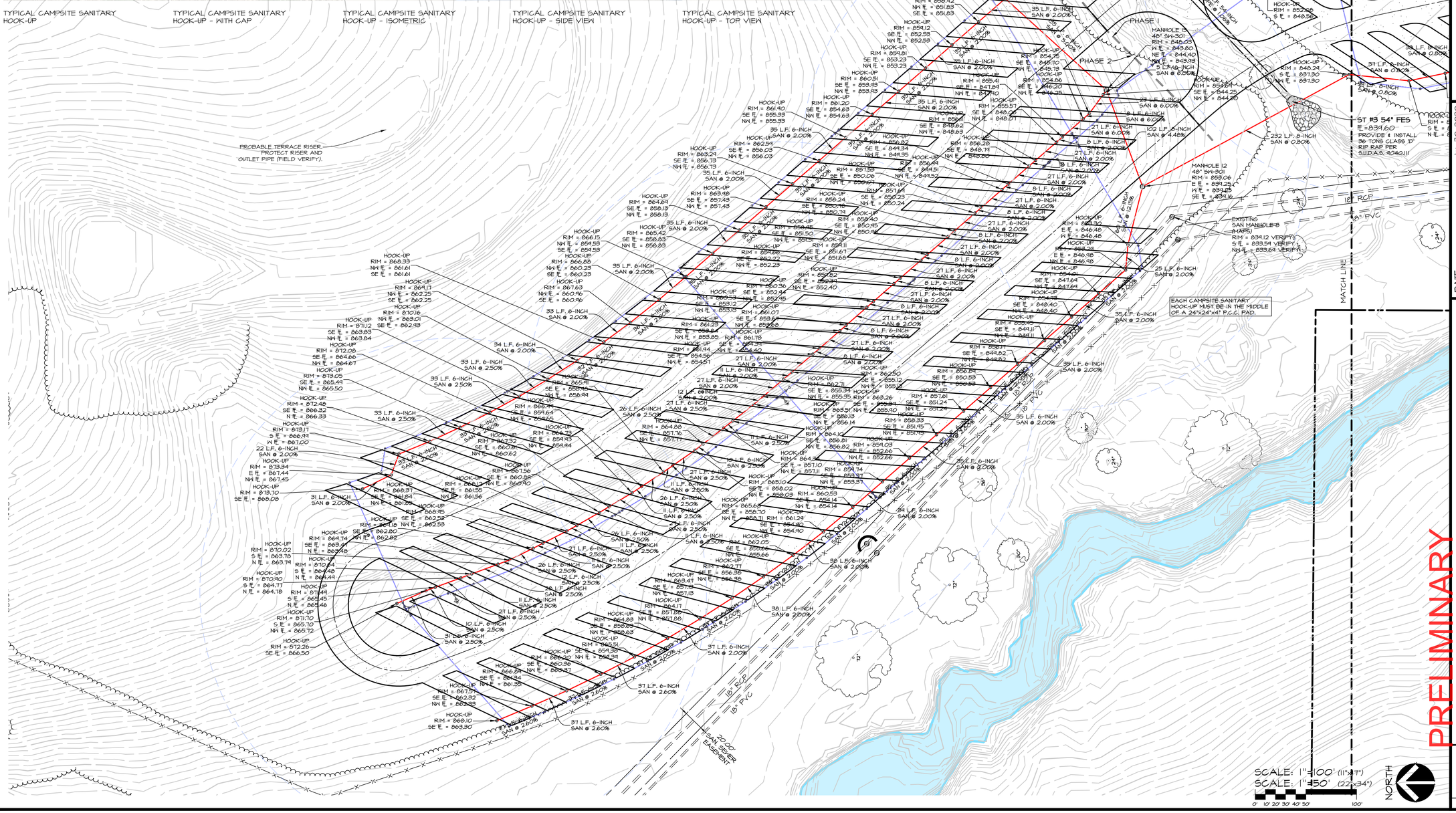
TYPICAL CAMPSITE SANITARY HOOK-UP

TYPICAL CAMPSITE SANITARY HOOK-UP - WITH CAP

TYPICAL CAMPSITE SANITARY HOOK-UP - ISOMETRIC

TYPICAL CAMPSITE SANITARY HOOK-UP - SIDE VIEW

TYPICAL CAMPSITE SANITARY HOOK-UP - TOP VIEW



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515.276.4884 . mail@ceclac.com

DATE:	Jan. 30, 2020	
	06/29/2020	
	XXXX2020	--
DATE OF SURVEY:		----
DESIGNED BY:		EHA
DRAWN BY:		KRZ

PRELIMINARY

CROW'S NEST RV PARK

100 & 300 W 17TH STREET, INDIANOLA, IOWA

SEWER PLAN NORTH

SHEET 7 OF 11

A-1825

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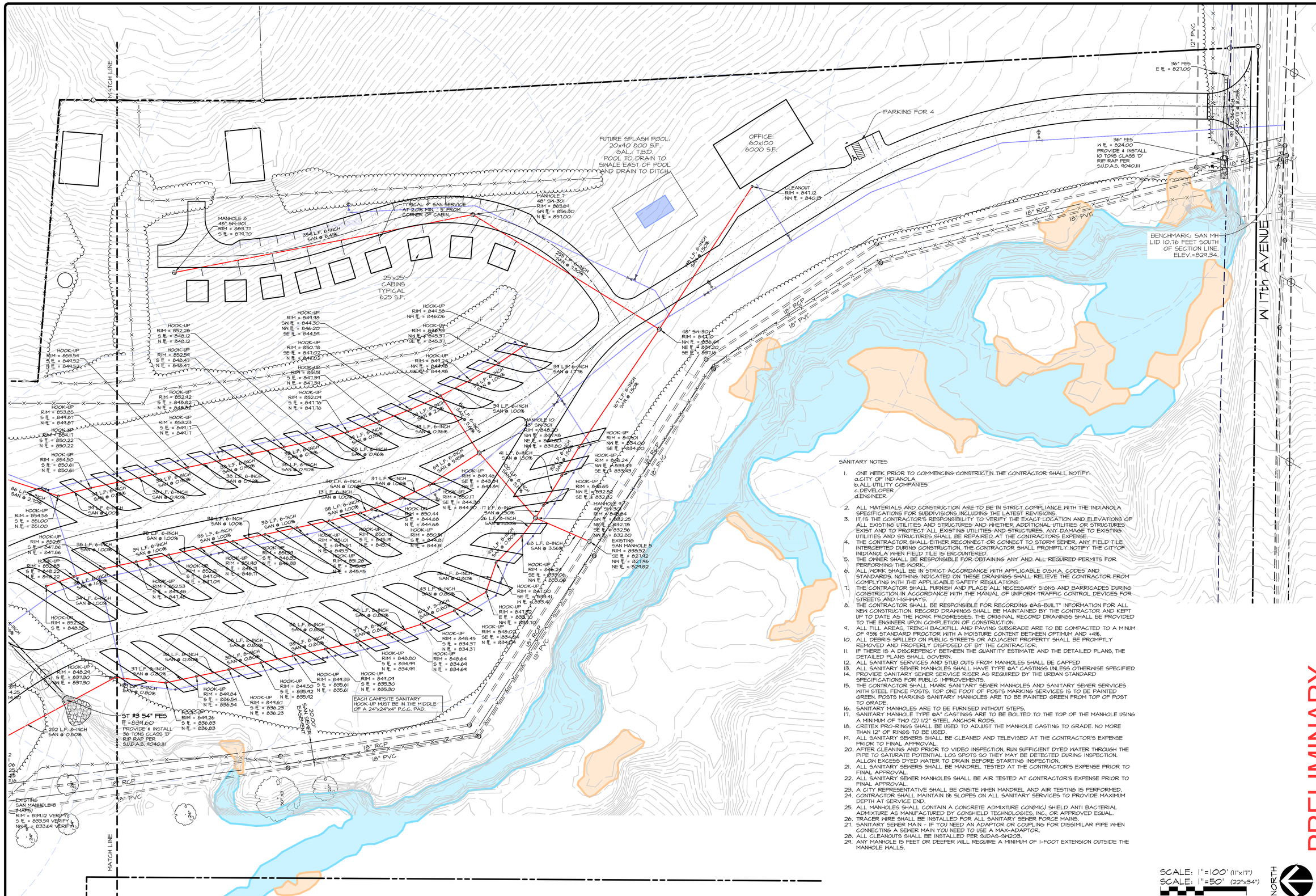

SANITARY NOTES

1. ONE WEEK PRIOR TO COMMENCING CONSTRUCTIN THE CONTRACTOR SHALL NOTIFY:
   a.CITY OF INDIANOLA
   b.ALL UTILITY COMPANIES
   c.DEVELOPER
   d.ENGINEER
2. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE INDIANOLA SPECIFICATIONS FOR SUBDIVISIONS INCLUDING THE LATEST REVISIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL EITHER RECONNECT OR CONNECT TO STORM SEWER, ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY OF INIDIANOLA WHEN FIELD TILE IS ENCOUNTERED.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
6. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPLICABLE SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT UP TO DATE AS THE WORK PROGRESSES. THE ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
9. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO A MINIUM OF 95% STANDARD PROCTOR WITH A MOISTURE CONTENT BETWEEN OPTIMUM AND +4%.
10. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
11. IF THERE IS A DISCREPENCY BETWEEN THE QUANTITY ESTIMATE AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
12. ALL SANITARY SERVICES AND STUB OUTS FROM MANHOLES SHALL BE CAPPED
13. ALL SANITARY SEWER MANHOLES SHALL HAVE TYPE "A" CASTINGS UNLESS OTHERWISE SPECIFIED
14. PROVIDE SANITARY SEWER SERVICE RISER AS REQUIRED BY THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR SHALL MARK SANITARY SEWER MANHOLES AND SANITARY SEWER SERVICES WITH STEEL FENCE POSTS. TOP ONE FOOT OF POSTS MARKING SERVICES IS TO BE PAINTED GREEN. POSTS MARKING SANITARY MANHOLES ARE TO BE PAINTED GREEN FROM TOP OF POST TO GRADE.
16. SANITARY MANHOLES ARE TO BE FURNISED WITHOUT STEPS.
17. SANITARY MANHOLE TYPE "A" CASTINGS ARE TO BE BOLTED TO THE TOP OF THE MANHOLE USING A MINIMUM OF TWO (2) 1/2" STEEL ANCHOR RODS.
18. CRETEX PRO-RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO GRADE. NO MORE THAN 12" OF RINGS TO BE USED.
19. ALL SANITARY SEWERS SHALL BE CLEANED AND TELEVISED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
20. AFTER CLEANING AND PRIOR TO VIDEO INSPECTION, RUN SUFFICIENT D'YED WATER THROUGH THE PIPE TO SATURATE POTENTIAL LOS SPOTS SO THEY MAY BE DETECTED DURING INSPECTION. ALLOW EXCESS D'YED WATER TO DRAIN BEFORE STARTING INSPECTION.
21. ALL SANITARY SEWERS SHALL BE MANDREL TESTED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
22. ALL SANITARY SEWER MANHOLES SHALL BE AIR TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
23. A CITY REPRESENTATIVE SHALL BE ONSITE WHEN MANDREL AND AIR TESTING IS PERFORMED.
24. CONTRACTOR SHALL MAINTAIN 1% SLOPES ON ALL SANITARY SERVICES TO PROVIDE MAXIMUM DEPTH AT SERVICE END.
25. ALL MANHOLES SHALL CONTAIN A CONCRETE ADMIXTURE CON/MIC/ SHIELD ANTI BACTERIAL ADMIXTURE AS MANUFACTURED BY CONSHIELD TECHNOLOGIES, INC., OR APPROVED EQUAL.
26. TRACER WIRE SHALL BE INSTALLED FOR ALL SANITARY SEWER FORCE MAINS.
27. SANITARY SEWER MAIN - IF YOU NEED AN ADAPTOR OR COUPLING FOR DISSIMILAR PIPE WHEN CONNECTING A SEWER MAIN YOU NEED TO USE A MAX-ADAPTOR.
28. ALL CLEANOUTS SHALL BE INSTALLED PER SUDAS-SH203.
29. ANY MANHOLE 15 FEET OR DEEPER WILL REQUIRE A MINIMUM OF 1-FOOT EXTENSION OUTSIDE THE MANHOLE WALLS.

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")
0' 10' 20' 30' 40' 50' 100'
NORTH

PRELIMINARY

CROW'S NEST RV PARK
100 & 300 W 17TH STREET, INDIANOLA, IOWA

SEWER PLAN SOUTH

SHEET 8 OF 11

A-1825

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	
DATE OF SURVEY:	Jan. 30, 2020
DESIGNED BY:	06/29/2020
DRAWN BY:	XXXX/2020

	EHA
	KRZ

Q:\A-FILES\A-1800\A1825_CSD Drawings\Construction Documents\A1825 SEWER PLAN.dwg, 6/30/2020 12:36:46 PM, kurdzy, 1:1

TYPICAL CAMPSITE WATER CONNECTION.
3/4" WOODFORD Y34 FARM HYDRNT.

TYPICAL CAMPSITE ELEC. CONNECTION.

TYPICAL CAMPSITE SERVICES CONNECTION.

PROTECT FOUND TILE DISCHARGE TO DITCH FROM UPHILL BASIN.

25'x25' SHOWER /LAUNDRY 625 S.F.

1" WATER SERVICE FOR SUPPORT BUILDING.

PROTECT FOUND TILE DISCHARGE TO DITCH.

1" VALVE

FOUND DISCHARGE TO DITCH. FIELD VERIFY CONNECTION TO TERRACE RISERS. RELOCATE TO APPROPRIATE LOCATION AS REQUIRED.

FIRE HYDRANT ASSEMBLY
N: 489515.0021
E: 1623139.7842

TYPICAL WATER SERVICE CONNECTION FOR CAMPSITE.

PHASE 1

PHASE 2

8" VALVE

2" VALVE

8"X2"x8"x2" CROSS

FIRE HYDRANT ASSEMBLY
N: 489464.8566
E: 1622963.4822

PROBABLE TERRACE RISER. PROTECT RISER AND OUTLET PIPE (FIELD VERIFY).

IN ALL CASES WHERE WATER AND SANITARY CROSS, WATER PIPE AND SANITARY PIPE MUST MISS EACH OTHER BY MINIMUM OF 20". WATER MUST MAINTAIN MINIMUM 5' COVER FROM FINISHED GRADE.

2"x2"x2" TEE

FIRE HYDRANT ASSEMBLY
N: 490120.8668
E: 1622735.4276

FIRE HYDRANT ASSEMBLY
N: 490443.8585
E: 1622541.5170

R250.00 HYD. BAD.

SAN 6"

8" PVC

20.00' SAN SEWER EASEMENT

MATCH LINE

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")

0' 10' 20' 30' 40' 50' 100'

NORTH

PRELIMINARY

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	Jan. 30, 2020
	06/29/2020
	"
	XXXX2020

DATE OF SURVEY:	
DESIGNED BY:	EHA
DRAWN BY:	KRZ

CROW'S NEST RV PARK
100 & 300 N 17TH STREET, INDIANOLA, IOWA

WATER PLAN NORTH

SHEET 9 OF 11

A-1825

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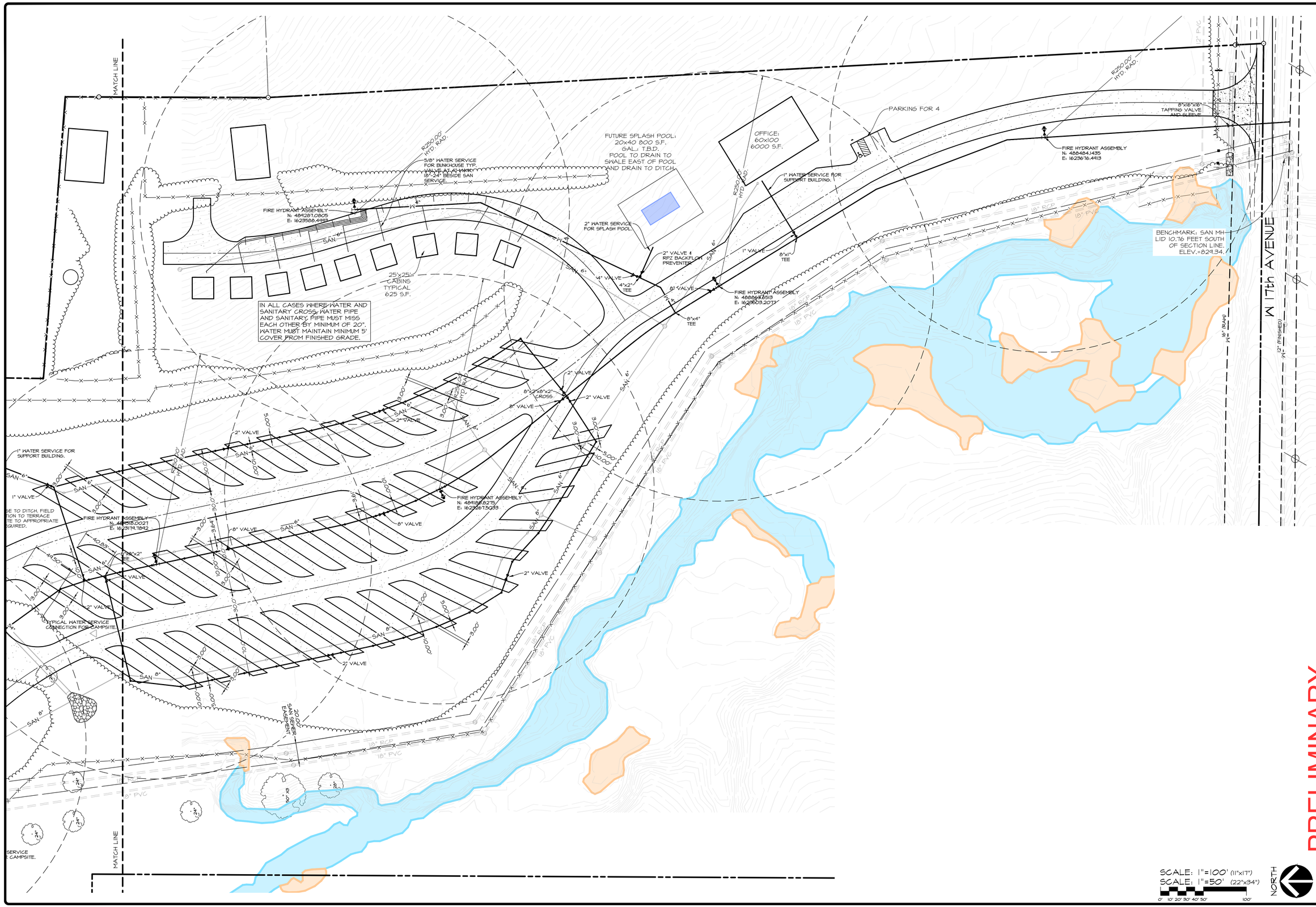

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")
0' 10' 20' 30' 40' 50' 100'
NORTH

PRELIMINARY

CEC
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2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	
6/30/2020	6/30/2020
06/29/2020	06/29/2020
..	..
XXXX.2020	XXXX.2020
DATE OF SURVEY:	
DESIGNED BY:	EHA
DRAWN BY:	KRZ

CROW'S NEST RV PARK

100 & 300 W 17TH STREET, INDIANOLA, IOWA

WATER PLAN SOUTH

SHEET 0 OF 11

A-1825

Q:\A-FILES\A-1800\A1825_CEO\Drawings\Construction Documents\A1825 WATER PLAN.dwg, 6/30/2020 12:39:23 PM, kurdley, 1:1

Q:\A-FILES\A-1800\A1825_CTD\Drawings\Construction Documents\A1825 BARN PLAN.dwg, 6/30/2020 12:39:53 PM, kcurley, 1:1

BARN SITE NOTES:

300 W 17th STREET BUILT AS A SINGLE PHASE.

NO SIGNAGE PLANNED FOR 300 W 17th STREET.

NO LIGHTING PLANNED FOR 300 W 17th STREET.

NO ADDED FENCING PLANNED FOR 300 W 17th STREET.

NO ADDED LANDSCAPING PLANNED FOR 300 W 17th STREET.

REFUSE COLLECTION WILL BE AT THE NORTH SIDE OF THE OFFICE AT 100 W 17th STREET.

PAVING TO BE CRUSHED STONE, SEE DRAWING 1.

EXISTING FARM BUILDINGS TO REMAIN AND FUNCTION AS RV PARK STORAGE.

SEE DRAWING 8 FOR COMPREHENSIVE SANITARY SERVICE NOTES.

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 Des Moines, Iowa 50322
515-276-4884 mail@cecia.com

CEC

DATE:	
	NOV 1, 2020 PRELIMINARY
DATE OF ABSTRACT:	
DRAWN BY:	KRG

CROW'S NEST RV PARK
100 & 300 W 17TH STREET, INDIANOLA, IOWA

SITE PLAN - CARETAKER'S RESIDENCE - 300 W 17th ST.

SHEET — OF 11

A-825

RESOLUTION NO. 2020-

RESOLUTION APPROVING A REQUEST FOR AN ALTERNATIVE METHOD OF APPROVAL FOR A SITE PLAN FOR CROW'S NEST RV PARK, LOCATED AT 100 AND 300 WEST 17TH AVENUE

WHEREAS, on May 18, 2020, Edward Arp of Civil Engineering Consultants, Inc., on behalf of Lyelca of Warren Co., submitted a site plan for a tourist or trailer campground for travel trailers, camping trailers and/or tents; and,

WHEREAS, said site plan proposes total of 148 RV spots, and nine (9) cabins that will be available to the general public, and proposes to establish gravel drives and RV parking spots throughout the campground; and,

WHEREAS, Section 166.04(2)(F) of the Code of Ordinances of Indianola, Iowa requires that parking lots and accesses shall be hard surfaced; and,

WHEREAS, Section 166.06 of the Code of Ordinances of Indianola, Iowa states that if the Director of Community Development does not approve the site plan as presented and the applicant is unable or unwilling to meet the criteria and specific design standards or provide the information as required, the applicant shall have the option of submitting the site plan to the Planning and Zoning Commission and Council for their review; and that parking lots and access shall be hard surfaced; and,

WHEREAS, on June 9, 2020, staff completed the first review of the site plan, noting that if gravel drives were to be used, the applicant would need to seek alternative site plan approval; and,

WHEREAS, on June 18, 2020, the applicant submitted a request for alternative site plan approval; and,

WHEREAS, on July 14, 2020, the Planning and Zoning Commission reviewed the request and, on a 8-0 vote, recommend the alternative method of approval for a site plan be approved, with the condition that a form of mutual agreement be reached relating to future pavement of the site; and,

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

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public,

deems it appropriate to approve the alternative method of approval for a site plan, with the condition that a form of mutual agreement be reached relating to future pavement of the site.

APPROVED this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Resolution approving a Waiver of the Sidewalk Requirement and Installation Covenant for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue.

Information

Fiscal Impact

Attachments

RV Park Sidewalk Memorandum
Resolution Approving Waiver
Sidewalk Waiver

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 10, 2020
Re: Approval of a Waiver of Sidewalk Requirement and Installation Covenant for Crow's Nest RV Park, located at for 100 and 300 West 17th Avenue

As the Council is aware, according to Section 136.06.1 of the Code of Ordinances of Indianola, Iowa, before any business, building or commercial building is occupied or put into its ultimate use, a permanent sidewalk shall be built in front of the building for the entire width of the lot. Furthermore, according to Section 136.06.4 of the Code of Ordinances of Indianola, Iowa, in the event that no grade has been set or there is no curb and gutter on the street upon which the sidewalk, is to be placed, the Council may waive the sidewalk requirement on application of the affected property owner and upon the affected property owner signing an agreement to install such a sidewalk within one hundred twenty (120) days after the property owner has been notified that a curb and gutter has been installed and/or that the grade has been set. The agreement shall be verified and placed on record in the office of the Warren County Recorder and shall be a covenant running with the land binding the heirs and assigns of the property owner.

