



— 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.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at [https://www.youtube.com/channel/UCCwqdy2irWQILB\\_1QzcVrdw](https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw)

You may also view the meeting via a zoom webinar (Password: 157641):  
<https://zoom.us/j/98522465871?pwd=b0NGQ3lKeEZtaWNHL1FCZEczcUV0dz09>

**Passcode:** 157641      **Webinar ID:** 985 2246 5871

Or iPhone one-tap : 1-301-715-8592, 98522465871#, 0#, 157641# or 1-312-626-6799, 98522465871#, 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

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 do one of the following:

- Call 515-962-5240 immediately before