Crows Nest RV Park submitted a proposed site plan to the City on May 18, 2020. The current site plan shows a total of 148 RV spots, and nine (9) cabins that will be available to the general public. During the initial review of the site plan, staff noted that a sidewalk waiver would be required prior to occupancy of the building. There is currently no curb and gutter for West 17th Avenue. As such, Crowns Nest RV Park is requesting a waiver from installing a sidewalk with the construction of their new church at this time.

I will attend your July 20th meeting to answer any questions you may have.

RESOLUTION NO. 2020-

RESOLUTION APPROVING A SIDEWALK WAIVER AGREEMENT BETWEEN CROW'S NEST RV PARK AND THE CITY OF INDIANOLA, IOWA

WHEREAS, Crow's Nest RV Park is proposing to construct a new campground at 100 and 300 West 17th Avenue and has requested a waiver to postpone the construction of the required public sidewalk; and

WHEREAS, Council may waive the sidewalk requirement under certain conditions.

BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that

1. The attached waiver agreement between the City of Indianola and Crow's Nest RV Park is approved, and
2. The Mayor and City Clerk are authorized to sign the attached waiver agreement on behalf of the City.

APPROVED this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk/CFO

WAIVER OF SIDEWALK REQUIREMENT
AND INSTALLATION COVENANT
(No Curb and Gutter)

WHEREAS, Crow's Nest RV Park proposes to build a campground for 148 RV spots, and nine (9) cabins located at 100 and 300 West 17th Avenue, and

WHEREAS, Section 136.06 paragraph 1 of the Indianola Code of Ordinances requires that all structures within the city be serviced with a sidewalk before occupancy, and

WHEREAS, there is no curb and gutter adjacent to 100 and 300 West 17th Avenue, and

WHEREAS, the Council may waive the sidewalk requirement on application of the affected property owner and upon the affected property owner signing an agreement to install such a sidewalk within one hundred twenty (120) days after the property owner has been notified that a curb and gutter has been installed and/or that the grade has been set.

IT IS HEREBY AGREED AS FOLLOWS:

1. At such time that a curb and gutter has been installed and/or that the grade has been set, the real estate owner shall be required to install such a sidewalk within one hundred twenty (120) days after notification as provided in Section 136.06 paragraph 4.

2. The installation shall be at the real estate owner's expense.

3. This waiver and covenant relate to real estate locally known as:

   100 and 300 West 17th Avenue

   and legally described as:

   A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1005 FEET OF THE SW1/4 NE1/4 OF SAID SECTION 36
   AND
   THE EAST 277 FEET OF THE NW1/4 SE1/4 OF SAID SECTION 36
   AND
   ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION 36 LYING WEST OF PARCEL 'P', AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2015-6904 AT THE WARREN COUNTY RECORDER'S OFFICE AND LYING WEST OF THE TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE
   AND
   ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SAID SECTION 36 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT THAT IS 220 FEET EAST OF THE SE CORNER OF SAID TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTHERNLY TO A POINT THAT IS 576 FEET EAST OF THE SW CORNER OF SAID NE1/4 SE1/4, AND EXCEPTING THEREFROM ALL SAID TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE.
   AND

A PARCEL OF LAND IN THE NE1/4 SE1/4 AND SE1/4 NE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF INDIANOLA, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE1/4 SE1/4; THENCE N89°26'02"W,640.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°26'02"W, 113.39 FEET TO A POINT; THENCEN02°34'19"W, 1403.95 FEET TO A POINT ON THE SOUTHLINE OF THE TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S85°33'48"E, 114.59 FEETALONG SAID SOUTH LINE TO A POINT; THENCE S00°11'39"W, 236.23 FEET ALONG SAID SOUTH LINE TOA POINT; THENCE S03°06'35"E, 1160.27 FEET TO THEPOINT OF BEGINNING AND CONTAINING 3.46 ACRES MORE OR LESS.

4. The agreement shall be verified and placed on record in the office of the Warren County Recorder and shall be binding on the undersigned real estate's owner, the real estate owner's heirs and assigns and shall be considered a covenant running with the land.

5. In the event the City of Indianola shall at any time in the future, but before the installation of the above described sidewalk adopt a resolution of necessity (including, but not limited to a resolution of necessity in conjunction with street replacement projects) requiring the installation of sidewalks of which the above is one or a part, the real estate owners hereby consents to the installation of the sidewalk, waives any right of objection thereto and agrees to pay any deficiency that might result as the result of the construction ordered.

6. This agreement is executed by Kelly B. Shaw, Mayor, City of Indianola, Iowa under the authority

   of a motion dated the _____ day of _____, 20_____.

CITY OF INDIANOLA, IOWA:

_____
KELLY B. SHAW, MAYOR

LYELCA OF WARREN CO.:

_____
STACEY CROW

ATTEST:

_____
ANDREW J. LENT, CITY CLERK

STATE OF IOWA, WARREN COUNTY, ss: (PLEASE PRINT)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Stacey Crow to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that she is the owner of LYELCA OF WARREN CO.; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

STATE OF IOWA, WARREN COUNTY, ss:

On the ___ day of _____ 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Andrew J. Lent, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Kelly B. Shaw and Andrew J. Lent acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

Information

Subject

Resolution approving a request for a Plat of Survey for Redeemer Lutheran Church located at 1410 West Boston Avenue.

Information

Fiscal Impact

Attachments

Redeemer Plat Memorandum
Staff Report
Plat of Survey
Resolution Approving Plat

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 15, 2020
Re: Resolution approving a request for a Plat of Survey for Redeemer Lutheran Church located at 1410 West Boston Avenue.

At its July 20th meeting, the City Council will be asked to approve a request from Chad A. Daniels of Daniels Land Surveying for approval of a Plat of Survey. Redeemer Lutheran Church proposes to split off the single-family dwelling, previously used as a parsonage for the church, and sell it.

At its meeting on July 14th, the Planning and Zoning Commission reviewed this request and, on an 8-0 vote, recommended the request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed plat of survey, are attached to this memo.

I will attend the July 20th Council meeting if you have any questions.

Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: July 14, 2020

Agenda Item: 7. B. Consider recommendation on request for approval of a Plat of Survey for Redeemer Lutheran Church located at 1410 West Boston Avenue

Application Type: Plat of Survey

Applicant: Chad A. Daniels of Daniels Land Surveying

Comprehensive Plan Designation: Public/Semi Public

Application Summary: Request for plat of survey approval for Redeemer Lutheran Church dividing the parsonage off from the church.

AERIAL MAP

APPLICABLE CODE SECTIONS

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

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Redeemer Lutheran Church currently owns a 3.12-acre parcel, which includes an approximately 10,000 square foot church, and 1,576 square foot single-family dwelling that was previously used as a parsonage for the church. Redeemer Lutheran Church proposes to split off the single-family dwelling and sell it. Although the comprehensive plan calls for this area as public/semi-public, it should be noted that the use is shown because of the Church owning the entire parcel. The surrounding used on the north, east and west sides are low-density residential, which the proposed parcel would comply with. As the proposed lot split proposes no new development, no public improvements are being made. Letters were mailed to property owners within 200 feet of this property on July 1, 2020.

ALTERNATIVES

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

1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.

2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.

3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.

4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NE 1/4 OF NE 1/4 OF SECTION 26
T 76N, R 24W, CITY OF INDIANOLA, WARREN COUNTY, IOWA

OWNER: REDEEMER LUTHERAN CHURCH
1410 W BOSTON AVE., INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY / RETURN TO: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

( ) - Recorded Distance/Bearing
— — — — Interior Lot Line
— · — · — Section line
—x—x— Fence line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
○ - Found iron pipe
■ - Found 1/2" Rebar
□ - Found 5/8" YCR #3754

BASIS OF BEARINGS IS IA RCS ZONE 8

PARENT TRACT DESCRIPTION:
The West Four Hundred Feet (W 400') of the South Three Hundred Sixty feet (S 360') of Lot Three (3) and the East Fifty (E 50') of the South Three Hundred sixty feet (S 360') of Lot Two (2) except the South sixty feet (S 60') of the above description, being in the special plat of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-six (26) Township Seventy-six (76) North, Range Twenty-four (24), also described as beginning Sixty Feet (60') North and Two Hundred Thirty feet (230') West of the Southeast (SE) corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 26, Township 76 North, Range 24, thence North Three Hundred feet (300'), thence West Four Hundred Fifty feet (450'), thence South Three Hundred feet (300'), thence East Four Hundred Fifty feet (450') to place of beginning.

DESCRIPTION - PARCEL W:
That part of the above Parent tract descripion of the Northeast Quarter of the Northeast Quarter of Section 26, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa, described as follows;
Commencing at the Southwest corner of Lot 3 of the Parent tract description; thence North 00 degrees 25 minutes 30 seconds West, 60.02 feet to the North line of West Boston Avenue; thence South 88 degrees 50 minutes 04 seconds East, 279.26 feet along the North line of said West Boston Avenue to the Point of Beginning; thence South 88 degrees 50 minutes 04 seconds East, 120.20 feet along said North line to the Southeast corner of said Parent tract description; thence North 00 degrees 25 minutes 30 seconds West, 300.50 feet to the Northeast corner of said Parent tract description; thence North 88 degrees 47 minutes 45 seconds West, 120.20 feet along the North line of said Parent tract description; thence South 00 degrees 25 minutes 30 seconds East, 300.58 feet to the Point of Beginning, having an area of 0.83 Acres.

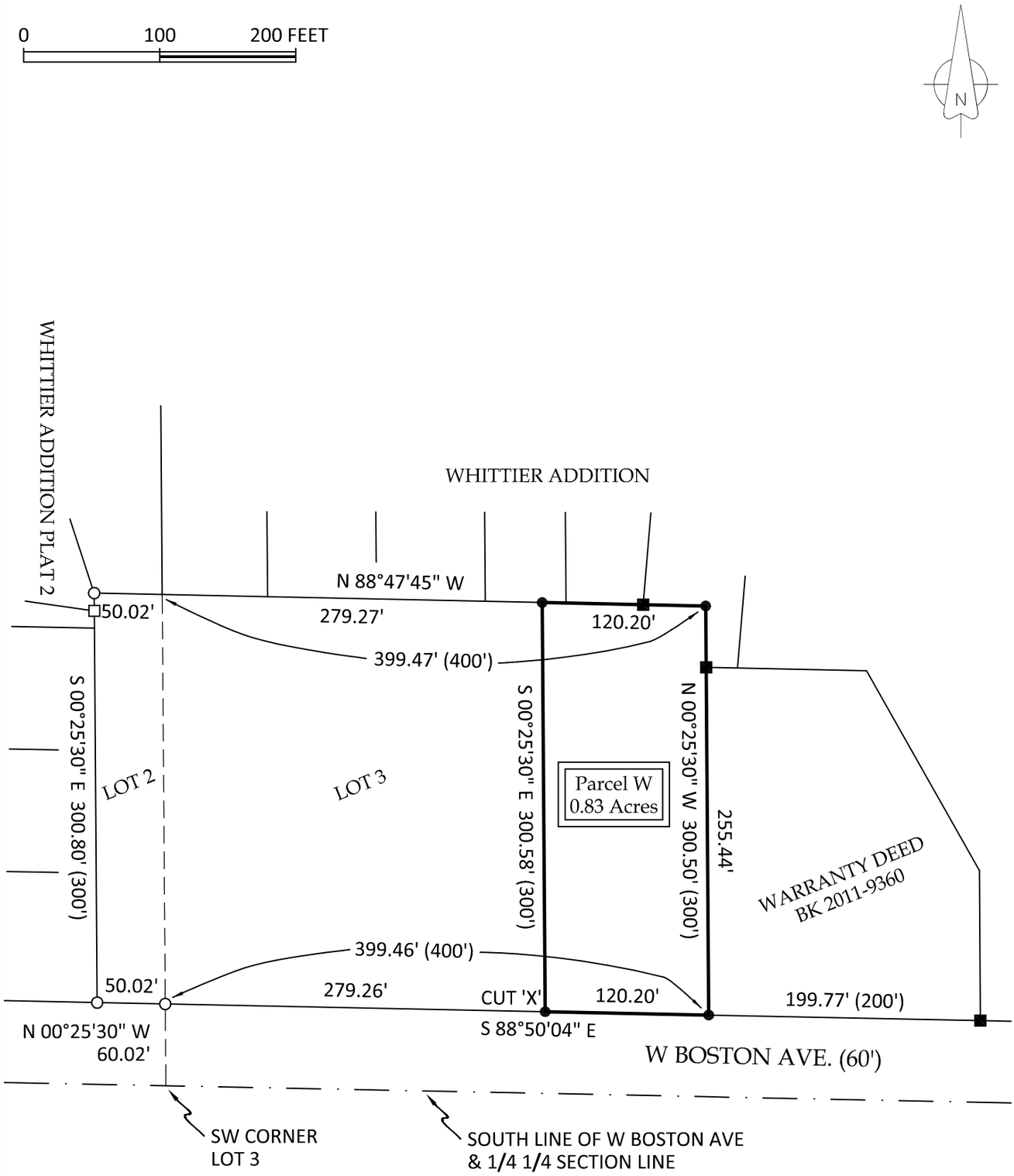
LICENSED LAND SURVEYOR
CHAD A. DANIELS
17532
IOWA

I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed _____ 6/15/20
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2

PROJ. NO. 1076 | DATE OF SURVEY: 6/15/2020 | PAGE 1 of 2


0
100
200 FEET
N
WHITTIER ADDITION PLAT 2
WHITTIER ADDITION
N 88°47'45" W
50.02'
279.27'
120.20'
399.47' (400')
S 00°25'30" E 300.80' (300')
LOT 2
LOT 3
S 00°25'30" E 300.58' (300')
Parcel W
0.83 Acres
N 00°25'30" W 300.50' (300')
255.44'
WARRANTY DEED
BK 2011-9360
399.46' (400')
50.02'
279.26'
CUT 'X'
120.20'
199.77' (200')
N 00°25'30" W
60.02'
S 88°50'04" E
W BOSTON AVE. (60')
SW CORNER
LOT 3
SOUTH LINE OF W BOSTON AVE
& 1/4 1/4 SECTION LINE

City of Indianola

RESOLUTION NO. 2020-

A RESOLUTION APPROVING A REQUEST FOR A PLAT OF SURVEY FOR REDEEMER LUTHERAN CHURCH LOCATED AT 1410 WEST BOSTON AVENUE

WHEREAS, Chad A. Daniels of Daniels Land Surveying has submitted a Plat of Survey for a parcel of land located at 1410 West Boston Avenue, and legally described as:

PARENT TRACT DESCRIPTION:
The West Four Hundred Feet (W 400') of the South Three Hundred Sixty feet (S 360') of Lot Three (3) and the East Fifty (E 50') of the South Three Hundred sixty feet (S 360') of Lot Two (2) except the South sixty feet (S 60') of the above description, being in the special plat of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-six (26) Township Seventy-six (76) North, Range Twenty-four (24), also described as beginning Sixty Feet (60') North and Two Hundred Thirty feet (230') West of the Southeast (SE) corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 26, Township 76 North, Range 24, thence North Three Hundred feet (300'), thence West Four Hundred Fifty feet (450'), thence South Three Hundred feet (300'), thence East Four Hundred Fifty feet (450') to place of beginning.

DESCRIPTION - PARCEL W:
That part of the above Parent tract description of the Northeast Quarter of the Northeast Quarter of Section 26, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa, described as follows;

Commencing at the Southwest corner of Lot 3 of the Parent tract description; thence North 00 degrees 25 minutes 30 seconds West, 60.02 feet to the North line of West Boston Avenue; thence South 88 degrees 50 minutes 04 seconds East, 279.26 feet along the North line of said West Boston Avenue to the Point of Beginning; thence South 88 degrees 50 minutes 04 seconds East, 120.20 feet along said North line to the Southeast corner of said Parent tract description; thence North 00 degrees 25 minutes 30 seconds West, 300.50 feet to the Northeast corner of said Parent tract description; thence North 88 degrees 47 minutes 45 seconds West, 120.20 feet along the North line of said Parent tract description; thence South 00 degrees 25 minutes 30 seconds East, 300.58 feet to the Point of Beginning, having an area of 0.83 Acres.

WHEREAS, the City of Indianola has jurisdiction of such plats of survey pursuant to the Subdivision Regulations of Chapter 170, Indianola Code of Ordinances; and

WHEREAS, on July 14th, 2020 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

WHEREAS, pursuant to Indianola Code of Ordinance Section 170.05(5), the Council must pass a resolution approving or rejecting the plat or survey; and

WHEREAS, the Council finds that all the requirements of the Indianola Code of Ordinances regarding subdivision regulations and the plat of survey have been met.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council that the plat of survey submitted to the City of Indianola by Chad A. Daniels of Daniels Land Surveying, on behalf of Redeemer Lutheran Church is hereby approved.

Passed and approved at Indianola, Iowa this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Resolution appointing an Advisory Committee to oversee the code update process as part of the Professional Services Agreement with Confluence, Inc.

Information

Fiscal Impact

Attachments

Committee Memorandum
Resolution Appointing Committee

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 10, 2020
Re: Resolution appointing an Advisory Committee to oversee the code update process as part of the Professional Services Agreement with Confluence, Inc.

As the City Council will recall, on June 15th the Council approved a Professional Services Agreement with Confluence Inc. to help in updating the City's Zoning Code (Chapter 165), Plantings in Parking (Chapter 151), Sign Regulations (Chapter 155), Site Plan (Chapter 166), and Subdivision Regulations (Chapter 170), and adoption of a Parkland Dedication Ordinance.

As part of the process to update these codes, Confluence is proposing the use of a Zoning Advisory Committee to assist and oversee the process. Staff proposes a committee made up of Staff members and members of the Planning and Zoning Commission and Board of Adjustment. The following individuals have agreed to serve on the Committee:

Board of Adjustment
Bill Mettee
Wes Sharp

Planning and Zoning Commission
Al Farris
Erin Freeburg
Bob Ormsby
Josh Rabe

Staff
Doug Bylund (Parks and Recreation Director)
Greg Chia (Fire Chief)
Chris DesPlanques (IMU General Manager)
Charlie Dissell (Community Development Director)
Rick Graves (WPC Superintendent)
Akhilesh Pal (Public Works Director)
Ryan Waller (City Manager)

I will attend the July 20th Council meeting if you have any questions.

RESOLUTION NO. 2020-

RESOLUTION APPOINTING AN ADVISORY COMMITTEE TO OVERSEE THE CODE UPDATE PROCESS AS PART OF THE PROFESSIONAL SERVICES AGREEMENT WITH CONFLUENCE, INC.

WHEREAS, on June 15th the Council approved a Professional Services Agreement with Confluence Inc. to help in updating the City's Zoning Code (Chapter 165), Plantings in Parking (Chapter 151), Sign Regulations (Chapter 155), Site Plan (Chapter 166), and Subdivision Regulations (Chapter 170), and adoption of a Parkland Dedication Ordinance; and

WHEREAS, as part of the process to update these codes, Confluence, Inc. proposes the use of a Zoning Advisory Committee to assist and oversee the process; and

WHEREAS, the City Council believes it to be in the best interest of the City to appoint a committee made up of Staff members and members of the Planning and Zoning Commission and Board of Adjustment.

BE IT, THEREFORE, RESOLVED by the City of Indianola, Iowa, that the following members are appointed to the committee:

<u>Board of Adjustment</u>
Bill Mettee
Wes Sharp

<u>Planning and Zoning Commission</u>
Al Farris
Erin Freeburg
Bob Ormsby
Josh Rabe

<u>Staff</u>
Doug Bylund
Greg Chia
Chris DesPlanques
Charlie Dissell
Rick Graves
Akhilesh Pal
Ryan Waller

DATED this 20th day of July 2020.

_____
Kelly B. Shaw, MAYOR

ATTEST:

_____
Andrew J. Lent, CITY CLERK/CFO

Information

Subject

Resolution approving the official City of Indianola zoning map.

Information

Fiscal Impact

Attachments

Zoning Map Memorandum
Official Zoning Map
Resolution Approving Map

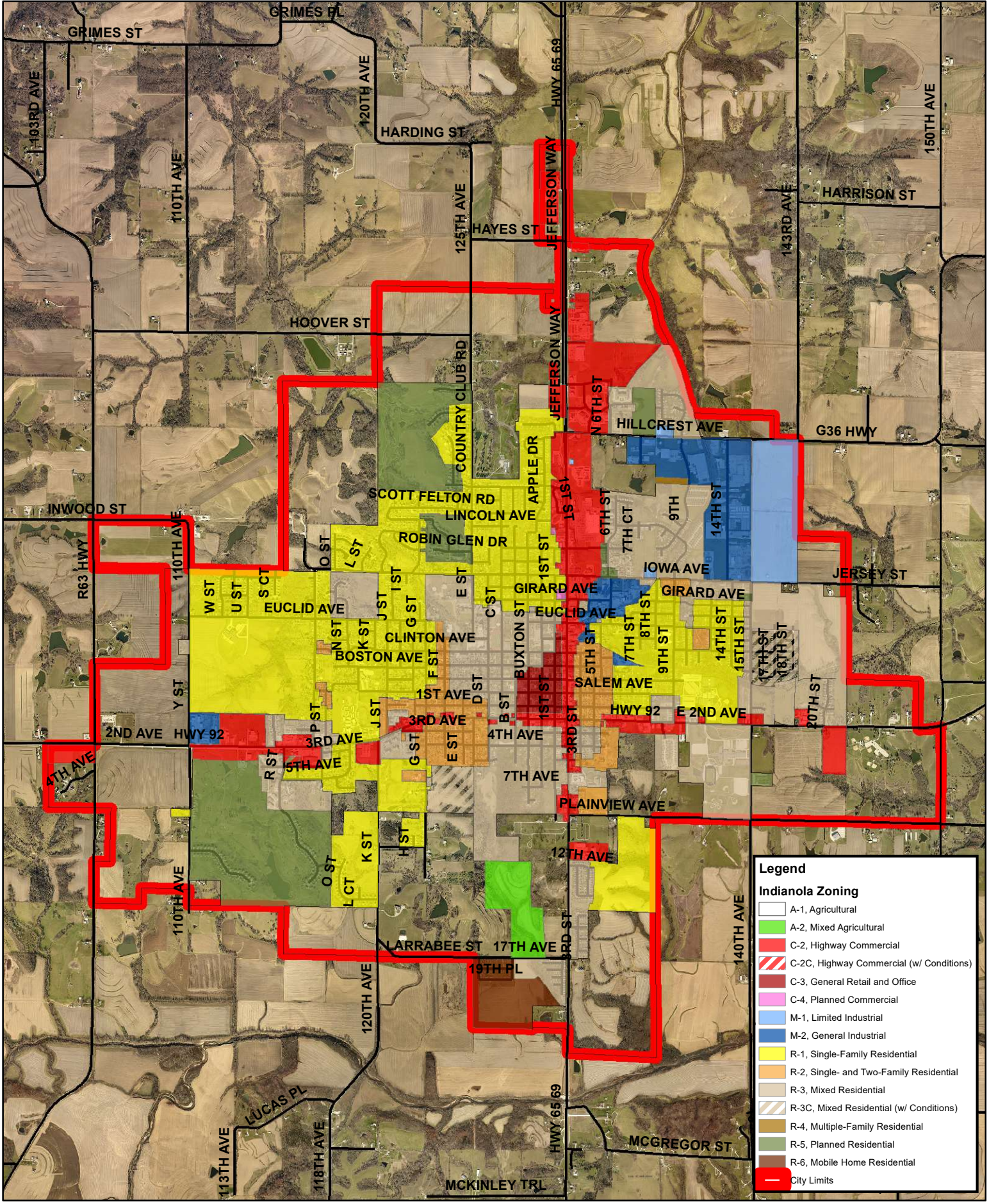
COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 10, 2020
Re: Resolution approving the updated official zoning map.

As the City Council will recall, on July 6th, the Council approved two rezonings on third consideration. Additionally, on June 1st, another rezoning was approved on first consideration, with second and third considerations waived. These changes have been made to the official zoning map. Section 165.06 of the Code of Ordinances of Indianola, Iowa requires that an official zoning map be kept on file and be identified by the signature of the Mayor and attested by the City Clerk. A copy of the official map is included in your packet.

I will attend the July 20th Council meeting if you have any questions.

110 North 1st Street • PO Box 299 • Indianola, Iowa 50125 • Phone: (515) 961-9430 • indianolaiowa.gov



OFFICIAL ZONING MAP OF INDIANOLA, IOWA

N

0 0.25 0.5 1 Miles

This is to certify that this is the official zoning map referred to in Section 165.05, of the Zoning Ordinance of Indianola, Iowa, as adopted the 20th day of July, 2020.

Kelly B. Shaw, Mayor

ATTEST: Andrew J. Lent, City Clerk

RESOLUTION NO. 2020-

RESOLUTION APPROVING THE OFFICIAL CITY OF INDIANOLA ZONING MAP

WHEREAS, on June 1st, 2020, the City Council approved Ordinance No. 1635, approving a rezoning request; and

WHEREAS, on July 6th, 2020, the City Council approved Ordinance No. 1637, approving rezoning request and Ordinance No. 1638, approving rezoning requests; and

WHEREAS, Section 165.06 of the Code of Ordinances of Indianola, Iowa requires that an official zoning map be kept on file and be identified by the signature of the Mayor and attested by the City Clerk.

BE IT, THEREFORE, RESOLVED by the City Council of the City of Indianola, Iowa, that the update Official Zoning Map is approved.

DATED this 20TH day of July 2020.

_____
Kelly B. Shaw, MAYOR

ATTEST:

_____
Andrew J. Lent, CITY CLERK/CFO

Information

Subject

Resolution approving and accepting the development agreements and easements for the East Iowa Avenue Paving Project.

Information

Fiscal Impact

Attachments

Iowa Avenue Memorandum
Glascock Development Agreement
Glascock Temporary Easement
Williams Temporary Easement
Resolution Accepting Easements

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 10, 2020
Re: Resolution Approving and Accepting Development Agreements and Easements for the East Iowa Avenue Paving Project

As the City Council is aware, the City is in the process of finalizing the plans and specifications for the East Iowa Avenue Paving Project. Those, plus the form of contract and notice to bidders, is scheduled to be released in late summer of 2020, with a bid opening and potential award of contract in the fall of 2020.

As part of this project, the Council adopted a preliminary assessment schedule on March 2nd, 2020, that identified the possible use of special assessments on five properties. To date, the City has received four (4) signed development agreements as it relates to those special assessments. Three (3) of those development agreements were approved by the City Council on July 6th. Additionally, as part of this project, various easements for public utilities, storm sewer and overland flowage, and temporary construction are also needed. To date, the City has received eight (8) of those nine (9) necessary signed easements. Six (6) of those easements were approved by the City Council on July 6th. The other one (1) development agreement and two (2) easement documents are on the July 20th agenda for approval. Of note, one of the easements requires a payment from the City of $269.65. The East Iowa Avenue Paving Project opinion of probable costs include an estimated cost of $14,000 for right-of-way and easement acquisition.

Staff will continue to work with the property owners to secure the remaining development agreement and easement and will bring them forward to Council at a later date for approval. I will attend the July 20th Council meeting if you have any questions.

110 North 1st Street • PO Box 299 • Indianola, Iowa 50125 • Phone: (515) 961-9430 • indianolaiowa.gov

When Recorded Return to:,
City of Indianola, Iowa
Attn: City Clerk
110 North 1st Street
Indianola, IA 50023

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 Phone: 515-274-1450

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INDIANOLA AND PAULETTE J GLASCOCK

WHEREAS, the City of Indianola, Iowa (hereinafter the "City") and Paulette J Glascock (hereinafter "PROPERTY OWNER") have agreed that the paving and improvements along East Iowa Avenue from North 15th Street to the East City limits are mutually beneficial to the City and to PROPERTY OWNER; and

WHEREAS, the City finds that the City expenditure required for the proposed paving and infrastructure improvements provides a general benefit to the City and its citizens.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, PROPERTY OWNER and the City hereby agree as follows:

1 . PROPERTY OWNER and City agree that East Iowa Avenue will be paved in accordance with the City standards, including infrastructure improvements. The City shall design and construct all paving and infrastructure improvements. Said paving and infrastructure improvements shall be in compliance with plans approved by the City Engineer of the City of Indianola and all applicable local, state and federal laws. The total paving and infrastructure improvements project is currently estimated at $1,545,588.63 as shown on Exhibit ”A”.

2. PROPERTY OWNER agress that the right of way for East Iowa Avenue is currently held by the City through a road easement. PROPERTY OWNER shall transfer the 0.36 acres of right of way by warranty within ten (10) days of a written request from the City. City shall prepare any Acquisition Plat necessary for the transfer of the existing right of way. In addition, PROPERTY OWNER shall grant temporary easements as necessary to accommodate the construction, location and maintenance of the paving and infrastructure improvements within ten (10) days of a written request from the City. City shall be responsible for preparing all easment documentation.

3. City agrees to remove all ash trees that are located within the right-of-way or temporary easement adjacent PROPERTY OWNER’s property.

4. City agrees to bring a water service line from the newely installed water main across East Iowa Avenue and the roadside trail and terminating at or near the right-of-way line. PROPERTY OWNER agrees the responsbility of extending the water service past that point will be the responsbility of the PROPERTY OWNER.

5. City agrees to connect the existing sump pump discharge to the proposed subdrains in East Iowa Avenue.

6. City acknowledges that PROPERTY OWNER owns a large parcel that contains one single-family home. City and PROPERTY OWNER agree that the special benefit for PROPERTY OWNER applies most directly to any residential dwelling on the property. City and PROPERTY OWNER also agree that PROPERTY OWNER may take advantage of the improved street by subdividing the property. Therefore, the PROPERTY OWNER agrees to pay one-fourth (¼) of the assessment upon the City's assessment for the project and in accordance with the paynent schedule established by the City, being an amount equivalent to an assessment for a typical single-family dwelling, based on the size of a "typical" large single-family residential lot in the area. CITY and PROPERTY OWNER agree that the remaining three-fourths (¾) of the assessment shall be deferred until such time as the property is subdivided whether by plat of survey, subdivision plat or other means required. Thereafter, PROPERTY OWNER shall pay the assessment to the City at the time of platting or building permit, whichever comes first.

7. In consideration of the execution of this Agreement and the construction of the paving and infrastructure improvements, PROPERTY OWNER hereby expressly waives each and every question of jurisdiction, benefit and need, the intention of the PROPERTY OWNER being to authorize and direct said City to construct the improvements for the benefit of the PROPERTY OWNER without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

   It is further agreed that when said improvements have been constructed in accordance with the plans and specifications and if the City assesses the cost of the improvements by special assessment, that the City shall make assessments against the property proportionately, and that said assessments so made shall be a lien upon the PROPERTY OWNER'S property, and the PROPERTY OWNER hereby agrees to pay the amount that is assessed against said property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed, subject only to the rights of the PROPERTY OWNER reserved herein. The PROPERTY OWNER hereby expressly waives every objection to said final assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the PROPERTY OWNER within the time provided by statute for the payment of such special assessments for such improvements. PROPERTY OWNER, if entitled to agricultural deferment under the Code of Iowa, hereby waives its right to such deferral.

   PROPERTY OWNER hereby authorizes the City Council to pass any resolution requisite or necessary to order or secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, subject only to the right of the PROPERTY OWNER reserved herein, and any such resolution may contain recitals that said improvements are ordered or made by the Council without petition of PROPERTY OWNER; without in any way qualifying this petition or releasing the PROPERTY OWNER from obligations to pay the assessments levied against its property for the cost of said improvements and to issue improvement bonds payable out of said assessment as herein provided.

   PROPERTY OWNER warrants that the property is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are by lienholders

hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. PROPERTY OWNER further agrees to subordinate its property to the terms of this Petition and Waiver, and upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder, designated below, by execution of this Petition and Waiver, agrees and consents that its lien shall be subordinated to the lien of the assessments levied pursuant hereto.

8. PROPERTY OWNER and City agree that the City shall be responsible for all roadside trail snow removal. The PROPERTY OWNER shall responsible for mowing adjacent to the roadside trail, avoid parking on the roadside trail, avoid planting and landscaping that encroaches on the roadside trail and avoid placing debris, including grass clippings and snow piles on the roadside trail.

9. This Agreement shall be governed by the laws of the State of Iowa.

10. In the event a party hereto fails to perform its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, any other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 10 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance.

11. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.

12. All agreements, covenants, representations and warranties made herein are intended to survive until termination of this Agreement.

13. Any uncertainty or ambiguity existing herein shall not be interpreted against a party because such party prepared any portion of this Agreement, but shall be interpreted according to the application of rules of interpretation of contracts generally.

14. Performance of the Agreement shall be complete, and this Agreement shall terminate, when each of the parties has satisfied its respective covenants and obligations hereunder.

15. Each party will, whenever it shall be reasonably requested to do so by another party, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances and consents as may be necessary or proper, in order to effectuate the covenants and agreements herein provided. Each party will cooperate in good faith with the other parties and shall execute, acknowledge, and deliver any and all documents or requests in order to satisfy the conditions set forth therein and carry out the intent and purposes of this Agreement.

16. Any consent or approval required herein shall not be unreasonably withheld; provided, however, that this Agreement is subject to the approval of the City Council of the City of Indianola, Iowa.

17. Neither the method of computation of funding nor any other provisions contained in this Agreement nor any acts of any party shall be deemed or construed by PROPERTY OWNER

or by any third person to create the relationship of partnership or joint venture or of any association between the parties.

18. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by PROPERTY OWNER and the City Council of the City of Indianola, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of PROPERTY OWNER and the City.

19. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.

20. All notices or requests under this Agreement shall be given by certified mail, postage prepaid, return receipt requested, to the addresses shown below.

City:	PROPERTY OWNER:
City of Indianola 110 North 1st Street Indianola, IA 50125 Attn: City Manager	Paulette J Glascock 1715 E Iowa Ave Indianola IA 50125

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or PROPERTY OWNER shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representatives on this the _____day of _____ 2020.

THE CITY OF INDIANOLA, IOWA

_____
Kelly B. Shaw, Mayor

I, Andrew J. Lent, City Clerk of the City of Indianola Iowa do hereby certify that the within and foregoing Development Agreement was duly approved and accepted by the City Council of said City of Indianola by Resolution No. _____ passed on the ___ day of _____ 2020 and this certificate is made pursuant to authority contained in said Resolution.

Signed the ___ day of _____ 2020.

_____
Andrew J. Lent, City Clerk

STATE OF IOWA, COUNTY OF WARREN, ss:

On the ___ day of _____ 2020, before me, the undersigned, a Notary Public in and for the State
of Iowa, personally appeared Kelly B. Shaw and Andrew J. Lent, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Kelly B. Shaw and Andrew J. Lent acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

[Stamp or Seal}

_____

Notary Public in and for the State of Iowa

PROPERTY OWNER

_____
Paulette J Glascock

STATE OF IOWA, COUNTY OF WARREN, ss:

On the _____ day of _____ 2020, before me , the undersigned, a Notary in and for the said State, personally appeared Paulette J Glascock, to me personally known; the instrument was signed on behalf of the corporation; and that Paulette J Glascock acknowledges execution of the instrument to be the voluntary act and deed of the corporation by it and by him voluntarily executed.

[Stamp or Seal}

_____
Notary Public in and for the State of Iowa

WHEN RECORDED RETURN TO:
Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

TEMPORARY EASEMENT FOR CONSTRUCTION AND CONSTRUCTION-RELATED ACTIVITIES

Paulette J Glascock, (hereinafter referred to as the "Grantor"), in consideration of Two Hundred Sixty-Nine and 65/100 Dollars ($269.65) to be paid by the City of Indianola, Iowa, upon final approval and acceptance of this Temporary Easement by the City, does hereby convey unto the City of Indianola, Iowa, a municipal corporation, (hereinafter referred to as the "City"), a Temporary Easement for Construction under, over, through and across the following described property.

TEMPORARY EASEMENT DESCRIPTION:

A PART OF PARCEL B AS FILED IN BOOK 2013, PAGE 541 OF THE WARREN COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B; THENCE SOUTH 00°59'43" WEST ALONG THE WEST LINE OF SAID PARCEL B, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE AND TO THE POINT OF BEGINNING; THENCE SOUTH 88°43'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 474.23 FEET TO THE EAST LINE OF SAID PARCEL B; THENCE SOUTH 00°59'20" WEST ALONG SAID EAST LINE, 15.00 FEET; THENCE NORTH 88°43'55" WEST, 303.04 FEET; THENCE SOUTH 01°16'05" WEST, 5.00 FEET; THENCE NORTH 88°43'55" WEST, 37.00 FEET; THENCE NORTH 01°16'05" EAST, 17.00 FEET; THENCE NORTH 88°43'55" WEST, 66.00 FEET; THENCE SOUTH 01°16'05" WEST, 7.00 FEET; THENCE NORTH 88°43'55" WEST, 68.22 FEET TO THE WEST LINE OF SAID PARCEL B; THENCE NORTH 00°59'43" EAST ALONG SAID WEST LINE, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,165 S.F.).

(hereinafter referred to as the "Easement Area") Said Easement allows the City, its agents, contractors and employees, and other permitted parties including but not limited to electric, cable and telecommunications utilities and their respective agents, contractors and employees, a right of entry in, upon and onto the above described Easement Area, which purpose includes any and all construction-related activities.

It is understood that, upon completion of this project, the City shall restore the Easement Area to its original condition as reasonably possible, including but not limited to restoration of lawns by sodding or seeding, replacement of concrete or asphalt driveways removed for grading or access purposes, and replacement of fences or other structures that may be removed or damaged by the City and/or permitted parties during the course of construction, except that the following items shall not be restored by the City or permitted parties but are instead compensated for the consideration paid for in this Easement by the City as set forth above. (List items below or state "none").

NONE

It is further understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

It is further understood that the foregoing Easement and release shall be null and void and of no effect whatsoever unless accepted by the City of Indianola and shall be subject to the following terms and conditions to which the City, upon acceptance of this instrument by the City, shall be deemed and to have stipulated and agreed:

1. **DURATION.** It is understood and agreed that this Easement allowing entry in, upon and onto the Easement Area described shall be in effect beginning on the date that the Grantor signs this document until completion of construction of this improvement above described and the City's performance of its obligation hereunder. This Easement shall be binding on Grantor and on Grantor's successors and assigns during construction of this improvement.

2. **GRANTOR'S REPRESENTATION AS TO TENANTS.**
   The Grantor states and warrants that there are no tenants on the property where the Property Interests are located, except as listed below:

   _____

   Furthermore, Grantor shall convey the Property free and clear of leasehold interests and leasehold claims and shall indemnify City against any such claims as a result of this project, unless the claim is due to City's gross negligence.

3. **REMOVAL OF EQUIPMENT.** It is further understood and agreed that the City and/or permitted parties will remove all of said materials and equipment from the above described premises within __10__ days after the above described project has been completed.

4. **SPECIAL PROVISIONS.** NONE

IN WITNESS WHEREOF, we have hereunto affixed our hands this _____ day of

_____, 2020.

_____
Paulette J Glascock

STATE OF IOWA, WARREN COUNTY, ss:

On this ____ day of _____ , 2020, before me the undersigned, a Notary Public in and for said State, personally appeared **Paulette J Glascock**, to me known to be the person named in and who executed the foregoing instrument to which is attached; and acknowledged that she executed the instrument as her voluntary act and deed.

_____
Notary Public in and for the State of Iowa

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

_____

_____

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

_____
Andrew J. Lent, City Clerk of the City of Indianola, Iowa

WHEN RECORDED RETURN TO:
Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

TEMPORARY EASEMENT FOR CONSTRUCTION AND CONSTRUCTION-RELATED ACTIVITIES

Steven C And Barbara K Williams (hereinafter referred to as the "Grantors"), in consideration of Ten and No/100 Dollars ($10.00) to be paid by the City of Indianola, Iowa, upon final approval and acceptance of this Temporary Easement by the City, does hereby convey unto the City of Indianola, Iowa, a municipal corporation, (hereinafter referred to as the "City"), a Temporary Easement for Construction under, over, through and across the following described property.

TEMPORARY EASEMENT DESCRIPTION:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B AS FILED IN BOOK 2013, PAGE 541 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°59'20" WEST ALONG THE EAST LINE OF SAID PARCEL B, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE AND TO THE POINT OF BEGINNING; THENCE SOUTH 88°43'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 122.04 FEET; THENCE SOUTH 01°16'05" WEST, 10.00 FEET; THENCE NORTH 88°43'55" WEST, 121.99 FEET TO THE EAST LINE OF SAID PARCEL B; THENCE NORTH 00°59'20" EAST, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,220 S.F.).

(hereinafter referred to as the "Easement Area") Said Easement allows the City, its agents, contractors and employees, and other permitted parties including but not limited to electric, cable and telecommunications utilities and their respective agents, contractors and employees, a right of entry in, upon and onto the above described Easement Area, which purpose includes any and all construction-related activities.

It is understood that, upon completion of this project, the City shall restore the Easement Area to its original condition as reasonably possible, including but not limited to restoration of lawns by sodding or seeding, replacement of concrete or asphalt driveways removed for grading or access purposes, and replacement of fences or other structures that may be removed or damaged by the City and/or permitted parties during the course of construction, except that the following items shall not be restored by the City or permitted parties but are instead compensated for the consideration paid for in this Easement by the City as set forth above. (List items below or state "none").

NONE

It is further understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

It is further understood that the foregoing Easement and release shall be null and void and of no effect whatsoever unless accepted by the City of Indianola and shall be subject to the following terms and conditions to which the City, upon acceptance of this instrument by the City, shall be deemed and to have stipulated and agreed:

1. **DURATION.** It is understood and agreed that this Easement allowing entry in, upon and onto the Easement Area described shall be in effect beginning on the date that the Grantors signs this document until completion of construction of this improvement above described and the City's performance of its obligation hereunder. This Easement shall be binding on Grantors and on Grantor's successors and assigns during construction of this improvement.

2. **GRANTOR'S REPRESENTATION AS TO TENANTS.**
   The Grantors states and warrants that there are no tenants on the property where the Property Interests are located, except as listed below:

   _____

   Furthermore, Grantors shall convey the Property free and clear of leasehold interests and leasehold claims and shall indemnify City against any such claims as a result of this project, unless the claim is due to City's gross negligence.

3. **REMOVAL OF EQUIPMENT.** It is further understood and agreed that the City and/or permitted parties will remove all of said materials and equipment from the above described premises within __10__ days after the above described project has been completed.

4. **SPECIAL PROVISIONS.** NONE

IN WITNESS WHEREOF, we have hereunto affixed our hands this _____ day of

_____, 2020.

_____
Steven C Williams

_____
Barbara K Williams

STATE OF IOWA, WARREN COUNTY, ss:

On this ____ day of _____ , 20___, before me the undersigned, a Notary Public in and for said State, personally appeared **Steven C And Barbara K Williams**, to me known to be the persons named in and who executed the foregoing instrument to which is attached; and acknowledged that they executed the instrument as their voluntary act and deed.

_____
Notary Public in and for the State of Iowa

DONATION (OPTIONAL)

It is the understanding of the Grantors that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantors waives any and all rights to compensation.

_____

_____

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

_____
Andrew J. Lent, City Clerk of the City of Indianola, Iowa

RESOLUTION NO. 2020-

RESOLUTION APPROVING AND ACCEPTING DEVELOPMENT AGREEMENTS AND EASEMENTS FOR THE EAST IOWA AVENUE PAVING PROJECT

WHEREAS, the City Council of Indianola, Iowa finds it necessary to enter into development agreements with property owners identified in the Preliminary Assessment Schedule for the East Iowa Avenue Paving Project, which was adopted by the City Council on March 2, 2020; and

WHEREAS, the City of Indianola is in need of certain easements in order to complete the East Iowa Avenue Paving Project; and

WHEREAS, the City Council believes it to be in the best interest of the City to approve and accept the development agreements and easement agreements for purposes of completing said project.

BE IT, THEREFORE, RESOLVED by the City of Indianola, Iowa, that the following are hereby approved and accepted:

1. Paulette J Glascock
   a. Development Agreement by and Between the City of Indianola and Paulette J Glascock
   b. Temporary Easement for Construction and Construction-Related Activities

2. Steven C and Barbara K Williams
   a. Temporary Easement for Construction and Construction-Related Activities

BE IT FURTHER RESOLVED that the Mayor and the City Clerk, if required by the development agreements and easement agreements, are hereby authorized to execute said Agreements on behalf of the City of Indianola, Iowa.

DATED this 20th day of July 2020.

_____
Kelly B. Shaw, MAYOR

ATTEST:

_____
Andrew J. Lent, CITY CLERK/CFO

Information

Subject
Peterson Annexation

Information

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

Second consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola (Peterson annexation).

Information

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR ESTABLISHMENT OF R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT BOUNDARIES ON PROPERTY ANNEXED INTO THE CITY OF INDIANOLA, IOWA

WHEREAS, on June 1, 2020, the City Council of the City of Indianola, Iowa, adopted Resolution 2020-123, approving an annexation request into the City of Indianola, Iowa, from Jon F and Mary H Peterson for real property described as the North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel "K", in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to establish the R-1 Single-Family Residential Zoning District for real property described as the North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel "K", in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

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

Section 1: That the zoning is established as the R-1 Single-Family Residential Zoning District for real property described as the North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel "K", in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed**.**

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this ___ day of _____ 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Public Hearing: _____
First Reading: _____
Second Reading: _____
Third Reading: _____
Publication Date: _____

Information

Subject

Resolution approving a letter to the Treasurer of the State of Iowa certifying the population of land recently annexed into the City of Indianola.

Information

Fiscal Impact

Attachments

Certification Memorandum
Letter from State
Resolution Approving Letter
Certification Letter

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 10, 2020
Re: Approval of letter to the Treasurer of the State of Iowa certifying the population of land recently annexed into the City of Indianola

As the Council is aware, on June 1st, 2020, the Indianola City Council held a public hearing, and on a 6-0 vote, approved an application for a voluntary annexation of land into the City of Indianola from Jon F. and Mary Hellen Peterson.

As part of the process to finalize the annexation, City staff worked with the Iowa Secretary of State's office. During this process, staff was made aware of Section 312.3(4) of Iowa Code, which deals with the apportionment of Road Use Tax Funds to counties and cities. That section states:

In any case where a city has annexed any territory since the last available federal census or special federal census, the mayor and council shall certify to the treasurer of state the actual population of such annexed territory as determined by the last certified federal census of said territory and the apportionment of funds under this section shall be based upon the population of said city as modified by the certification of the population of the annexed territory until the next federal or special federal census enumeration.

In working with Legal Counsel, direction was given that, even though the annexed ground is farm ground with no physical population, the above referenced certification still needs to be sent to the State Treasurer of Iowa. Attached to this memo is a letter from the Iowa Secretary of State, as well a draft letter to the State Treasurer to be signed by the Mayor.

I will attend your July 20th meeting to answer any questions you may have.

PAUL D. PATE
SECRETARY OF STATE

LUCAS BUILDING
DES MOINES, IOWA 50319

July 2, 2020

Charlie Dissell
Director of Community & Economic Development
PO Box 299
Indianola, IA 50125

Re: Res 2020-123

Dear Mr. Dissell,

You are hereby notified that the resolution, plat map, and legal description pertaining to the voluntary annexation of territory to Indianola, which was approved by the city June 1, 2020 has been received and filed by this office as required by Iowa Code section § 368.7. You may consider the annexation filed.

In accordance with § 368.1(15) and § 368.7A the territories extend to the center line of all secondary roads adjacent to the above described properties.

Iowa Code 312.3(4) requires the mayor and city council to certify the population of any annexed territory, as determined by the last certified federal census, to the treasurer of state in order for apportionment of street construction funds to be adjusted.

Please review your city's precinct ordinance (if any) and confer with your county auditor to ensure these territories are assigned to the correct election precinct and/or ward (if any).

If you have questions or concerns about this communication, please let me know.

Sincerely,

Melanie Shellenberger
Iowa Secretary of State's Office
321 E. 12th St.
Des Moines, IA 50315
Melanie.Shellenberger@sos.iowa.gov

Cc: Annexations, Iowa Department of Transportation
Matt Rasmussen, City Development Board Administrator

City of Indianola

RESOLUTION 2020-

RESOLUTION APPROVING A LETTER TO THE TREASURER OF THE STATE OF IOWA CERTIFYING THE POPULATION OF LAND RECENTLY ANNEXED INTO THE CITY OF INDIANOLA

WHEREAS, an application for voluntary annexation of land into the City of Indianola from Jon and Mary Peterson was approved by the Indianola City Council on June 1, 2020; and

WHEREAS, Section 312.3(4) of Iowa Code states "In any case where a city has annexed any territory since the last available federal census or special federal census, the mayor and council shall certify to the treasurer of state the actual population of such annexed territory as determined by the last certified federal census of said territory and the apportionment of funds under this section shall be based upon the population of said city as modified by the certification of the population of the annexed territory until the next federal or special federal census enumeration;" and

WHEREAS, the letter to the Iowa State Treasurer certifying the population of land recently annexed into the City of Indianola is attached as Exhibit A.

NOW, THEREFORE BE IT RESOLVED by the City Council of Indianola, Iowa that

1. The attached letter is hereby approved; and
2. The Mayor is hereby authorized and instructed to sign the attached letter.

Passed and approved this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk/CFO

Exhibit A

Office of the Mayor

July 20, 2020

Michael L. Fitzgerald
Iowa State Treasurer
State Treasurer's Office
Capitol Building
Des Moines, IA 50319

Mr. Treasurer-

This letter is meant to inform you that, on June 1st, 2020, the Indianola City Council held a public hearing, and on a 6-0 vote, approved an application for a voluntary annexation of land into the City of Indianola from Jon F. and Mary Hellen Peterson.

The annexation request was for about 70 acres of located in Warren County, Iowa lying east of R-63 Highway, south of Inwood Street, and west of 110th Avenue. The legal description of the land included in the application is *"the North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel "K", in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa".*

On behalf of the Indianola City Council, I certify, for the purposes of apportionment of road use tax funds, that the actual population of such annexed territory, as determined by the last certified federal census of said territory, is zero (0).

If you have any questions regarding this letter, please do not hesitate to contact Charlie E. Dissell, Director of Community & Economic Development at (515) 962-5276 or at cdissell@indianolaiowa.gov.

Regards,

Kelly B. Shaw
Mayor
City of Indianola, Iowa

Information

Subject

Resolution authorizing the execution of an environmental review form for Home Forward Iowa's HUD Grant.

Information

Fiscal Impact

Attachments

Request Email
Resolution Authorizing Signature
Environmental Review Form

Ryan Waller

From: Tim Wilson <tim@homeforwardiowa.org>
Sent: Wednesday, July 15, 2020 9:10 AM
To: Kelly Shaw
Cc: Doug Fulton; Ryan Waller
Subject: Request: renewal of HUD environmental review form
Attachments: HFI form.pdf

Good morning, Mayor Shaw:

Once again, my non-profit, Home Forward Iowa is in need of a signed Environmental Review for our HUD grant. For context, I've included below the gist of my message last year. Nothing has changed and we have no intention of providing any direct housing services or being part of any housing construction or renovation. The timetable for this is for a grant renewal that begins January 1, 2021 but our HUD program officer says its OK to go ahead and get this done sooner. As was the case with the form approved by Council and signed by you, this will be in effect for the duration of that 12 month period. Let me know if you have any questions; also when you might be able to fit this onto a Council meeting agenda. I've attached a draft and can drop off a couple of hard copies as needed.

Here is the background: I am the Executive Director of Home Forward Iowa, a 501(c)(3) non-profit housing and services advocacy organization on behalf of Iowans experiencing homelessness. We were awarded a HUD contract through the Continuum of Care program. The project is to provide technical assistance to the twelve Coordinated Services Regions throughout the 96 counties that constitute Iowa's Balance of State (excluding Polk, Pottawattamie and Woodbury). This project provides no housing or shelter directly, nor do we own any properties. However, HUD requires that the attached waiver be attached and that it be signed by an elected official from the "unit of local government in whose jurisdiction the activity is located..." Although the project serves virtually the entire state, because Home Forward Iowa's only physical location is in the upstairs office of my home, our HUD program officer in Omaha said that your signature would meet the requirement.

Thanks for attending to this and again, feel free to contact me if you have any questions.

Tim (1000 Kensington Ct.)

Tim Wilson

Executive Director

Home Forward Iowa

P.O. Box 21114

Des Moines, Iowa 50315-4205

(515) 223-7710

City of Indianola

RESOLUTION 2020-

RESOLUTION AUTHORIZING THE EXECUTION OF AN ENVIRONMENTAL REVIEW FORM FOR HOME FORWARD IOWA'S HUD GRANT

WHEREAS, Tim Wilson is the Executive Director of Home Forward Iowa, a 501(c)(3) non-profit housing and services advocacy organization on behalf of Iowans experiencing homelessness; and

WHEREAS, Home Forward Iowa was awarded a HUD contract through the Continuum of Care program to provide technical assistance; and

WHEREAS, the Indianola City Council approved a request from Mr. Wilson for execution of the form on December 2, 2019 for 2020; and

WHEREAS, HUD requires that the attached form be signed by a local elected official each year; and

WHEREAS, the City Council believes it to be the best interest of Iowans experiencing homelessness to execute the environmental review form for 2021.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the Mayor is hereby authorized and directed to execute the Environmental Review form for Home Forward Iowa's HUD Grant.

Passed and approved this 20th day of July 2020.

_____

Kelly B. Shaw, Mayor

ATTEST:

_____

Andrew J. Lent, City Clerk/CFO

U.S. Department of Housing and Urban Development
Omaha Field Office
Edward Zorinsky Federal Building
1616 Capitol Avenue, Suite 329
Omaha, Nebraska 68102-4908

ENVIRONMENTAL REVIEW DETERMINATION

CATEGORICAL EXCLUSION, NOT SUBJECT TO RELATED STATUTORY AUTHORITIES FOR THE SPECIAL NEEDS ASSISTANCE PROGRAMS

Recipient Name: Home Forward Iowa Subrecipient Name: _____

Grant Number: IA0122L7D011901

Certain HUD-funded activities which do not have a physical impact require a Responsible Entity (RE) to determine whether the proposed activity is Categorically Excluded from the National Environmental Policy Act of 1969 (NEPA), as amended, and not subject to the related statutory authorities listed at 24 CFR Parts 58.5 and 58.6. The RE may use this form to make this determination. The RE is the unit of local government in whose jurisdiction the activity is located or the state. This form and a description of the activity must be retained in the RE's Environmental Review Record (see 24 CFR Part 58.38). HUD's environmental regulation (24 CFR Part 58) should also be consulted as necessary. **This form is not appropriate for projects involving acquisition, rehabilitation, leasing (except tenant-based rental assistance), conversion, repair, or construction activities.**

Check the box(s) that best describe the proposed activity under the McKinney – Vento Homeless Assistance Act.

- ☐ Tenant-based rental assistance [§58.35(b)(1)]
- ☑ Supportive services [§58.35(b)(2)], including, but not limited to, health care, housing services, permanent housing placement, day care, nutritional services, short-term payments for rent/mortgage/utility costs, and HMIS activities.
- ☑ Operating costs [§58.35(b)(3)], including maintenance, security, operation, utilities, furnishings, insurance, equipment, supplies, and other incidental costs. [Note that flood insurance is required for insurable equipment. A floodmap is required for equipment and proof of flood insurance is required for equipment in the Special Flood Hazard Area on a Flood Insurance Rate Map. HUD allows a deductible of up to $10,000.]

In accordance with the provisions of 24 CFR 58.35(b), the Responsible Entity, below, has determined that the HUD-assisted activity, a description of which is attached, is Categorically Excluded from NEPA and Not Subject to the Related Part 58.5 Statutory Authorities. Furthermore, the Responsible Entity has determined that Part 58.6 requirements have been met in regard to the subject activity.

Responsible Entity (City/County/State): _____ **Date:** _____

Certifying Officer _____

(Print name & title) **(Signature)**

Information

Subject

Resolution approving a Professional Services Agreement with Snyder and Associates for the West Clinton Avenue Culvert Replacement Project.

Information

Fiscal Impact

Attachments

Culvert Project Memorandum
Culvert Project Agreement
Resolution Approving Agreement

CITY OF INDIANOLA EST. 1849

PUBLIC WORKS

To: Mayor and City Council

CC: Ryan Waller, City Manager and

Andy Lent, City Clerk/CFO

From: Akhilesh Pal, Public Works Director

Date: July 20, 2020

Re: Agreement with Snyder and Assoc. for W. Clinton Ave. – Culvert Replacement Project

---

Snyder and Associates, Inc. has provided a professional services agreement for engineering services associated with the West Clinton Avenue – Culvert Replacement Project. This capital project has recognized the need for stormwater improvements that will replace a reinforced box culvert on West Clinton Ave, located west of South L Street. This agreement with Snyder and Associates, for an amount not to exceed $64,100, will include final design, plans and specifications, easement plats, bidding assistance and construction phase services for this project.

Staff recommends that the Council approve the resolution authorizing the agreement with Snyder and Associates for the professional services required to complete this project. The funding for this work is included in the FY2021 storm water utility funds ($65,000 in Fund 670).

Project No.:

Supplemental Agreement No. 23
A Supplement to the
City of Indianola, IA & Snyder & Associates, Inc.
PROFESSIONAL Services Agreement

Snyder & Associates, Inc. (Service Provider) agrees to provide to City of Indianola (City) the PROFESSIONAL services described below for the Project identified below. The PROFESSIONAL services shall be performed in accordance with and shall be subject to the terms and conditions of the "PROFESSIONAL Services Agreement" executed by and between City and Service Provider on the 17th day of October, 2016.

PROJECT NAME:
West Clinton Avenue – Culvert Replacement

PROJECT DESCRIPTION:
The PROJECT consists of final design, plans and specifications, easement plats, bidding assistance and construction phase services for paving and reinforced box culvert replacement on West Clinton Ave, west of South L Street.

SCOPE OF WORK:
Refer to attached Exhibit "A".

SCHEDULE:
Snyder & Associates, Inc. is prepared to begin work on these services upon completion of an executed agreement.

COMPENSATION:
Snyder & Associates, Inc. will provide the above services at the standard hourly rate found in Exhibit B, not to exceed $64,100.

Consultant is directed to proceed with the Work as set forth herein upon both parties executing this Work Order.

CITY OF INDIANOLA	SNYDER & ASSOCIATES, INC.
By:	By:
(Authorized signature)	(Authorized signature)
(Title)	President (Title)
Date:	Date: 7/2/2020

EXHIBIT 'A'

West Clinton Avenue
Culvert Replacement
FOR
CITY OF INDIANOLA, IOWA

SCOPE OF WORK
July 3, 2020

I. PROJECT DESCRIPTION

The project includes PROFESSIONAL engineering services for a drainage improvement project that includes reinforced box culvert, channel grading and improvement and paving for the construction of new 8' by 4' Box culvert across West Clinton Avenue west of South L Street. PROFESSIONAL services will include easement plat preparation, geotechnical investigation, road and drainage design, structural design, final construction plans and specifications, bidding documents, public meetings, assistance during bidding, construction administration and observation and record drawings including GIS updates.

II. SCOPE OF SERVICES

A. BASIC SERVICES
1. Project Administration
   a. Monthly progress reports to the CLIENT.
   b. Monthly billing reports.
   c. The PROFESSIONAL will develop preliminary plan and profiles for the purpose of coordinating with existing utility owners in the corridor. The PROFESSIONAL will meet with utility owners when the design and construction plans are approximately 50% complete. A second meeting with utility owners will be held when the design and construction plans are approximately 95%. PROFESSIONAL will coordinate with the CLIENT and utility companies to discuss location of facilities and potential impacts as a result of the project. This agreement does not include design of any private utility facilities. It is understood that the PROFESSIONAL will hold and facilitate two (2) group utility meetings to address specific issues related to the project. PROFESSIONAL will prepare and distribute meeting minutes to all attendees. Any subsurface utility engineering (SUE) services requested to obtain accurate utility depth and location information will be paid for as a change to the agreement
   d. Project design review with the CLIENT, as needed.
   e. Utility Coordination. The PROFESSIONAL will coordinate the design of the improvements with private utilities including communications, gas and cable television present in the corridor, with particular attention to the crossing of the gas products pipeline. Coordination with Indianola

Municipal Utilities will also be conducted through the project related to potential water main conflicts & relocation, existing and proposed fiber, electrical distribution and street lighting. There are significant utilities in the project vicinity. It is anticipated that the proposed structure location will be marked in the field and one or more test holes will be excavated to expose actual location/elevation. One site visit is included.

f. Public Engagement. The PROFESSIONAL will conduct a public information meeting, in open house format, to present preliminary findings and project information and to gather concerns and issues from the public. Project progress will be presented to council and a final public information meeting will be conducted to set the letting date and approve the plans, specifications and form of contract.

2. Preliminary Design and Plans
   a. Preliminary Design. Preliminary design will be performed for Culvert, roadway, sidewalk, driveways and storm sewer and drainage, grading and channel improvements. Existing sanitary sewer features, water main and communication facilities may be in conflict with proposed improvement. Shoring, protection or relocation is included with the project.
   b. PROFESSIONAL will make a site visits coordinating with CLIENT staff to review the project site and discuss construction methods, existing pavement conditions, existing pavement structure, proposed pavement section options, underground utility assessment, and agree on a mutual course of action.
   c. Iowa SUDAS shall be used for guidance on applicable design standards. If variations of these design standards is required for the project the CLIENT shall coordinate these design exceptions with the CLIENT for general concurrence.
   d. All plans shall be prepared on 11”x17” paper in black and white ink. Construction plans shall be at a general scale of 1” = 20’.
   e. Final Preliminary Plans will be submitted to the CLIENT for review and comment.

3. Final Design Plans & Specifications. PROFESSIONAL will utilize the topographic survey and base maps to prepare construction drawings for this Project. The construction documents and specifications shall include:
   1. Project title sheet
   2. General notes sheet
   3. Typical sections for proposed improvements including materials and subgrade work.
   4. Tabulations of quantities and estimate reference information.
   5. Plan and profile sheets with standard features such as construction limits, existing features, proposed pavement limits, pavement markings, etc.
   6. Horizontal and vertical control plan
   7. Right of Way plan

8. A traffic control and staging plan to complete the construction with the intent of minimal inconvenience to adjacent property owners.
9. Detail sheets for driveway and intersection design.
10. Typical details for pedestrian ramp reconstruction including detailed sheets for compliance with Iowa SUDAS.
11. Culvert Situation Plan
12. Structural details
13. Erosion control plan
14. Special details
15. Cross sections for channel improvements

a. The PROFESSIONAL shall complete the final design, plans and specifications for the improvements for the established scope for the project and shall furnish a copy of these documents to the CLIENT for review and approval prior to final acceptance. The design documents will follow the current CLIENT requirements.
b. Specification "front ends" shall be prepared by the PROFESSIONAL for this project. The "front ends" shall include: Notice of Hearing and Letting, Information for Bidders, Bid Form, Standard Form of Agreement, Bid Bond, Performance Bond, Payment Bond, Notice to Proceed, General Conditions, and Supplemental General Conditions.
c. Permits – The PROFESSIONAL shall complete and obtain required permits from the Iowa Department of Natural Resources as necessary for the potential sanitary sewer's water main. An NPDES permit is not required, however, a SWPP plan will be created. All applicable fees shall be paid by the CLIENT.
d. Soils Investigation and Materials Testing – PROFESSIONAL, through a Subconsultant, shall perform geotechnical investigation at select locations within the project limits. This investigation is meant to give the PROFESSIONAL existing pavement and substructure depths and conditions to properly design the proposed improvements.
e. Opinion of Probable Construction Costs - The PROFESSIONAL shall prepare an opinion of total probable construction costs based upon the designs developed for the project improvements. Statements of probable construction costs prepared by the PROFESSIONAL represent the best judgment as a design PROFESSIONAL familiar with the construction industry. It is recognized, however, that the PROFESSIONAL has no control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the PROFESSIONAL does not guarantee that any actual cost will not vary from any cost estimate prepared by the PROFESSIONAL.
f. PROFESSIONAL shall administer a quality control review which includes a site walk through and a thorough plan review. This quality review of the plan will be performed by a PROFESSIONAL Engineer at least once during the project development process.

B. BID PHASE SERVICES

1. Bid Assistance

   The PROFESSIONAL shall perform the following services during the bid period:

   a. Construction Contract Documents - The project will be let by the CLIENT, and the PROFESSIONAL shall supply the necessary documents for this process.
   b. Advertising - The PROFESSIONAL shall answer questions from potential contractors, subcontractor and suppliers, and coordinate with CLIENT staff during this phase of services.
   c. The PROFESSIONAL shall attend the meeting at which bids are received, tabulate the bids and make recommendations to the City Council regarding the awarding of the construction contract to the lowest qualified bidder for the project.

C. CONSTRUCTION PHASE SERVICES

1. Construction Administration

   Upon award of the construction contract, the PROFESSIONAL shall perform the following administrative services during construction of the proposed improvements:

   a. During the construction phases, the PROFESSIONAL shall specify the testing of materials and administrative procedures as per the CLIENT's requirements and as directed by the PROFESSIONAL.
   b. Preconstruction Conferences - The PROFESSIONAL shall arrange and conduct a preconstruction conference with the Contractor and CLIENT, to review the contract requirements, details of construction, utility conflicts and work schedule prior to construction.
   c. Periodic Site Observation - The PROFESSIONAL shall make periodic visits to the construction site to (a) observe the progress and (b) determine if the results of the construction work substantially conform to the drawings and specifications in the construction contract.
   d. Contractor Payment Requests - The PROFESSIONAL shall review the requests of the contractor for progress payments and shall approve a request, based on site observations, which authorizes payments and is a declaration that the contractor's work has progressed to the point indicated.
   e. Notification of Nonconformance - The PROFESSIONAL shall notify the CLIENT of any known work which does not conform to the construction contract, make recommendations to the CLIENT for the correction of nonconforming work and, at the request of the CLIENT, see that these recommendations are implemented by the contractor.
   f. Shop Drawings - The PROFESSIONAL shall review shop drawings and other submissions of the Contractor for general compliance with the construction contract.
   g. Change Orders - The PROFESSIONAL shall prepare change orders for approval of the CLIENT.

h. Substantially Complete Final Site Observation - The PROFESSIONAL shall perform a site observation to determine if the project is substantially complete according to the plans and specifications and make recommendation on final payment.
i. During the Construction Services phase, the Project Manager shall confer with the CLIENT to report project status. A written progress report shall be submitted and written in such a way that it is suitable for use as a City Council information item.
j. If the Contractor exceeds the estimated working days in completing construction of the project for any of the project lettings, or if change orders or project additions require additional working days, the PROFESSIONAL will be compensated for administration, inspecting and staking services based on established hourly rates and fixed expenses outlined in the PROFESSIONAL's Standard Fee Schedule (Exhibit "B").
k. Final Acceptance. It is understood that the CLIENT will only accept the project only after recommendation by the PROFESSIONAL.

2. Construction Observation. The PROFESSIONAL will provide one or more resident construction observer for the project as required during the construction phase. If the Contractor requests a waiver of any provisions of the plans and specifications, the PROFESSIONAL will make a recommendation on the request to the CLIENT for their determination. No waiver shall be granted if such waiver would serve to reduce the quality of the final product. The CLIENT shall never be deemed to have authorized the PROFESSIONAL to consent to the use of defective workmanship or materials. The construction observer will give guidance to the project during the construction periods, including the following:
   a. Checking of lines and grades required during construction.
   b. Observation of the work for general compliance with plans and specifications.
   c. Keep a record or log of Contractor's activities throughout construction, including notation on the nature and cost of any extra work or changes ordered during construction.
   d. Resident Services provide the CLIENT with representation at the job site during the construction phase of the project which results in increasing the probability that the project will be constructed in substantial compliance with the plans and specifications, and contract documents. However, such resident services do not guarantee the Contractor's performance. Resident services do not include responsibility for construction means, controls, techniques, sequences, procedures or safety.
   e. Construction Testing. The construction observer shall coordinate the acceptance testing and monitoring according to CLIENT requirements. Concrete field air and slump tests required will be completed by the Resident Engineer or construction observer. Moisture and density control tests and concrete cylinders as required will be provided by the Contractor.

3. Construction Staking
   The PROFESSIONAL shall be responsible for providing all construction stakes for the PROJECT. The PROFESSIONAL shall provide staking of proposed features per the construction plans. The PROFESSIONAL shall provide one set of stakes for each construction operation. Any staking that is destroyed due to construction that has to be replaced will be at the Contractor's expense.
   a. Project site horizontal and vertical control point verification and setup (Horizontal and vertical control points will be available for the grading contractor for machine control)
   b. Existing pavement removals and construction limits (50' intervals and points of deflection)
   c. Box culvert structure (Flowline elevations and back of parapet location offsets).
   d. Storm sewer pipe, structures and structure adjustments (SUDAS station location offsets with flow line and rim/form grade/inlet elevations)
   e. Sanitary sewer pipe, structures and structure adjustments (SUDAS station location offsets with flow line and rim elevations)
   f. Water main pipe, water critical crossings, structures and adjustments (Centerline pipe on 100' intervals, top of pipe elevations, hydrant structure offsets)
   g. Roadway subbase grade checks (Check stakes provided on centerline at 50' intervals)
   h. Roadway PCC back of curb (Paving hubs staked on 25' intervals to a pre-determined height)
   i. Sidewalk and trail pavement (Single edge of slab offsets on 50' intervals to top slab elevations)
   j. Sidewalk ADA (Edge of turning space/top of ramp offsets to top slab elevations)
   k. Channel grade improvements (Revetment limits and contour grades)

4. Record Drawings
   Record Documents. The PROFESSIONAL shall furnish reproducible record documents for each project phase according to CLIENT requirements. Such as-builts may contain a waiver of liability phrase in regard to unknown changes made by the Contractor without CLIENT/PROFESSIONAL approval. Snyder will also provide information formatted to upate the Storm, Street, Water, Sewer and electric layers in the the City's GIS system.

D. ADDITIONAL SERVICES
   1. Geotechnical Investigation
      a. The PROFESSIONAL will hire Allender Butzke Engineers, Inc., an independent subcontractor, to obtain a soil boring along the existing road. The geotechnical investigation includes drilling, sampling, lab testing, engineering analysis of subgrade conditions and a written report.

2. Acquisition Plats
   a. PROFESSIONAL will provide easement plats in accordance with the Iowa Code. This service includes a drawing certified by a PROFESSIONAL land surveyor licensed in the State of Iowa at a suitable scale depicting the needs along with legal descriptions in word format and electronic coordinates with elevations of critical monuments found during the boundary verification. Four original plats with an original signature will be provided to the CLIENT for the recording of the plat at the Warren County Recorder's office. The estimated budget for this service is based on a unit price of six hundred and fifty dollars ($650.00) for each plat created. Three permanent drainage easement plats are anticipated for this project. Plats will not be prepared for temporary easement acquisitions. Plan sheets will be used for temporary easement exhibits.

III. SCHEDULE

The PROFESSIONAL will complete the above scope of services to accommodate a January bid letting. Milestone dates for the project are as follows:

Preliminary Design	August 15, 2020
Public Information Meeting	August 25, 2020
Permanent Easement Plats	September 15, 2020
Final Design Plans Specifications & Estimate	December 2020
Public Hearing	January 2021
Bid Letting	January 2021
Construction	April 2021 – August 2021

IV. FEES

The above scope of services will be billed at the standard hourly rates found in Exhibit B.

BASIC SERVICES	
Project Administration	$6,900
Preliminary Design & Plans	$2,000
Final Design Plans & Specifications	$21,300
SUBTOTAL	$30,200
BID PHASE SERVICES	
Bid Assistance	$2,500
CONSTRUCTION PHASE SERVICES	
Construction Administration	$11,400
Construction Observation	$9,000
Construction Stake Out	$5,500
Record Drawings	$1,900
SUBTOTAL	$27,800
ADDITIONAL SERVICES	
Geotechnical Investigation	$1,800
Acquisition Plats - $650/ea – assume 3	$1,800
SUBTOTAL	$3,600
Right of Way Services	By Amendment

TOTAL $64,100

V. REIMBURSABLE EXPENSES

The following items are not included in the above scope and fee and will be reimbursed at actual expenses. The following are estimated fees:

- Mileage
- Permit Fees
- Public Notice

EXTRA SERVICES

The following items shall be considered extra services and are not included within the Scope of Work. These items are listed to further assist with clarity of project scope as well as provide a listing of services, which PROFESSIONAL could perform upon request.

1. Submittal fees and/or permit fees to any and all regulatory agencies.
2. NPDES permit application fees
3. Street lighting design
4. CLIENT requested major revisions
5. Utility company locates
6. Quality Level A or B Subsurface Utility Engineering Surveys
7. Individual 404 Permit application process
8. Environmental studies

EXHIBIT 'B'

SNYDER & ASSOCIATES, INC.
2019-20
STANDARD FEE SCHEDULE

Billing Classification/Level	Billing Rate	
Professional		
Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist Project Manager, Planner, Right-of-Way, Graphic Designer		
Principal II	$208.00	/hour
Principal I	$197.00	/hour
Senior	$177.00	/hour
VIII	$163.00	/hour
VII	$155.00	/hour
VI	$148.00	/hour
V	$138.00	/hour
IV	$128.00	/hour
III	$116.00	/hour
II	$106.00	/hour
I	$93.00	/hour
Technical		
Technicians--CADD, Survey, Construction Observation		
Lead	$125.00	/hour
Senior	$119.00	/hour
VIII	$111.00	/hour
VII	$103.00	/hour
VI	$92.00	/hour
V	$82.00	/hour
IV	$76.00	/hour
III	$64.00	/hour
II	$56.00	/hour
I	$48.00	/hour
Administrative		
II	$64.00	/hour
I	$52.00	/hour
Reimbursables		
Mileage	*Current IRS standard rate*	
Outside Services	*As Invoiced*	

RESOLUTION 2020-

RESOLUTION APPROVING AN AGREEMENT WITH SNYDER AND ASSOCIATES, INC. FOR WEST CLINTON AVENUE – CULVERT REPLACEMENT PROJECT

WHEREAS, the City Council has determined it appropriate to work on the West Clinton Avenue – Culvert Replacement Project (will be referred as the "Project"), where storm water improvements are required to replace a reinforced box culvert on West Clinton Ave, located west of South L Street; and

WHEREAS, the City of Indianola requires engineering professional services associated with preparing the final design, plans and specifications, easement plats, bidding assistance and construction phase services for this project; and

WHEREAS, Snyder and Associates, Inc. has prepared and presented an agreement for those professional services for an amount not to exceed $64,100; and

WHEREAS, the Council finds that the proposed agreement with Snyder and Associates, Inc. should be approved, and the City Manager authorized to execute the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the agreement between the City of Indianola and Snyder and Associates, Inc., for an amount not to exceed $64,100, is hereby approved and the City Manager is authorized to execute the agreement on behalf of the City.

Passed this 20th day of July 2020.

_____
Kelly B. Shaw
Mayor

Attest:

_____
Andrew J. Lent
City Clerk/CFO

Information

Subject

Resolution approving the intergovernmental agreement between the City of Indianola and Warren County for roadway maintenance.

Information

Fiscal Impact

Attachments

Roadway Memorandum
Resolution Approving Agreement
City - County Agreement

CITY OF INDIANOLA EST. 1849

PUBLIC WORKS

To: Mayor and City Council

CC: Ryan Waller, City Manager and

Andy Lent, City Clerk/CFO

From: Akhilesh Pal, Public Works Director

Date: July 20, 2020

Re: 28E Agreement for Roadway Maintenance

The purpose of a 28E Agreement for roadway maintenance between the City of Indianola and Warren County is to specify routine maintenance responsibilities on shared or adjoining roadways and provide a format to develop a separate agreement for major maintenance of roads that the two entities share an interest.

As per the current 28E agreement, the City is responsible for maintenance of gravel road on Inwood Street / 100th Avenue, from County Highway R63 to West Euclid Avenue, and the County is responsible for maintenance of gravel road on East Iowa Avenue / Jersey Street, from North 15th Street to 150th Avenue. The City of Indianola has plans to construct concrete pavement on a portion of East Iowa Avenue, located east of 15th Street. Therefore, City staff has requested the County to switch the maintenance responsibilities of Inwood Street / 100th Avenue with East Iowa Avenue / Jersey Street.

Staff is recommending Council to approve the revised 28E agreement to switch the roadway maintenance responsibilities as mentioned above.

City of Indianola

RESOLUTION 2020-

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF INDIANOLA AND WARREN COUNTY, IOWA FOR ROADWAY MAINTENANCE

WHEREAS, the City of Indianola (the "City") desires to enter into this Intergovernmental Agreement ("Agreement"), with Warren County, Iowa ("County"); and

WHEREAS, the purpose of the agreement is to jointly exercise their respective powers and duties to maintain public streets and roads as to those streets and roads which are on the boundaries between the City and the County, or which extend into the boundary of the other party, and to establish a framework for reaching agreement on major maintenance and construction projects for streets and roads which are on the boundaries between the City and the County, or which extend into the boundaries of the other party; and

WHEREAS, this agreement shall remain effective for ten years from the date it is recorded in the Warren County Recorder's Office; and

WHEREAS, the City Council finds that the intergovernmental agreement should be approved, and the City Manager is authorized as the designated co-administrator for purposes of the agreement, attached as Exhibit A.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the intergovernmental agreement between the City of Indianola and Warren County for roadway maintenance is hereby approved and the Mayor or City Manager is authorized to execute the agreement on behalf of the City.

Passed and Approved this 20 day of July 2020.

_____

Kelly B. Shaw, Mayor

Attest:

_____

Andrew J. Lent
City Clerk/CFO

28E AGREEMENT BETWEEN THE CITY OF INDIANOLA, IOWA, AND WARREN COUNTY, IOWA

THIS AGREEMENT is made and entered into by and between Warren County, Iowa, (which hereinafter may be referred to as "Warren County" or "County") and the City of Indianola, Iowa (which hereinafter may be referred to as "Indianola", or "City"), in accordance with provisions of Chapter 28E, Code of Iowa, 2020.

PART I. – JOINT EXCERCISE OF POWERS

1. Pursuant to Chapter 28E of the 2020 Code of Iowa, the parties agree that the purpose of this Agreement is to jointly exercise their respective powers and duties to maintain public streets and roads as to those streets and roads which are on the boundaries between the City and the County, or which extend into the boundary of the other party, and to establish a framework for reaching agreement on major maintenance and construction projects for streets and roads which are on the boundaries between the City and the County, or which extend into the boundaries of the other party.

2. The parties shall approve this Agreement by resolution of their respective Board or Council, which shall authorize the execution of this Agreement. The Agreement will then be filed in the Offices of the Iowa Secretary of State and the Recorder of Warren County, in accordance with Chapter 28E of the Code of Iowa. This Agreement shall remain effective for ten (10) years from the date it is recorded in the Warren County Recorder's Office unless it is terminated as provided in Part III, paragraph 19 hereof with automatic renewal thereafter as provided in Part III, paragraph 20 hereof.

3. The parties hereby agree that the City Manager of the City of Indianola and the County Engineer of Warren County shall be designated as co-administrators for purposes of this Agreement as provided by Section 28E.6 of the Code of Iowa.

4. No separate legal or administrative entity is created by this Agreement, and no real or personal property will be purchased in the performance of this Agreement.

PART II. – ROUTINE MAINTENANCE OF STREETS AND ROADS

5. The party with maintenance responsibility shall perform routine maintenance and authorized major maintenance and construction in conformance with the terms of this Agreement on the roads designated in Attachments A and B, and as shown on Attachment C.

6. All routine maintenance performed by the party with maintenance responsibility shall be performed in accordance with that party's normal maintenance practices and procedures within its boundaries.

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7. For purposes of snow and ice removal, and the exemption from fault contained in Section 668.10(2), Code of Iowa, the party with maintenance responsibility shall be considered, by virtue of this Agreement, to provide snow and ice removal in accordance with that party's policy or level of service except as otherwise designated in Attachment A for snow and ice removal only.

8. Any duty pertaining to maintenance or repair of public property (including, but not limited to: erection/installation or maintenance of traffic control signs or devices [except pavement markings] in conformance with the current edition of the Manual on Uniform Traffic Control Devices [MUTCD]; ordinance enforcement; nuisance removal; sidewalk maintenance or construction; proper design and construction of streets or roads) not included in the definition of routine maintenance, and not authorized to be performed as major maintenance, shall remain the duty of the party within whose boundary the public property lies.

9. The party with maintenance responsibility shall have no duties with respect to the other party's traffic control signs or devices, and shall not be required either to periodically survey the condition or the compliance with the current edition of the MUTCD of the other party's traffic control signs or devices, to report the condition thereof to the other party, or to remove visual obstructions thereto.

10. The party with maintenance responsibility shall indemnify and hold harmless the party within the boundaries of which the street lies, and it officers, agents, and employees, from any and all claims, demands, actions, causes of actions, or judgements of whatever nature or character, including costs of litigation and attorney fees, which the latter party may incur or which may be imposed for injury to or death of persons, or damage to property (real or personal), or any other manner of injury or damage, proximately caused by negligent performance or non-performance by the party with maintenance responsibility under this Agreement.

11. Nothing in this Agreement shall be construed as prohibiting the party with maintenance responsibility form hiring a third party to perform any work associated with this Agreement. In such instances, the party with maintenance responsibility shall obtain a written hold harmless agreement form the said third party, for the benefit of both parties to this Agreement, covering the work performed by the third party. The hold harmless agreement shall also require the third party to carry adequate insurance to fulfill its obligations to hold harmless the parties and to provide proof of insurance. This paragraph shall not apply to emergency situations such as snow and ice removal.

12. Each party retains full responsibility for acquisition of right-of-way across land with lies within the boundaries of that party.

13. Each party retains responsibility for approval of new driveways or entrances which lie within the boundaries of that party.

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PART III. – MAJOR MAINTENANCE OF STREETS AND ROADS

14. Major maintenance shall not be performed on the other party's roads by the party with maintenance responsibility, nor shall either party engage in any construction projects involving roads under the jurisdiction of more than one of the parties, unless and until a written agreement for that work is executed by the parties in accordance with paragraph 15.

15. Construction projects and major maintenance projects shall be performed under authority of separate agreements between the parties. In the performance of such projects, the party with maintenance responsibility of the major part of the project in terms of miles shall be responsible performing all administrative functions including, but not limited to, planning, surveying, engineering, contracting and inspection for the project. The actual costs for the aforementioned administrative functions shall be paid one-half by each party for those roads where the boundary line is nominally down the center line of the street and one hundred (100) percent by the party within whose boundary the street lies for all other streets. The above-mentioned construction and major maintenance projects pertain to the streets specified in Attachments A and B, and as shown on Attachment C, or any other streets upon which the parties reach agreement.

PART IV. – GENERAL PROVISIONS

16. Definitions. As used in this Agreement, the following terms or phrases shall have the following meaning:

    a. "Major maintenance" is defined tile line and storm sewer repair; major bridge and culvert repairs; major pavement patching; major edge rut and shoulder repairs; seal coating; asphalt stabilization/rehabilitation; and maintenance or repair of any sewers or sub-surface utilities.

    b. "Roads" and "streets" are synonymous terms as used in this agreement, and mean the portion of the public right-of-way designed, improved and ordinarily used for vehicular travel.

    c. "Routine maintenance" means replenishment of granular surfacing material; surface blading and dragging; snow and ice removal; frostboil repairs on granular surfaced roads; dust control; minor pavement repair; weed eradication; mowing; trimming or removal of trees, shrubs or other vegetation; replacement of pavement markings with the policy or level of service of the party with maintenance responsibility; shoulder and edge rut repair; street sweeping when warranted by traffic and/or pavement conditions; and other minor maintenance usually performed on roads and streets.

    d. "The party with maintenance responsibility" means the party which, because of this Agreement, is responsible for routine maintenance and authorized major maintenance for roads or portions thereof as specified in this Agreement, regardless of the physical location of the road inside or outside of that party's boundaries.

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17. Notices. All notices which the parties are authorized or required to give one another pursuant to this Agreement shall be in writing and may be personally delivered or sent by ordinary mail to the addresses hereafter provided. Such notices and invoices shall be delivered or mailed to the following persons at the addresses listed:

    Notices to the City of Indianola:
    City Manager
    110 N. 1st Street
    Indianola, IA 50125

    Notices to Warren County:
    Warren County Engineer
    301 N. Buxton Street, Suite 211
    Indianola, IA 50125

18. Declaration of Default and Notice. In the event that either party determines that the other has defaulted in the performance of its obligations hereunder, the aggrieved party may declare that default has occurred and give notice thereof to the defaulting party. Notice of default shall be given in writing, shall specify the nature of the default and the provision of the Agreement involved, and shall specify what action is required of the defaulting party to correct the default. The defaulting party shall have 30 days from the date of its receipt of the notice of default to correct the default. If at the end of said 30 day period the default has not, in the opinion of the aggrieved party, been corrected, that party may thereupon terminate this Agreement as provided in paragraph 19 hereof.

19. Termination. Either party may terminate this Agreement by sending written notice of termination, specifying the reasons for termination, at least sixty (60) days prior to the effective date of termination. Notice shall be sent to the governing body of the other party at its principal place of doing business by certified mail. The termination of this Agreement shall not relieve any party to this Agreement of any obligations or liability arising during the term of this Agreement.

20. Renewal. This Agreement shall automatically renew on July 1 of each succeeding year unless one of the parties gives written notice to the other party on or before May 1 of that year that it does not renew the Agreement.

21. Entire Agreement – Amendment. This is the entire Agreement between the parties and it may be amended only by written addendum hereto approved by resolution by both parties.

22. Applicable Law. The laws of the State of Iowa shall apply to this Agreement.

23. In the event of a breach by the County or the City of this Agreement, said breach shall not be considered to affect any remaining terms or conditions of this Agreement. If any terms or conditions of this Agreement are held to be invalid, unenforceable by a court of competent jurisdiction or illegal, those remaining terms or conditions shall not be construed to be affected.

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IN WITNESS THEREOF, the County and City have caused this Agreement to be executed in six (6) counterparts, each of which shall be considered an original.

COUNTY OF WARREN, IOWA
Board of Supervisors

Passed and Approved the
_____ day of _____, 2020.

ATTEST:

_____
Aaron DeKock, Chair

_____
Traci VanderLinden, County Auditor

STATE OF IOWA)
) SS:
COUNTY OF WARREN)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared AARON DEKOCK and TRACI VANDERLINDEN, to me personally known, who being by me duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively, of WARREN COUNTY, IOWA; that the seal affixed to the foregoing instrument is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Supervisors, as contained in Resolution No. 20-_____ passed by the Board of Supervisors, on the ____ day of _____, 2020, and AARON DEKOCK and TRACI VANDERLINDEN acknowledged the execution of the instrument to be the voluntary act and deed of the county, by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

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CITY OF INDIANOLA, IOWA
City Council

Passed and Approved the
_____ day of _____, 2020.

ATTEST:

_____
Kelly B. Shaw, Mayor

_____
Andy Lent, City Clerk/Finance Director

STATE OF IOWA)
) SS:
COUNTY OF WARREN)

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared KELLY B. SHAW and ANDY LENT, to me personally known, and, who, being by me duly sworn, did say that they are Mayor and City Clerk, respectively of the CITY OF INDIANOLA, IOWA; that the seal affixed to the foregoing instrument is the corporate seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in the Resolution adopted by the City Council, under Roll Call No. 20-_____ of the City Council on the ____ day of _____, 2020, and KELLY B. SHAW and ANDY LENT acknowledged the execution of the instrument to be the voluntary act and deed of the county, by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

DRAFT

ATTACHMENT A
RESPONSIBILITIES OF THE COUNTY

The County shall be the party with maintenance responsibility for the following described roads, which are depicted on Attachment C:

ROAD	**TOTAL MILES**
Hayes Street – Indianola City Limits to State Highway 65/69	0.11
125th Avenue – Indianola City Limits to Hoover Street	0.25
Hoover Street – Indianola City Limits to 125th Avenue	0.51
Inwood Street / 110th Avenue – County Highway R63 to W. Euclid Avenue	1.00
County Highway R63 – Inwood Street to Indianola City Limits	0.25
County Highway R63 – Indianola City Limits to State Highway 92	0.42
County Highway R63 – N. ½ of Section 34, Township 76N, Range 24W	0.22
120th Avenue/S. K Street – W. 17th Avenue to Indianola City Limits	0.10
150th Avenue – State Highway 92 to Kennedy Street	0.52
County Highway G36 – Indianola City Limits to 143rd Avenue	0.13
TOTAL COUNTY RESPONSIBILITY:	3.51

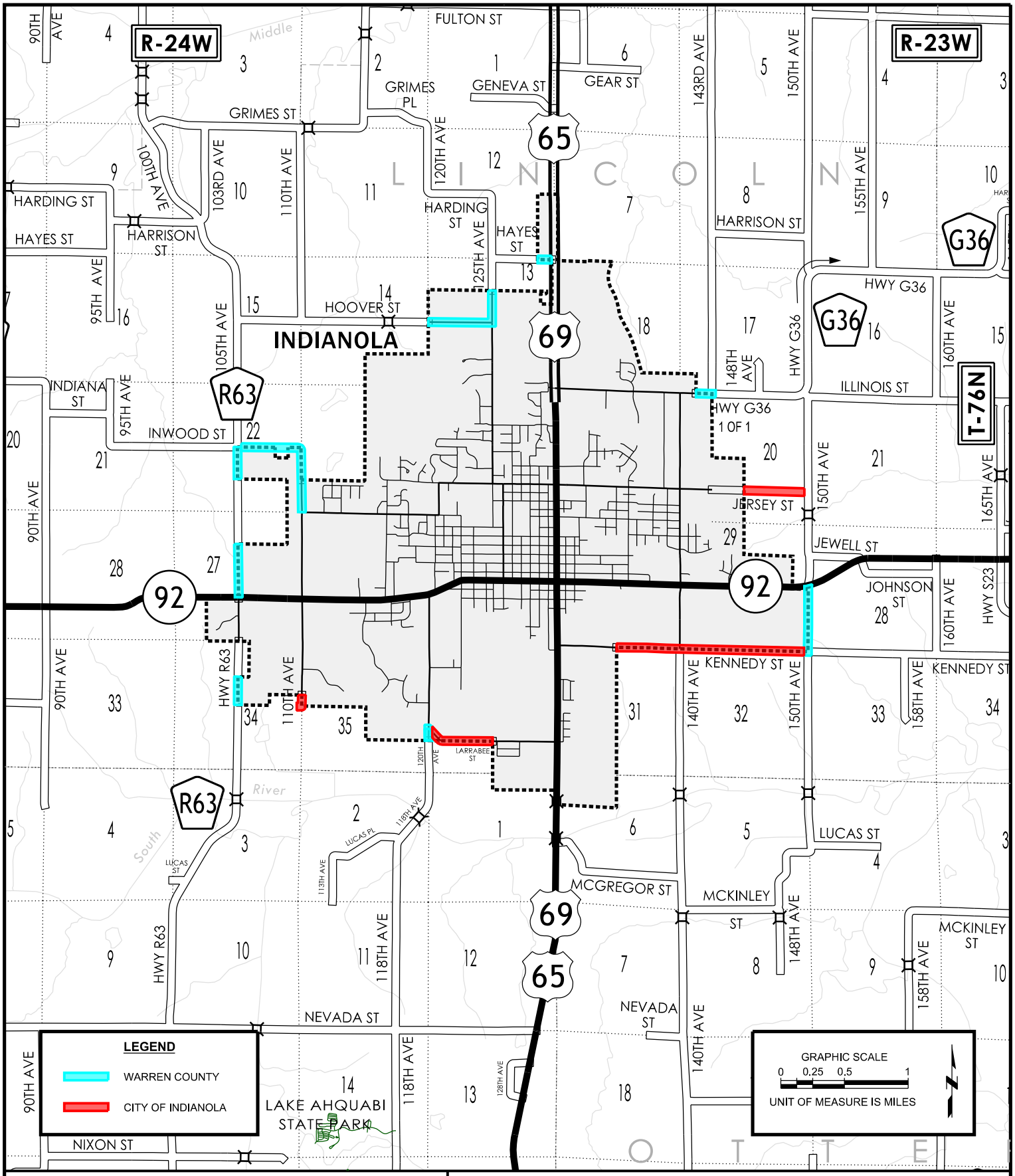
The County shall be the party with snow and ice removal responsibility only for the following described roads:

ROAD	**TOTAL MILES**
County Highway R63 – State Highway 92 south to Indianola City Limits	0.35
County Highway G36 – N. 14th Street to 143rd Avenue	0.38
TOTAL COUNTY RESPONSIBILITY:	0.73

ATTACHMENT B
RESPONSIBILITIES OF THE CITY

The City shall be the party with maintenance responsibility for the following described roads, which are depicted on Attachment C:

ROAD	**TOTAL MILES**
Jersey Street / East Iowa Avenue – Indianola City Limits to 150th Avenue	0.47
110th Avenue – Indianola City Limits to South Dead End	0.13
Larrabee Street/W. 17th Avenue – West to East Indianola City Limits	0.54
Kennedy Street – Indianola City Limits to 150th Avenue	1.51
TOTAL CITY RESPONSIBILITY:	2.65



WARREN COUNTY
SECONDARY ROADS DEPARTMENT
ENGINEERING OFFICE

301 N. BUXTON STREET, SUITE 211
INDIANOLA, IOWA 50125
PH: (515) 961-1050

TITLE: **ATTACHMENT C**

PROJECT: **28E AGREEMENT BETWEEN INDIANOLA AND WARREN COUNTY**

DRAWN BY: timh	DATE: 6/18/2020	SHEET NUMBER 1 OF 1

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Information

Subject
Connection Fee Districts

Information

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

Public Hearing on the consideration of an Ordinance amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to interest rates in certain connection fee districts.

Information

Mayor Shaw will open the meeting for a Public Hearing on the matter of the proposed amendments to Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa.

A motion to close the Public Hearing is in order.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

First consideration of an Ordinance amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by amending provisions pertaining to interest rates in certain connection fee districts.

Information

Roll call is in order.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. ___

AN ORDINANCE AMENDING CHAPTER 100 OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA BY AMENDING PROVISIONS PERTAINING TO INTEREST RATES IN CERTAIN CONNECTION FEE DISTRICTS

WHEREAS, the City Council of the City of Indianola, Iowa, has at various times enacted ordinances establishing connection fee districts pursuant to its authority under Iowa Code section 384.38(3), which impose a connection fee on each person who owns property in each of the respective districts who will be served by the City's Sanitary Sewer Utility; and

WHEREAS, the City has fully satisfied the financing costs for the improvements constructed to benefit certain districts; and

WHEREAS, there have been no connections made in the following established connection fee districts since the enactment of the respective districts:

1. Plainview South Trunk Sewer
2. Plainview North Trunk Sewer
3. North Jefferson Way (US Hwy 65/69) Trunk Sewer
4. East Highway 92 Sanitary Sewer
5. Highway 65/69 Sanitary Sewer
6. North Howard Street Sanitary Sewer
7. West Highway 92 Sanitary Sewer

("Undeveloped Districts"); and

WHEREAS, the carrying costs for the improvements constructed to benefit each of the Undeveloped Districts have been paid in full and the City Council finds that the imposition of such costs upon new connections to the Sanitary Sewer Utility no longer serves the intended purpose of each connection fee district ordinance when enacted; and

WHEREAS, the compounding interest on connection fees within the Undeveloped Districts have become a deterrent to development within those areas; and

WHEREAS, the City Council desires to consider an Ordinance to amend the Code of Ordinances to remove the annual compounded interest imposed on new connections made within the Undeveloped Districts; and

WHEREAS, because no connections have been made within the Undeveloped Districts, all property owners within the Undeveloped Districts will receive the benefit of this reduction in the connection fees; and

WHEREAS, the connection fee district ordinances shall otherwise remain unchanged; and

WHEREAS, upon due notice to all property owners of property within the Undeveloped Districts and hearing concerning each of the amendments to each of the connection fee districts herein described as Undeveloped Districts, the City Council finds that the general health and welfare of the citizens of the City of Indianola will be benefited by the proposed changes to the Code of Ordinances.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

SECTION 1. SECTION MODIFIED. Subsection 3 of Section 100.07, Plainview South Trunk Sewer, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

> 3. A connection charge is hereby established and imposed upon the owners of properties within the Plainview South Trunk Sewer Benefited District who shall hereafter make application to connect their properties to the sewer. The connection charge for the Plainview South Trunk Sewer Benefited District shall be $674.64 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

SECTION 2. SECTION MODIFIED. Subsection 3 of Section 100.08, Plainview North Trunk Sewer, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

> 3. A connection charge is hereby established and imposed upon the owners of properties within the Plainview North Trunk Sewer Benefited District who shall hereafter make application to connect their properties to the sewer. The connection charge for the Plainview North Trunk Sewer Benefited District shall be $5,390.52 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

SECTION 3. SECTION MODIFIED. Subsection 3 of Section 100.09, North Jefferson Way (US HWY 65/69) Trunk Sewer, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

> 3. A connection charge is hereby established and imposed upon the owners of properties within the North Jefferson Way (US Hwy 65/69) Trunk Sewer Benefited District who shall hereafter make application to connect their properties to the sewer as follows:
>
> A. Subdistrict No. 1. The connection charge for Subdistrict No. 1 shall be $5,200.00 for all or any part of Subdistrict No. 1 for which application is hereafter made for connection to the trunk sewer.
>
> B. Subdistrict No. 2. The connection charge for Subdistrict No. 2 shall be $3,688.00 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

C. Subdistrict No. 3. The connection charge for Subdistrict No. 3 shall be $563.00 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

SECTION 4. SECTION MODIFIED. Subsection 5 of Section 100.13, East Highway 92 Sanitary Sewer, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

5. There is imposed on all lots within the connection fee district for which a sewer connection fee has not previously been paid, a fee for connection to the sanitary sewer utility. The connection fee shall be equal to that allocation of the original cost of bringing the sanitary sewer utility to the connection fee district on a per acre basis, calculated in accordance with the actual acreage of the lot seeking to connect. The connection fee shall be as follows:

Connections in Fiscal Year	Connection Fee (per acre)
2015/2016 and beyond	$12,887.02

SECTION 5. SECTION MODIFIED. Subsection 3 of Section 100.14, Highway 65/69 Sanitary Sewer, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

3. A connection charge is hereby established and imposed upon the owners of properties within the Highway 65/69 Sanitary Sewer Benefited District who shall hereafter make application to connect their properties to the sewer as follows:

A. The connection charge for the Highway 65/69 Sanitary Sewer Benefited Zone 1 shall be $3,672.60 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

B. The connection charge for the Highway 65/69 Sanitary Sewer Benefited Zone 2 shall be $6,106.23 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

C. The connection charge for the Highway 65/69 Sanitary Sewer Benefited Zone 3 shall be $6,524.69 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

D. The connection charge for the Highway 65/69 Sanitary Sewer Benefited Zone 6 shall be $3,672.60 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

SECTION 6. SECTION MODIFIED. Subsection 3 of Section 100.15, North Howard Street Sanitary Sewer, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

3. A connection charge is hereby established and imposed upon the owners of property within the North Howard Street Sanitary Sewer Benefited District who shall hereafter make application to connect their property to the sewer as follows:

A. The connection charge for the North Howard Street Sanitary Sewer Benefited District is $10,148.00 for which application is hereafter made for connection to the sanitary sewer.

SECTION 7. SECTION MODIFIED. Subsection 5 of Section 100.17, West Highway 92 Sanitary Sewer, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

5. There is imposed on all lots within the connection fee district for which a sewer connection fee (or assessment) has not previously been paid, a fee for connection to the sanitary sewer utility. The connection fee shall be equal to that allocation of the original cost of bringing the sanitary sewer utility to the connection fee district on a per acre basis, calculated in accordance with the actual acreage of the lot seeking to connect. The connection fee shall be $11,492.04 per acre.

SECTION 8. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 9. SEVERABILITY CLAUSE. If any section provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 10. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the ___ day of _____, ____, and approved this ___ day of _____, ____.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andy Lent, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ___ day of _____, ____.

_____
Andy Lent, City Clerk

Information

Subject

Public Hearing on the consideration of an Ordinance amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by eliminating interest charges associated with connection fees in the Highway 92 West sewer benefited district.

Information

Mayor Shaw will open the meeting for a Public Hearing on the matter of the proposed amendments to Subsection 3 of Section 100.12, Code of Ordinances of the City of Indianola, Iowa.

A motion to close the Public Hearing is in order.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

First consideration of an Ordinance amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by eliminating interest charges associated with connection fees in the Highway 92 West sewer connection fee district.

Information

Roll call is in order.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. ___

AN ORDINANCE AMENDING SUBSECTION 3, SECTION 100.12, OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY ELIMINATING INTEREST CHARGES ASSOCIATED WITH CONNECTION FEES IN THE HIGHWAY 92 WEST SEWER BENEFITED DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, enacted Ordinance No. 1305 on September 20, 2004, establishing the Highway 92 West Sewer Benefited Connection Fee District ("District"), pursuant to its authority under Iowa Code section 384.38(3), for purposes of collecting a charge from property owners within the District who make application to connect their properties to the City's Sanitary Sewer Utility; and

WHEREAS, the City has fully satisfied the financing costs for the improvements constructed to benefit certain districts; and

WHEREAS, since the date of enactment, there have been two connections within the District made by the same property owner, for which $16,355.61 in interest was been paid by said owner pursuant to the schedule of compounded interest imposed under Ordinance No. 1305; and

WHEREAS, the carrying costs for the improvements constructed to benefit the District have been paid in full and the City Council finds that the imposition of such costs upon new connections to the Sanitary Sewer Utility no longer serves the intended purpose of the connection fee district ordinance as contemplated when it was enacted; and

WHEREAS, the compounding interest on connection fees within the District has become a deterrent to development within the District; and

WHEREAS, the City Council desires to consider an Ordinance to amend the Code of Ordinances to remove the annual compounded interest imposed on new connections made within the District; and

WHEREAS, because all land within the District is owned by the same owner and no additional connections have been made within the District, all property owners within the District will receive the benefit of this reduction in the connection fees and no property owner will be prejudiced thereby; and

WHEREAS, the connection fee district ordinance shall otherwise remain unchanged; and

WHEREAS, upon due notice to the sole property owner of all property within the District and hearing concerning the proposed amendment to the Highway 92 West Sewer Connection Fee District ordinance, the City Council finds that the general health and welfare of the citizens of the City of Indianola will be benefited by the proposed changes to the Code of Ordinances, and property owner who has previously paid connection fees within the District will be prejudiced.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

SECTION 1. SECTION MODIFIED. Subsection 3 of Section 100.12, Highway 92 West Sewer Benefited District, of the Code of Ordinances of the City of Indianola Iowa, is repealed and the following adopted in lieu thereof:

> 3. A connection charge is hereby established and imposed upon the owners of properties within the Highway 92 West Sewer Benefited District who shall hereafter make application to connect their properties to the sewer as follows:
>
> > A. Subdistrict No. 1. The connection charge for the Highway 92 West Sewer Benefited Subdistrict No. 1 shall be $2,019.79 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.
> >
> > B. Subdistrict No. 2. The connection charge for the Highway 92 West Sewer Benefited Subdistrict No. 2 shall be $2,421.29 for each acre of property, or prorated for a fraction thereof, for which application is hereafter made for connection to the trunk sewer.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the ___ day of _____, ____, and approved this ___ day of _____, ____.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andy Lent, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ___ day of _____, ____.

_____
Andy Lent, City Clerk

Information

Subject
Grace Church Sign Exemption Request

Information

Fiscal Impact

Attachments

Grace Church Sign Memorandum
Exemption Request
Proposed Sign
Map

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 10, 2020
Re: Resolution accepting the sign exemption request from Jim Oskam of Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way

At its meeting on June 6th, the City Council set a public hearing for a sign exemption request from Jim Oskam of Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way. This proposed ground sign will replace an existing ground sign. Section 165.26 of the Code of Ordinances of Indianola, Iowa, requires that the setback line of any ground sign shall be in accordance with the Zoning Ordinance. The property at 108 North Jefferson Way is located in the C-2, Highway Commercial Zoning District which requires a front setback of 20 feet. Grace Church proposes to have its sign setback 10 feet.

No such exemption shall be granted by the Council without a public hearing. The proposed application is attached to this agenda item. I will attend the June 20th Council meeting if you have any questions.

oskam Signs
515-868-6311
2008 E 2nd Ave
Indianola,IA
50125

City of Indianola
City Council

I am submitting this application for an exemption to sign code set back
A ground sign between 2′ and 10′ shall be set back 20′ from property line.
The property concerned 108 N Jefferson Way Grace Church.
Asking for a set back from property line to a distance of 10′
which would be similar to your own signage across the street from said property.
I will attach plot plan, sign permit application, & elevation of sign
The sign is flagged at south west island of property.

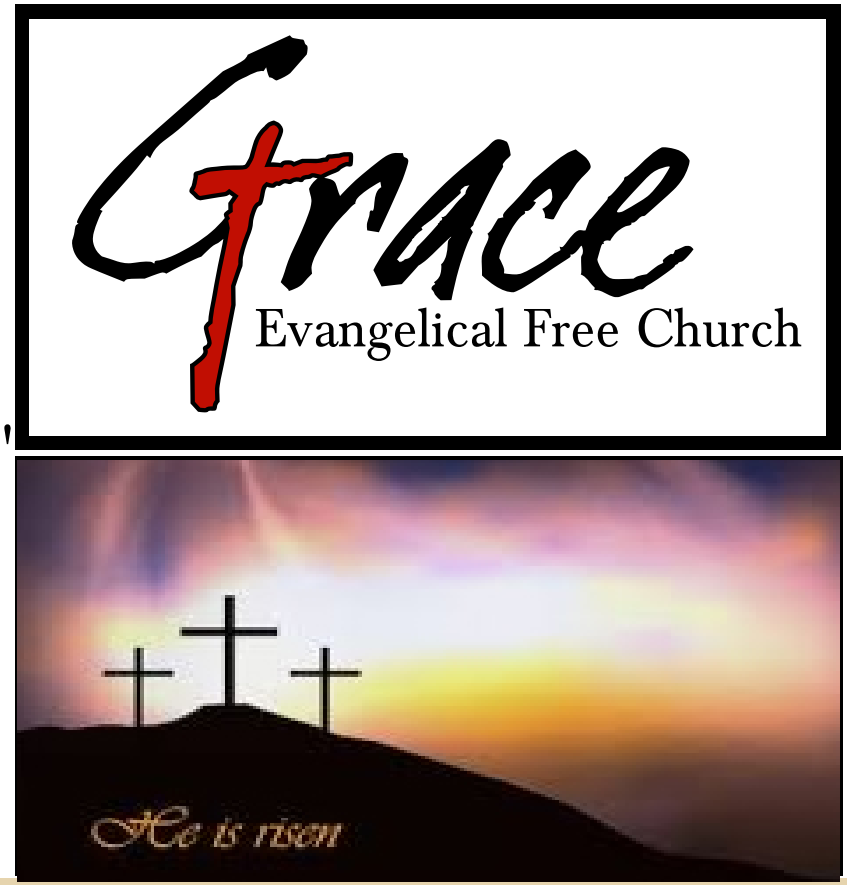
Respectfully,

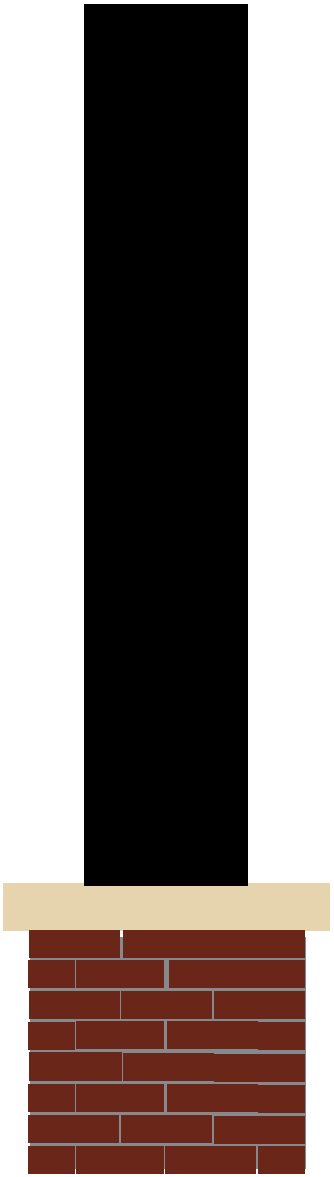
Jim Oskam

Oskam Signs
2008 E 2nd Ave
Indianola IA
515-868-6311

6'-00"

6'-00"

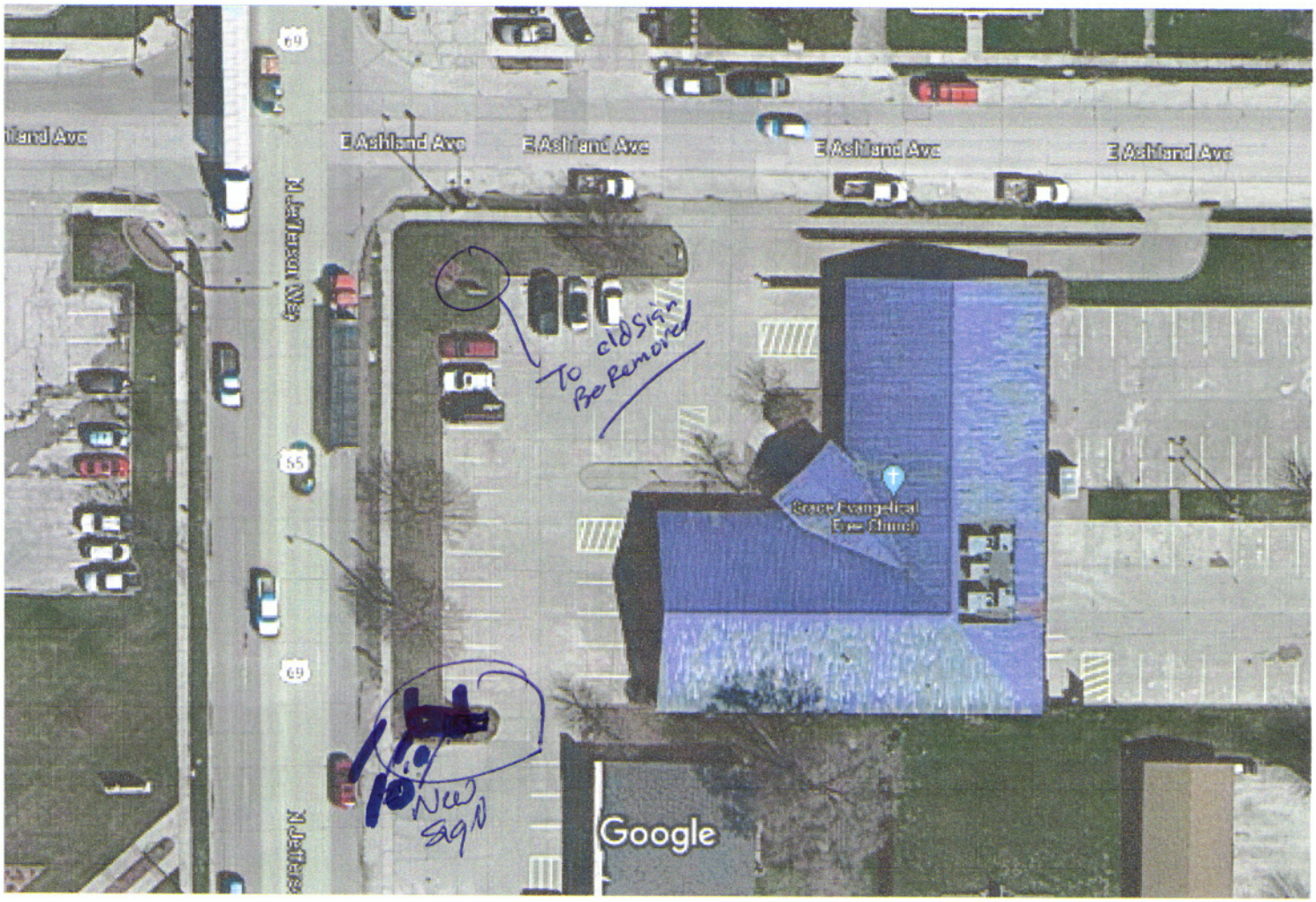




oskamSigns
515-868-6311 2008 E. 2nd Ave Indianola IA
Manufacturing•Service•Install
oskamsigns@gmail.com

THIS SKETCH & DISPLAY IDEA IS THE EXCLUSIVE PROPERTY OF OSKAM SIGNS LLC
UNTIL PURCHASED AS A FINISHED PRODUCT

Google Maps



Imagery ©2020 Warren County, Map data ©2020 10 m

Information

Subject

Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

Information

The Mayor will open the Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

Resolution approving a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

Information

Roll call is in order.

Fiscal Impact

Attachments

Resolution Approving Request

RESOLUTION NO. 2020-

RESOLUTION ACCEPTING THE SIGN EXEMPTION REQUEST FROM JIM OSKAM OF OSKAM SIGNS, ON BEHALF OF GRACE CHURCH, LOCATED AT 108 NORTH JEFFERSON WAY

WHEREAS, Jim Oskam of Oskam Signs, on behalf of Grace Church, proposes to place a new ground sign located at 108 North Jefferson Way; and

WHEREAS, Section 165.26 of the Code of Ordinances of Indianola, Iowa, requires that the setback line of any ground sign shall be in accordance with the Zoning Ordinance; and

WHEREAS, the property at 108 North Jefferson Way is located in the C-2, Highway Commercial Zoning District which requires a front setback of 20 feet; and

WHEREAS, the proposed sign would be setback 10 feet; and

WHEREAS, the Municipal Code of the City of Indianola, Iowa, provides that the City Council may grant a specific exemption for a sign, provided the Council shall find the existence of a special and unusual, individual circumstance; and

WHEREAS, a public hearing was held prior to consideration of said exemption.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City approves the sign exemption request from Jim Oskam of Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

APPROVED this 20th day of July 2020.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Public Hearing on Community Development Block Grant Funding.

Information

The Mayor will open the Public Hearing on community development block grant funding.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

Discussion and approval of the proposed City-wide Clean-up week.

Information

The City-wide clean-up originally scheduled for the week of April 27, 2020 was canceled by Waste Management, due to COVID-19 concerns. Waste Management has reached out to staff to reschedule the clean-up. After reviewing available dates from Waste Management, staff is recommending the week of August 30, 2020 for the City-wide clean-up.

Cleanup guidelines include:
• The hauler will pick up refuse the same day as your recycling materials.
• All items need to be on the curb at 7:00 a.m.
• Only large items not hauled through weekly service will be picked up.
• No construction materials or railroad ties.
• Items that are bulky and difficult to handle, such as swing sets, must be cut up or dismantled into smaller pieces no longer than four feet.

Please note, the free appliance drop-off that is typically held at the Brush Facility during spring clean-up week has not been rescheduled by H&W Recycling.

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

Receive and file correspondence from July 2 and 10, 2020, weekly updates from City Manager, Ryan Waller.

Information

Roll call to receive and file correspondence is in order.

Fiscal Impact

Attachments

Waller's Weekly 0702
July 20 Draft Agenda
Aug 3 Draft Agenda
Lent Leaflet
Draft Agenda July 20
Draft Agenda Aug 3
Code Enforcement 0710
Current Projects 0710
Building Permits 0710
P&Z Agenda
IDOT Email

Jackie Raffety

From: Ryan Waller
Sent: Thursday, July 2, 2020 1:48 PM
To: Ryan Waller
Subject: Waller's Weekly 7.2.2020
Attachments: July 20 draft.pdf; Aug 3 2020 draft.pdf

Good afternoon, all.

I hope this finds you well. Below and attached, please find this week's update email. This is being sent a day early as non-public safety offices are closed tomorrow in observance of Independence Day (more information is found below). As always, if there are any questions on the topics covered below or any other related City topic, please let me know.

I hope you and your loved ones have a safe and enjoyable 4th of July celebration!

All the best,

Ryan

Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

Independence Day Hours – Please note all non-emergency offices, including Library and Brush Facility, will be closed Friday, July 3rd through Sunday, July 5th in observation of Independence Day. Normal operational schedules resume on Monday, July 6th.

Re-Open Plan Matrix – The City Team continues to monitor and prepare appropriate plans in responses to the COVID-19 pandemic. A copy of the City's updated re-open plan may be found here. As a reminder, this is a fluid document meant to guide the decision-making process, as well as communicate out the updated status of impacted programs, services and facilities (**Green** = current status, in effect or open; **Red** = closed, not in effect, postponed). All are asked to remain vigilant in social distancing, washing of hands, sanitizing efforts and monitoring of your health.

July 6th City Council Meeting - The City Council will meet on Monday, July 6th for its regular meeting. The agenda and meeting materials are available on the City's website at https://www.indianolaiowa.gov/AgendaCenter. The meeting will be aired live via the City's YouTube channel (accessed here: City's YouTube Channel) and a Zoom Webinar.

Traffic Signal Timing & Iowa Avenue Project Update - The contractor (Sternquist Construction) continued pavement reconstruction activity, which involved removing sandy soil and replacing it with good quality dirt from various locations of this project. This is important as it will provide better support thereby helping extend the life of the new concrete surface. As noted previously, the work to remove the sandy soil requires a change order, in the amount of $3,296, which will be presented for City Council consideration at its July 6th meeting. Once subgrade preparation is completed, paving will commence. This is expected to begin within a week or two. The current contract for this project has a late completion date of July 17, 2020.

Pavement & Intake Repairs - Streets Division staff completed repairs on a failed pavement section and a failed intake near the dead-end on Trail Ridge Road. This work required 45 hours of labor and 14 cubic yards of concrete to repair a pavement area of 550 square feet. Crews also completed repairs on a failed intake at the intersection of Lundahl Court and Orchard Avenue. This work required a total of 42 hours of labor and 10 cubic yards of concrete to repair a pavement area of 350 square feet.

Grow Solar - Earlier this year, the City Council approved participation in a collaborative program that is designed to make it easier from community members to pursue high-quality renewable energy solar installations. Over the next few months, the program will provide free, one-hour long educational sessions for members of the public. Given the COVID-19 pandemic, these "Solar Power Hours" are scheduled virtually and will provide prospective participants with information about how solar energy works. MREA representatives will also be on hand to answer questions. The program's website, www.WarrenCounty.GrowSolar.org, features a sign-up form on which area residents and business owners can elect to receive an estimate or general program updates and Solar Power Hour announcements. A copy of the press release may be found here.

Census – Indianola's response rate to the 2020 U.S. Census (70.7%) continues to outpace that of the State of Iowa (67.9%) and the Nation (61.9%). Thank you all who have submitted their responses to date. If you have not yet submitted your response, please help us reach 100% and ensure our community doesn't lose out on critical funding for roads, schools and other vital services.

Warren County Justice Center (WCJC) Weekly Update – DCI reports that next week work will include foundation, masonry, underground electrical, and underground plumbing. DCI also reports they will discontinue providing weekly updates, but will revisit if the need arises.

Upcoming City Council Agenda – Attached, please find the anticipated agendas for the July 20th and August 3rd upcoming meetings. As a reminder, these are fluid documents that can change

on a regular basis (i.e. some items may get added/rescheduled due to Council direction, as well as other factors that may or may not be within the control of the City departments).

July 20, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Treasurer's Report
- Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- Resolution approving a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- Public Hearing on the Consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- First consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- Public Hearing on the Consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.
- First consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.
- Public hearing on community development block grant funding
- Resolution approving community development block grant funding
- Second consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola. (Peterson Annexation)
- Resolution authorizing the execution of CDBG program documents
- Resolution approving request for an alternative method of approval for a site plan for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue.
- Resolution approving a request for a Plat of Survey for Redeemer Lutheran Church located at 1410 West Boston Avenue.
- Resolution setting a Public Hearing on August 17th in regard to a request from Cheryl Geurts of Indianola Preschool, Inc for approval of an amendment to Chapter 165, regarding preschools and childcare centers.
- Resolution setting a Public Hearing for August 17th in regard to various amendments, including zoning regulation amendments to Chapter 165, regarding fees.

- Resolution appointing an Advisory Committee to oversee code update process as part of the Professional Services Agreement with Confluence, Inc.
- Resolution approving the updated official zoning map.
- Resolution Approving and Accepting Development Agreements and Easements for the East Iowa Avenue Paving Project.
- Resolution approving a Waiver of Sidewalk Requirement and Installation Covenant for Crow's Nest RV Park, located at for 100 and 300 West 17th Avenue.
- Resolution approving a letter to the Treasurer of the State of Iowa certifying the population of land recently annexed into the City of Indianola.

July 20, 2020
Study Session Draft

- Presentation on the Streets and Stormwater Master Plans

August 3, 2020
Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Second consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- Second consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.
- Third consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola. (Peterson Annexation)
- Presentation by City auditor, Robert Endriss
- Presentation by IMU

Jackie Raffety

From: Andy Lent
Sent: Friday, July 10, 2020 3:13 PM
Subject: FW: Lent Leaflet, 10 June 2020
Attachments: July 20 draft.pdf; Aug 3 2020 draft.pdf; Code Enforcement- July 9.pdf; Curent Projects Update- July 9.pdf; 2020 Permits- July 9.pdf; 07142020 Agenda.pdf; IDOT Email on Legislative Action, 7 July 2020.pdf

Forgot the attachments…

Ryan is out for a couple days off, so I am filling in.

Here is a review of this week's main happening. Let us know if there are questions on anything. Otherwise, have a great weekend!

HR Director Position – This week, we said good-bye to our Director of Human Resources, Melissa McCoy, who left the City to take a health services HR position in Clive. Through her hard work right up to her last day, she arranged for candidates to apply and set up interviews next week for us with three very promising candidates.

Traffic Signal Timing & Iowa Avenue Project Update - The construction contractor, Sternquist Construction, has continued pavement reconstruction activity. Rock subbase was placed and is ready to be trimmed to final grade in preparation for the paving of Iowa Avenue. Iowa Avenue will be paved in two parts (north and south halves) beginning Saturday, 7/11 as weather allows. Driveways will be paved back once the roadway is complete, followed by backfill and seeding. The current contract for this project with Sternquist Construction is for a total amount of $264,701.85 with a late completion date of July 17, 2020. This project, which is partially funded by a grant, will improve the synchronization of the traffic signals on Jefferson Way (US highway 65/69) and 2nd Ave (IA 92) and will involve the reconstruction of Iowa Avenue from 1st Street to Jefferson Way.

Pavement and Intake Repairs - Streets division staff helped the Water Department with patching a pavement utility cut at the intersection of 12th Street & Franklin Avenue, by using a total of 106 hours of labor and 43 cubic yards of concrete to repair the pavement and sidewalk ramp area of 1,345 square feet.

Dust Control on K Street - Public Works Department has contracted with Jerico to apply dust control on K Street, between 2nd Avenue and 17th Avenue. The program consists of applying liquid calcium chloride to gravel roads typically to reduce dust created by vehicles. This will be the second application of dust control, on K Street, during this calendar year. The first application of dust control was completed during mid-May. The council approved capital improvement plan includes a strategy for new pavement on K Street. Until then the city has committed towards applying dust control, three times a year, on this gravel road.

IDOT Memo - Attached is an email from the Iowa Department of Transportation highlighting an act by the Iowa Legislature to take actions listed below that will add about $8 million to the Road Use Tax Fund. It is uncertain how much this will increase the amount to individual cities, but the Iowa League of Cities is reviewing and working on an estimate.

- Ethanol blended at a rate of 10 percent (E10) is now taxed at the same rate as gasoline. E10 sales make up over 80 percent of all gasoline sold in Iowa.
- E15+ blends have a lower tax rate (24.0 cents per gallon) but E15+ makes up less than 5 percent of all gasoline sold in Iowa.
- B11+ is now charged 0.6 cpg more per gallon than prior to July 1, 2020 and that applies to over 50 percent of all diesel sold in Iowa.

Upcoming City Council Agenda - Attached, please find the anticipated agendas for the July 20th and August 3rd upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction, as well as other factors that may or may not be within the control of the City departments).

Planning and Zoning Commission – The Planning and Zoning Commission will hold its monthly meeting next Tuesday, July 14. The agenda is attached, and includes a plat of survey, a final plat, site plan approval and two code amendments.

Community Development Reports – Attached are the following reports provided by the Community Development Department:

- **Current Projects Update –** This week, the City Council approved various items at its Monday meeting. A Certificate of Occupancy was issued for Ace Hardware, and the first round of site plan comments were returned for a new retail building located at 1508 North Jefferson Way.
- **2020 Building Permits –** This week, five building permit applications were submitted and three building permits were issued. There are currently four building permit applications in review and 104 building permits that have been issued year to date.
- **Code Enforcement –** This week, five code enforcement cases were opened, and one case was closed. There are currently 25 open code enforcement cases.

_____

Andrew Lent
City Clerk/CFO
City of Indianola, Iowa
110 N 1st Street
Indianola, IA 50125
Population (2017 Est.) 15,489
P: 515-962-5246
E: alent@indianolaiowa.gov

July 20, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Treasurer's Report
- Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- Resolution approving a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- Public Hearing on the Consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- First consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- Public Hearing on the Consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.
- First consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.
- Public hearing on community development block grant funding
- Resolution approving community development block grant funding
- Second consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola. (Peterson Annexation)
- Resolution authorizing the execution of CDBG program documents
- Resolution approving request for an alternative method of approval for a site plan for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue.
- Resolution approving a request for a Plat of Survey for Redeemer Lutheran Church located at 1410 West Boston Avenue.
- Resolution setting a Public Hearing on August 17th in regard to a request from Cheryl Geurts of Indianola Preschool, Inc for approval of an amendment to Chapter 165, regarding preschools and childcare centers.
- Resolution setting a Public Hearing for August 17th in regard to various amendments, including zoning regulation amendments to Chapter 165, regarding fees.

- Resolution appointing an Advisory Committee to oversee code update process as part of the Professional Services Agreement with Confluence, Inc.
- Resolution approving the updated official zoning map.
- Resolution Approving and Accepting Development Agreements and Easements for the East Iowa Avenue Paving Project.
- Resolution approving a Waiver of Sidewalk Requirement and Installation Covenant for Crow's Nest RV Park, located at for 100 and 300 West 17th Avenue.
- Resolution approving a letter to the Treasurer of the State of Iowa certifying the population of land recently annexed into the City of Indianola.

July 20, 2020
Study Session Draft

- Presentation on the Streets and Stormwater Master Plans

August 3, 2020
Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Second consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- Second consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.
- Third consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola. (Peterson Annexation)
- Presentation by City auditor, Robert Endriss
- Presentation by IMU

Community Development

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Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	CE: 56-2020	6/29/2020	Tall grass and weeds	717 West 1st Ave	7/1/2020	7/1/2020	Sent Letter 7/2/2020 with deadline of 7/10/2020. Set up to abate next week.	7/10/2020	
Open	CE: 02-2020	1/9/2020	Trailer park needs to be cleaned up. Junk and junk vehicles.	307 West 2nd	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of April 30th, 2020. Spoke with Larry today 4/16/2020. 4 vehicles have been removed and they continue to make progress on junk/debris removal. He informed me that he may not have everything completed by April 30th and may need to ask for an extension. Still gradually making progress. Asked for extension to June 19th. Extension granted, however this is the final extension before municipal infraction. Moving forward with Municipal Infraction	7/16/2020	
Open	CE: 09-2020	1/10/2020	Shed in front/side yard	640 North N	1/14/2020	1/16/2020	Sent letter of ordinance violation on 1/16/2020 and established a deadline of February 14th, 2020. Spoke with Diana and gave extension until May 1st, 2020. Asked for extension until end of May for company to move shed.	7/16/2020	
Open	CE: 17-2020	3/3/2020	Abandoned, unsafe & dangerous building	1009 E Salem		3/4/2020	Sent letter of Unsafe/Dangerous Building on 3/4/2020. Has until April 3rd to secure building permit and June 2nd to complete the work. No permit pulled for demolition. Moving forward with Municipal Infraction.	7/16/2020	
Open	CE: 19-2020	3/24/2020	Junk/Junk Vehicles and dead potentially dangerous trees in back yard	501 S G St	3/24/2020	4/9/2020	Upon inspection, there is junk in the rear yard that needs to be abated. Will send notice. Sent letter 4/17/2020. Established deadline of July 17th, 2020 (90 days) for compliance due to the amount of junk in back yard. Some of the junk has been removed but still has a ways to go. The dead/dangerous trees have not been cut down and removed yet. Contacting an	7/16/2020	
Open	CE: 20-2020	4/8/2020	Chickens	1106 North 9th	4/8/2020	4/8/2020	Spoke with Crystal on 4/9/2020 and established 30 day deadline (May 9th, 2020) for compliance. Without any complaints, I cannot confirm the chickens are still present but will keep the case open for now.	7/16/2020	
Open	CE: 24-2020	4/16/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	4/17/2020	4/20/2020	Sent letter on 4/20/2020 giving 14 days to abate. Spoke with property owner. He sent letter back requesting to be heard before city council to determine if nuisasnce exists. Hearing is set for 6/1/2020. Has two weeks for compliance. Owner has moved vehicle up driveway and appears to be working on it. Will check progress in one week. Still no change. Contacting for	7/16/2020	
Open	CE: 28-2020	5/4/2020	Junk and junk debris throughout property	308 West 1st Avenue	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020. Sent Letter 5/8/2020 allowing 2 weeks for compliance. Trailer onsite full of half the garbage and junk piled up on back side of house. Will continue to moniter progress.	7/16/2020	
Open	CE: 48-2020	6/3/2020	Race car	1106 West 1st Ave	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/19/2020 for compliance. Owner has covered one race car properly but still needs correct cover for the other car. Will get in touch with property owner to inform them about the other race car needing same style of cover as the one on the trailer.	7/16/2020	
Open	CE: 50-2020	6/8/2020	Bee Keeping	1208 North 7th Court	6/8/2020	6/10/2020	Sent Letter 6/10/2020 giving until 6/19/2020 for compliance. Will check with neighbor to see if bee's have been removed. Have not heard any additional complaints. Will get in touch with complainant to see if bee's have been relocated. Left voicemail with tennant asking if bee's have been removed. Waiting for a call back.	7/16/2020	
Open	CE: 54-2020	6/18/2020	Tall grass and weeds	400 E Boston Ave	6/18/2020	6/18/2020	Sent Letter 6/18/2020 giving until 6/25/2020 for compliance. Will set up for abatement middle of next week.	7/16/2020	
Open	CE: 58-2020	7/9/2020	Junk at curb	123 North Y Street	7/9/2020	7/10/2020	Sent letter 7/10/2020 allowing one week for abatement.	7/17/2020	
Open	CE: 51-2020	6/16/2020	Defective Sidewalk	1209 E 2nd Ave	6/16/2020	6/18/2020	Sent Letter 6/18/2020 giving until 7/18/2020 for compliance	7/18/2020	
Open	CE: 59-2020	7/9/2020	Junk debris throughout property	209 South H Street	7/9/2020	7/10/2020	Sent letter 7/10/2020 allowing two weeks for abatement.	7/24/2020	
Open	CE: 60-2020	7/9/2020	Junk debris throughout property	202 South H Street	7/9/2020	7/10/2020	Sent letter 7/10/2020 allowing two weeks for abatement.	7/24/2020	
Open	CE: 61-2020	7/9/2020	Junk debris throughout property	208 South D Street	7/9/2020	7/10/2020	Sent letter 7/10/2020 allowing two weeks for abatement.	7/24/2020	

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Open			Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. **Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted.** Spoke with contractor, he said their waiting on materials and work will resume as	7/29/2020	
Open	CE: 57-202	7/6/2020	Vehicles without current registration	1105 E Salem	7/7/2020	N/A	Will get in touch with property owner and ask then to provide proof of current licensure for mini van and camper. Will close case upon confirmation.	8/6/2020	
Open			Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding. Owner continues to make progress.	8/6/2020	
Open	CE 07-2020	1/9/2020	Abandoned/Dangerous/Unsafe Building	2110 West 2nd	1/9/2020	1/10/2020	Sent letter of Abandoned, Dangerous, & Unsafe Building on 1/10/2020 and established a date of April 9th for completion. No progress has been made. Bid for abatement or move forward with Municipal Infraction. Moving forward with Municipal Infraction. Owner called and said he will take care of everything noted on the dangerous building letter by next weekend. Owner called and asked for an extension to the beginning of August to complete gutters and paint. Still moving forward with court date and infraction to insure that work will be completed.	8/7/2020	
Open	CE: 08-2020	1/9/2020	Sign missing panels	1801 West 2nd	1/10/2020	1/14/2020	Sent letter of Nuisance and Demand for Abatement on 1/14/2020 and established a deadline of February 13th, 2020. Spoke with Deb from DML Management. She is working with a sign company and will be taking care of the existing sign as soon as possible. Established another deadline of March 31st, 2020. Spoke with Deb on Tuesday (4-7) about the status of the sign. She said they got a quote of $18,000.00 for the new sign, which the landlord is a little hesitant to spend that much money with everything going on right now but will when things calm down. I granted additional time and told her I would follow up the first week in June. Waiting on a call back from Deb. Spoke with Deb today 7/9/2020. She is working on final design with Chestnut Signs and should have new sign completed and installed within the next 6-8 weeks.	9/3/2020	
Open			Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1. **Work has commenced on west side of house. Will check regularly.** Owner continues to make progress on west side of structure. Will send letter to property owner stating requirements for completion of next phase. Moving forward with Municipal Infraction. Municipal Infraction issued.	TBD	
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied or a building permit. Default judgement issued by court on December 6. Property owner had until January 5 to have all work completed. Working on getting quotes for work to be completed to determine next steps. In the process of getting quotes to abate the property. Not going to abate. Will continue to issue Municipal Infractions.	TBD	
Open			Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Will check regularly. House is up for sale by Berkshire Hathaway. Moving forward with Municipal Infraction.	TBD	

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Open			Unsafe Building	407 West 1st Ave	12/11/2019	12/11/2019	House caught fire over thanksgiving weekend 11/28/2019. Inspected house on 12/11/2019 to determine extent of damage and see if the structure can be saved. Unfortunately the structure cannot be saved and must be torn down. Sent letter to property owner on 12/11/2019 ordering the house to be demolished by January 20th, 2020. Person in charge of the estate called in on 2/3/2020. Insurance claim has been filed, and adjuster will evaluate. Still waiting on insurance adjuster. Sent Dangerous & Unsafe Building letter to Raviro Shoniwa, asset prevention coordinator with Mortgage Contracting Services on March 26th, 2020. Raviro contacted me on 4/22/2020 asking for the date upon which the house was to be demolished by. I told her it was to be demolished by the middle of January 2020 and seeing how it hasnt been demolished yet, we will be moving forward with a Municipal Infraction if we dont have something in writing from the mortgage/insurance company within the next 2 weeks showing a timeframe of when it will be demolished. Moving forward with Municipal Infraction.	TBD	
Closed	CE: 55-2020	6/22/2020	Shrubs covering sidewalk	314 North 9th	6/23/2020	6/23/2020	Left door hanger 6/23/2020. Have not heard from property owner. Will send letter out with a deadline of 7/9/2020		7/6/2020
Closed	CE: 52-2020	6/17/2020	Tall grass and weeds	Parcels: 48617000031, 48617000040, 48617000050	6/18/2020	6/18/2020	Sent Letter 6/18/2020 giving until 6/25/2020 for compliance		6/25/2020
Closed			Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Court order issued establishing a deadline for abatement of June 9, 2020. Will check regularly. House has been demolished. Lot just needs seeded. Lot has been seeded.		6/25/2020
Closed	CE: 22-2020	4/15/2020	Junk race car in front yard, garbage, trash, and construction debris piled in back yard.	808 West 3rd Avenue	4/15/2020	4/16/2020	30 Days to bring property use back into compliance. Spoke with owner 5/21/2020. Gave until Monday 5/25/2020 to have all construction debris cleaned up. Just a few items left to be removed. Owner has now cut down half of a tree in back corner of property. Has removed half of the tree that was cut down. Still has a little more to go. Abated 6/25/2020.		6/19/2020
Closed	CE: 40-2020	5/27/2020	Tall Grass/Weeds	610 North N Street	5/27/2020		Left door hanger 5/27/2020. Will abate next week		6/19/2020
Closed	CE: 43-2020	6/3/2020	Tall grass and weeds	207 South H Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 44-2020	6/3/2020	Tall grass and weeds	123 North Y Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 45-2020	6/3/2020	Tall grass and weeds	105 South E Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 46-2020	6/3/2020	Tall grass and weeds	1212 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 47-2020	6/3/2020	Tall grass and weeds	1308 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 49-2020	6/3/2020	Tall grass and weeds	209 North D Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 33-2020	5/12/2020	Tall grass and weeds, junk debris scattered throughout property, trash on back deck.	502 South D Street	5/12/2020	5/12/2020	Sent letter on 5/12/2020 allowing 10 days for compliance. Tenants mowed inside fence line but missed the 4' high grass outside the fence line. Will abate outside of fence line. Abated 6/11/2020		6/11/2020
Closed		9/17/2019	Tall Grass/Weeds, Debris	Property E of East Scenic Valley Ave	9/17/2019		Construction debris has been removed from property.		6/9/2020
Closed	CE: 04-2020	1/9/2020	Junk and junk debris throughout property	107 North Kenwood	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with homeowner and she said she will have van removed from property as soon as the weather turns. Vehicles were not listed in the original Nuisance and Demand for Abatement Letter. I have drafted a new letter with the vehicles included allowing 14 days for abatement. One vehicle has been moved back inside a garage. Other vehicle (van) still remains on trailer. Allowed one more week for compliance otherwise we will move forward with municipal infraction. Owner making progress little by little. Van removed from trailer and has current tags. Other vehicle has been moved inside garage.		6/4/2020
Closed			Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated. Will check regularly.		6/4/2020

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Closed	CE: 32-2020	5/7/2020	Subsoil drainage discharging directly onto neighbor's property to the east.	102 South 20th Street	5/8/2020	5/11/2020	Sent letter on 5/11/2020 allowing 30 days for compliance.		6/3/2020
Closed	CE: 35-2020	5/19/2020	Tall grass and weeds	48775010130 (North L in cul-de-sac)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 36-2020	5/19/2020	Tall grass and weeds	48775010180 (Lot in between 1015 and 1105 North L)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 37-2020	5/19/2020	Tall grass and weeds	1009 E Salem Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE:38-2020	5/19/2020	Tall grass and weeds	1603 West Detroit Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 42-2020	5/26/2020	Vehicles parked on grass	1816 North 7th	5/27/2020	5/29/2020	Sent letter 5/29/2020 allowing 10 days for compliance.		6/3/2020
Closed	CE: 21-2020	4/15/2020	Sidewalk Violation	100 West Orchard	4/15/2020	4/16/2020	Sent letter 4/17/2020 Allowing 30 days for compliance. Owner asked for extension to June 1st.		6/1/2020
Closed	CE: 41-2020	5/27/2020	Tall Grass/Weeds	608 North N Street	5/27/2020		Left door hanger 5/27/2020		6/1/2020
Closed	CE: 39-2020	5/27/2020	Tall Grass/Weeds	1510 West Euclid	5/27/2020		Left door hanger 5/27/2020		6/1/2020

CITY OF INDIANOLA EST. 1849

COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: July 9, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

1. **Retail Building (1508 North Jefferson Way)**
   - Variance to parking requirements submitted on June 12.
   - Site plan submitted on June 25
   - Site plan comments returned on July 9
2. **Williams Terrace (1600 Block of North 9th Street)**
   - Developer hosted a neighborhood meeting on March 9.
   - Rezoning petition received on April 6.
   - The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting, and recommended approval to the Council.
   - The City Council approved the rezoning request.
3. **People Bank Administration Building (500 East Iowa Avenue)**
   - Site plan and building permit submitted on March 13.
   - Site plan review comments returned on March 24.
   - Building permit comments returned on April 6.
   - Updated building permit and site plan submitted on April 16.
   - Site plan approved on April 17.
   - Building permit issued on April 17.
   - Site work has begun.
   - A change to the landscaping plan was approved on June 18.
4. **Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)**
   - Application for annexation was received on February 25th, 2020.
   - The applicant has indicated that this property, if annexed, would be developed residentially.
   - At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.

- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council approved the annexation on June 1.
- The City Council held first consideration of an ordinance establishing a zoning district on July 6.

5. **Apple Tree Inn (1215 North Jefferson Way)**
   - Building permit application for interior remodel submitted on January 10.
   - Review comments were returned on January 13.
   - Revised building plans submitted on February 5.
   - Building Permit issued on February 12.
6. **Cabin Coffee (910 East 2nd Avenue)**
   - Sale of D&D lot and development agreement was approved by Council on October 21.
   - Staff hosted a preapplication meeting with the developers on October 22.
   - Developer closed on the property on November 22.
   - On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
   - On April 23, the developer requested a 90-day extension to the approved development agreement.
   - Council approved the extension at its May 18 meeting.
7. **Scooters Coffee (1112 North Jefferson Way)**
   - Site plan and building permit were submitted on October 9.
   - Site plan comments returned to applicant on November 4.
   - Updated site plan submitted on November 18.
   - Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.
   - Revised site plan submitted on February 28.
   - Site plan comments returned on March 9.
   - Revised site plan submitted on March 9.
   - Site plan approved on March 11.
   - Building Permit issued on April 9.
   - Site work has begun.
8. **Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**
   - Staff held a preapplication meeting on a proposed campground on October 3
   - A rezoning petition was submitted on October 25 for a proposed campground
   - The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.

- The City Council held a public hearing on the request at its December 16 meeting.
- The City Council approved the request at its January 21 meeting.
- A plat of survey to split ground for the campground was submitted on April 1.
- A rezoning petition was submitted on April 3 for additional ground for the campground.
- The Planning and Zoning Commission reviewed the Plat of Survey and rezoning at its April 21 meeting and recommended approval of both to the City Council.
- The City Council approved the rezoning on June 1.
- Site plan submitted on May 18.
- Site plan comments returned on June 8.
- Revised site plan submitted on June 30.

9. <u>Missouri Valley JATC Training Facility (1600 East Iowa Avenue)</u>

- Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
- City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
- City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
- A revised site plan was submitted on May 20.
- Revised comments were returned on June 4.
- A second revised site plan was submitted on June 11.
- Site Plan was approved on June 11.
- Building permit application was submitted on June 14.
- Building permit comments were returned on July 2.
- Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
- Building permit application submitted on August 2
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- Fire review comments returned to applicant on September 23.
- Response to fire review comments received on October 29.
- Full building permit issued on November 13.

10. <u>Ace Hardware (506 North Jefferson Way)</u>

- City staff held a pre-development meeting on this project on February 22.
- The old car wash was demolished the week of July 15.
- The existing Mudslingers Coffee Shop would remain.
- A code review was submitted to the City for review by the architect on July 29.
- The City returned comments on that code review on July 31.
- Engineer inquired about site plan approval process on August 23.
- Site plan submitted on September 5.

- Initial comments on the site plan were returned on September 19.
- Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- Revised site plan submitted on October 4.
- Building Permit application and plans submitted on October 14.
- 2nd review comments on the site plan were returned on October 17.
- Building permit comments returned on October 18.
- Revised building permit plans received on October 23.
- Revised site plan submitted on October 25.
- Variance request for parking was approved by the Board of Adjustment on November 6.
- Site plan approved and building permit issued on November 7.
- Certificate of Occupancy issued on July 6.

11. <u>New Heights Church (309 East Hillcrest Avenue)</u>

- The project engineer contacted the City on February 7 to clarify plan review comments.
- Updated site plan was received on March 7.
- Updated comments returned to applicant on March 20.
- The project engineer contacted the City on July 11 to clarify plan review comments.
- Staff responded to those questions on July 12.
- An updated site plan was submitted on July 29.
- Staff responded to fire code requirements on August 21.
- An updated site plan was submitted on August 30.
- Site plan comments were returned on September 2.
- Revised site plan submitted on September 20.
- Site plan comments returned on October 18.
- An updated site plan was submitted on April 22.
- Site plan approved on May 18.

12. <u>Ashton Park Plat 7</u>

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- City Council approved the preliminary plat at its May 18th meeting.
- Revised preliminary plat submitted on July 6.

13. <u>Summercrest</u>

- Located north of the intersection of North 7th Street and East Hillcrest Avenue.
- Rezoning/PRD plan and preliminary plat received on April 3.

- Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- The City Council approved the Rezoning/PRD plan on July 6.
- The City Council approved the preliminary plat on July 6.

14. <u>Treeline Plat 1</u>

- Located north of East Iowa Avenue and south of North 7th Court
- Preliminary Plat and Construction Plans submitted on March 16.
- Comments on Preliminary Plat and Construction Plans returned on April 3.
- Updated Preliminary Plat submitted on April 8.
- Preliminary Plat was reviewed by Planning and Zoning Commission at its April 21 meeting and was recommended for approval to the Council.
- The City Council approved the preliminary plat at its May 4 meeting.
- Site work has begun.

15. <u>Quail Meadows Plat 3</u>

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
- Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- The developer submitted a preliminary plat to the City on September 24.
- Comments on preliminary plat returned on October 4.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on December 2.
- Comments on construction plans returned on December 17.
- Revised construction plans submitted on February 7.

- Comments on construction plans returned on February 18.
- Revised construction plans submitted on March 2.
- Pre-construction meeting for both the Lift Station project and the Qual Meadows 3 development was held on March 11.
- Construction plans approved on March 13.
- Final plat submitted on July 26.

16. <u>Heritage Hills Plat 10</u>

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
- The City Council approved the preliminary plat at its August 19 meeting.
- Construction Plans were submitted on August 27.
- Comments on construction plans returned on September 11.
- Revised construction plans were submitted on September 18
- Construction plans were approved on October 8.
- Plat of survey to convey property to developer was submitted on January 2. This Plat of survey was reviewed by the Planning Commission on January 15 and the City Council adopted a resolution of approval on January 21.
- Final Plat submitted on May 8.
- Staff inspected the public improvements and sent a punchlist on June 5.
- The Planning and Zoning Commission recommended approval the final plat at its June 9 meeting.
- The City Council approved the final plat on July 6.

17. <u>Prairie Glynn Plat 2</u>

- Located east of East Franklin Avenue and North 15th Street.
- Construction plans have been submitted and will be approved once changes are made.
- A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
- Final Plat submitted on April 2.
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.

18. <u>Autumn Ridge Subdivision Plat 3</u>

- Located north of North O Street and West Kentucky Avenue.
- City Council approved a Development Agreement on June 17.
- Staff meet with developer on November 14 to outline utility installs and final approvals.
- Final Plat submitted on May 22

- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.
- Staff inspected the public improvements on June 15 and sent a punchlist on June 17.
- Staff conducted a follow-up inspection on June 26.
- The City Council approved the final plat on July 6.

Community Development

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2020 Building Permit Report

Date Application Submitted	Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finaled Date	C.O.Date	VALUE
12/31/2019	1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home				$51,300
12/31/2019	2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home				$51,300
1/7/2020	3	1/7/2020	Chad Keller	206 N Jefferson	B and D	DEMO				
1/7/2020	4	1/7/2020	Chad Keller	208 N Jefferson	B and D	DEMO				
1/7/2020	5	1/8/2020	North American MHC LLC	24 Leonard	Heartland Living	Mobile Home				$51,300
1/7/2020	6	1/8/2020	North American MHC LLC	26 Alfred	Heartland Living	Mobile Home				$38,494
1/7/2020	7	1/8/2020	North American MHC LLC	6 Leonard	Heartland Living	Mobile Home				$38,494
1/14/2020	8	1/14/2020	Foxwood Apts	1005 W 3rd	Rainbow International	Remodel		5/29/2020		$859,560
1/7/2020	9	1/13/2020	Kurt Ripperger	804 N B	Construction by Cambron	Remodel				$80,000
10/29/2019	10	1/16/2020	Wal Mart	1500 N Jefferson Way	Midland	Commercial Remodel		4/15/2020		$1,891,511
1/15/2020	11	1/20/2020	Jerry's Homes	506 N 17th	Jerry's Homes	Basement Finish				$18,000
1/15/2020	12	1/27/2020	Jerry's Homes	402 N 18th	Jerry's Homes	Single Family Dwelling	1435			$208,000
1/15/2020	13	1/27/2020	Jerry's Homes	406 N 18th	Jerry's Homes	Single Family Dwelling	1339			$203,000
1/15/2020	14	1/27/2020	Jerry's Homes	408 N 18th	Jerry's Homes	Single Family Dwelling	1474			$217,000
1/15/2020	15	1/27/2020	Jerry's Homes	1708 Detroit	Jerry's Homes	Single Family Dwelling	1644			$201,000
1/15/2020	16	1/27/2020	Jerry's Homes	1704 Detroit	Jerry's Homes	Single Family Dwelling	1605			$212,000
1/31/2020	17	2/3/2020	Sherwin and Leeann Back	808 W Salem	Vanderpool	Alteration				$15,158
2/10/2020	18	2/10/2020	Dusty Jordan	1107 N 6th Street	Jordan Building & Design LLC	Screened In Porch	192			$15,000
1/10/2020	19	2/12/2020	Pritesh Patel	1215 N Jefferson Way	Rod Curtis	Commercial Remodel				$80,000
2/12/2020	20	2/12/2020	KC Inc	404 W Jefferson	Iowa Demolition	DEMO				
2/13/2020	21	2/18/2020	Top Hat Homes	810 W Orchard	Top Hat Homes	Single Family Dwelling	2404			$448,000
2/21/2020	22	2/28/2020	North American MHC LLC	29 Alfred	Heartland Living	Mobile Home				$38,494
3/2/2020	23	3/2/2020	Kyle Tipling	411 W Salem	Dirt Work	Garage Demo				
2/22/2020	24	3/2/2020	Horton-Robinson	709 Sunset	Horton-Robinson	Single Family Dwelling	1850			$257,000
3/11/2020	25	3/11/2020	North American MHC LLC	24 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	26	3/11/2020	North American MHC LLC	6 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	27	3/11/2020	Jerry's Homes	400 N 18th	Jerry's Homes	Basement Finish				$15,000
3/9/2020	28	3/9/2020	Tyler Christonski	1319 S O	Crosscut Custom Carpentry	Four Seasons Room				$41,500
3/13/2020	29	3/13/2020	North American MHC LLC	38 Alfred	Miller Scrap Metal	DEMO				
3/13/2020	30	3/13/2020	North American MHC LLC	52 Lincoln	Miller Scrap Metal	DEMO				
3/13/2020	31	3/13/2020	Jerry's Homes	1703 Euclid	Jerry's Homes	Basement Finish				$7,000
3/13/2020	32	3/13/2020	Steger Construction	608 S Y	Steger Construction	Duplex	18400			$100,000
3/13/2020	33	3/13/2020	Steger Construction	610 S Y	Steger Construction	Duplex	18400			$100,000
3/13/2020	34	3/13/2020	Rory and Kathy Crooks	1209 W Euclid	Rory and Kathy Crooks	Deck				$1,650

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3/4/2020	35	3/16/2020	WJH LLC	1800 E Euclid	Century Complete	Single Family Dwelling	1810			$92,047
3/4/2020	36	3/16/2020	WJH LLC	1710 E Euclid	Century Complete	Single Family Dwelling	1417			$84,942
3/4/2020	37	3/16/2020	WJH LLC	1708 E Euclid	Century Complete	Single Family Dwelling	2009			$98,876
3/4/2020	38	3/16/2020	WJH LLC	1706 E Euclid	Century Complete	Single Family Dwelling	1810			$92,047
3/4/2020	39	3/16/2020	WJH LLC	1704 E Euclid	Century Complete	Single Family Dwelling	1625			$90,935
3/4/2020	40	3/16/2020	WJH LLC	1606 E Euclid	Century Complete	Single Family Dwelling	1417			$84,942
3/4/2020	41	3/16/2020	WJH LLC	1504 E Euclid	Century Complete	Single Family Dwelling	2009			$98,876
3/4/2020	42	3/16/2020	WJH LLC	1502 E Euclid	Century Complete	Single Family Dwelling	1810			$92,047
3/4/2020	43	3/16/2020	WJH LLC	1500 E Euclid	Century Complete	Single Family Dwelling	1417			$84,942
3/4/2020	44	3/16/2020	WJH LLC	602 N 17th	Century Complete	Single Family Dwelling	1417			$84,942
3/4/2020	45	3/16/2020	WJH LLC	600 N 17th	Century Complete	Single Family Dwelling	1602			$90,542
3/20/2020	46	3/23/2020	Scott and Janelle Greene	1512 W Salem	self	Shed				$2,000
3/6/2020	47	3/26/2020	Giovanti Homes	1401 W 14th	Giovanti Homes	Single Family Dwelling	3940			$401,000
3/26/2020	48	3/26/2020	North American MHC LLC	45 Lincoln	Heartland Living	Mobile Home				$37,080
3/26/2020	49	4/2/2020	Stephen Muldrow	400 E 1st	Stephen Muldrow	Single Family Dwelling	2022			$109,300
3/26/2020	50	4/2/2020	Carlson Homes LLC	1107 S O	Carlson Homes	Single Family Dwelling	1675			$275,000
3/26/2020	51	4/2/2020	North American MHC LLC	41 Alfred	Heartland Living	Mobile Home				$37,679
3/26/2020	52	4/2/2020	North American MHC LLC	58 Lincoln	Heartland Living	Mobile Home				$37,080
3/26/2020	53	4/2/2020	North American MHC LLC	11 Leonard	Heartland Living	Mobile Home				$37,080
4/3/2020	54	4/6/2020	GroundBreaker Homes	1001 W Orchard	GroundBreaker Homes	Single Family Dwelling	1751			$220,000
4/3/2020	55	4/6/2020	GroundBreaker Homes	1108 S O	GroundBreaker Homes	Single Family Dwelling	2781			$210,000
10/9/2019	56	4/9/2020	Brew Enterprises (Scooters)	1112 N Jefferson Way	Huff Contracting	Commercial Building	561			$75,000
4/9/2020	57	4/13/2020	Five Seven Enterprises/Eagle Homes	1306 S L	Eagle Homes	Single Family Dwelling	1642			$322,080
4/13/2020	58	4/17/2020	Cody McKasson	1312 E Detroit	Cody McKasson	Deck Overhang				$1,000
3/13/2020	59	4/17/2020	People's Bank	500 E iowa	Downing	Commerical	5616			$1,050,000
4/17/2020	60	4/20/2020	Orton Homes	1304 S L	Orton Homes	Single Family Dwelling	2244			$320,000
4/23/2020	61	4/27/2020	Dan Corsair	1611 W Iowa	Top Notch Renovations	Deck addition				$4,050
4/27/2020	62	4/29/2020	Chris Bauer	811 N U	Chris Bauer	Deck				$550
4/23/2020	63	4/30/2020	Mark Gaddls	1605 W Detroit	Crosscut Construction Co	Deck				$6,500
4/29/2020	64	4/30/2020	Sam Bedwell	1204 Ann Pkwy	Sam Bedwell	Deck				$2,500
4/29/2020	65	4/30/2020	Shelly Spponer	509 S Freeman	Risetter Construction	Deck				$5,000
4/27/2020	66	5/1/2020	Fisher Decker	403 W 18th Pl	Fisher Decker	Deck				$1,500
5/5/2020	67	5/5/2020	Marice and Dwight Freeman	104 S 4th	Marice and Dwight Freeman	DEMO				$5,000
4/29/2020	68	5/5/2020	Pamela Hodges	805 W 4th	Pamela Hodges	Deck				$1,100
5/5/2020	69	5/6/2020	Jerry's Homes	1709 Clinton	Jerry's Homes	Basement Finish				$14,500

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4/15/2020	70	5/7/2020	Bunnell Properties	1003 E Lincoln	Gruringre Construction	Single Family Dwelling	2734			$336,000
4/13/2020	71	5/11/2020	Construction By Cambron	1602 S K	Construction by Cambron	Commerical Building	2500			$299,950
5/7/2020	72	5/12/2020	Brian Marron	303 N 16th	Brian Marron	Deck				$12,000
5/14/2020	73	5/14/2020	James Oakes	607 W 1st	James Oakes	Deck				$1,500
5/6/2020	74	5/14/2020	Tony Hixson	1227 S 3rd St	Self	Fence				
5/14/2020	75	5/19/2020	Darko Blazevic	308 S G	Darko Blazevic	Deck				$3,000
5/18/2020	76	5/20/2020	Kimberly Development	1208 S O	Kimberly Development	Single Family Dwelling	1582			$310,000
5/19/2020	77	5/20/2020	Wade Williams	1206 S O	Cornerstone Construction Ser	Single Family Dwelling	1585			$276,100
4/17/2020	78	5/25/2020	Bill Bussanmas	1409 W 6th	Marvin Van Dam	Single Family Dwelling	2400			$589,000
5/21/2020	79	5/27/2020	Joseph and Rhonda Casazza	712 W Ashland	Joseph Casazza	Garage				$24,500
5/21/2020	80	5/27/2020	Todd Koeppan	911 W Boston	Wet Paint Co Inc	Deck				$2,000
5/25/2020	81	5/27/2020	Jerry's Homes	502 N 18th	Jerry's Homes	Single Family Dwelling	1605			$212,900
5/25/2020	82	5/27/2020	Jerry's Homes	504 N 18th	Jerry's Homes	Single Family Dwelling	1297			$199,900
5/27/2020	83	6/1/2020	Will Miller	1200 N E	Will Miller	Deck Expansion				$834
5/27/2020	84	6/1/2020	Greg Rhoulhac	1522 W Salem	Beardmore Construction	Deck Expansion				$2,000
5/28/2020	85	6/1/2020	Chris and Darla Freshly	1219 S 4th	Pro1 Construction LLC	Deck remodel				$4,000
6/4/2020	86	6/4/2020	Maranda and Doug Greenwalt	1506 W Kentucky	John Peters	Deck				$1,200
6/10/2020	87	6/10/2020	Dustin Ostrander	1107 E Henderson	Dustin Ostrander	Deck				$4,000
6/10/2020	88	6/10/2020	Mike Greubel	202 1/2 N Kenwood	Mike Greubel	Garage				$35,000
6/11/2020	89	6/11/2020	Jeremy King	709 W 2nd	Jeremy King	Deck				$500
6/10/2020	90	6/11/2020	Craig Rodgers	1509 W Kentucky	Midwest Builders	Deck				$25,000
5/20/2020	91	6/15/2020	Chad Amos	1200 S O	Chad Amos	Single Family Dwelling	3569			$560,000
6/17/2020	92	6/17/2020	Melinda Leggins	410 W Lincoln	Brock Leggins	Deck				$7,349
6/11/2020	93	6/17/2020	Michelle Lynn Chaplin	1406 Jackson Cir	Michelle Chaplin	Deck				$12,963
6/11/2020	94	6/17/2020	Maryellen Andersen	808 W Iowa	Maryellen Andersen	Deck				$750
6/11/2020	95	6/17/2020	Shelby Benge	609 N O	Rupiper Construction	Deck				$2,000
6/17/2020	96	6/22/2020	Joe Swizter	509 S D	Kimball Construction	Basement finish				$11,000
6/18/2020	97	6/22/2020	Savannah Homes	695 N N	Savannah Homes	Single Family Dwelling	1292			$221,900
6/18/2020	98	6/22/2020	Savannah Homes	635 N N	Savannah Homes	Single Family Dwelling	1290			$215,900
6/18/2020	99	6/22/2020	Savannah Homes	702 N Kenwood	Savannah Homes	Single Family Dwelling	1219			$209,900
6/22/2020	100	6/24/2020	Denise Parsons	1801 Apple Lane	Midwest Builders	Deck				$3,500
7/1/2020	101	7/1/2020	Mike Christensen	1600 W 3rd	Morton Buildings	Garage (detached)				$22,000
6/10/2020	102	7/6/2020	Dan Flaherty	603 Scott Felton	Dan Flaherty	Garage				$6,500
7/6/2020	103	7/6/2020	Haille Bettuo	104 S P	Haille Bettuo/Brandon Goode	Deck				$2,500
7/9/2020	104	7/9/2020	Jeremiah Kruckenberg	704 N O	Jeremiah Kruckenberg	Deck				$3,600

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6/29/2020		IR	Tony May	1607 W Girard	Blum Group	Single Family Dwelling	1700			$275,000
7/6/2020		IR	Mauricio Aguilera	1005 Ann Pkwy	Jake Dorland	Deck				$5,150
7/6/2020		IR	Scott Creators	609 N N	Scott Creators	Deck				$1,483
7/8/2020		IR	Marc Black	106 W Orchard	Remodeling Contractors	Kitchen Remodel				$86,950

CITY OF INDIANOLA EST. 1849

PLANNING & ZONING COMMISSION

AGENDA

July 14, 2020
6:00 P.M.
City Council Chambers

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   A. June 9, 2020
5. Public Comments
6. Old Business
7. New Business
   A. Consider recommendation on request from Cheryl Geurts of Indianola Preschool, Inc for approval of an amendment to Chapter 165, regarding preschools and childcare centers
   B. Consider recommendation on request for approval of a Plat of Survey for Redeemer Lutheran Church located at 1410 West Boston Avenue
   C. Consider recommendation on request for alternative method of approval for a site plan for Crow's Nest RV Park, located at 100 and 300 West 17th Avenue
   D. Consider recommendation on request for approval of a Final Plat for Quail Meadows Plat 3
   E. Consider recommendation on request for approval of for various amendments, including zoning regulation amendments to Chapter 165, regarding fees

8. Comments
   A. Commission Members
   B. Staff
9. Adjournment

<u>Distribution:</u>

Planning and Zoning Commission	Bulletin Board
Mayor/ City Council	Business Leader
City Manager	Independent Advocate
City Clerk	KNIA/KRLS
City Attorney	Record Herald
IMU General Manager	Warren County Zoning

Andy Lent

From: Iowa DOT <IowaDOT@public.govdelivery.com>
Sent: Tuesday, July 7, 2020 1:10 PM
To: Andy Lent
Subject: Legislative Update - Senate File 2403 - Excise Tax on Motor Fuel

IOWA DOT
Local Systems Bureau

TO: **alent@indianolaiowa.gov**

FROM: **Nicole Moore, P.E.**

SUBJECT: **Legislative Update - Senate File 2403 - Excise Tax on Motor Fuel**

DATE: **July 7, 2020**

This past legislative session, the Iowa Legislature passed Senate File 2403. This bill relates to the Excise Taxes on Motor Fuel for certain special fuels.

The estimated net impact is an increase to the Road Use Tax Fund (RUTF) of over $8 million per year. The rate changes have a positive impact to the RUTF but another big impact in the bill is the requirement that Department of Revenue use the more detailed retailers fuel reports to determine how much of all gas sold in Iowa is ethanol blended at 15 percent or higher (E15+) and how much of all diesel fuel sold in Iowa is biodiesel blended at 11 percent or higher (B11+).

The reasons why there is an increase in funding to RUTF include:

- Ethanol blended at a rate of 10 percent (E10) is now taxed at the same rate as gasoline. E10 sales make up over 80 percent of all gasoline sold in Iowa.
- E15+ blends have a lower tax rate (24.0 cents per gallon) but E15+ makes up less than 5 percent of all gasoline sold in Iowa.
- B11+ is now charged 0.6 cpg more per gallon than prior to July 1, 2020 and that applies to over 50 percent of all diesel sold in Iowa.

Tax rates prior to July 1, 2020:

Gasoline:

- Ethanol (all ethanol blends): 29.0 cents per gallon (cpg)
- Unblended gasoline: 30.5 cpg

Diesel:

- B11+: 29.5 cpg
- Unblended and biodiesel blends up to 10 percent: 32.5 cpg

New tax rates as of July 1, 2020:

Gasoline:

- E15 blends or greater: 24.0 cpg
- Unblended gasoline and E10: 30 cpg

Diesel:

- B11+: 30.1 cpg
- Unblended and biodiesel blends up to 10 percent: 32.5 cpg

Please contact me as shown below if you have any questions.

Thank you,

Nicole Moore, P.E.
Deputy Director, Local Systems Bureau
Iowa Department of Transportation
515-239-1506
nicole.moore@iowadot.us

IOWADOT
Local Systems Bureau

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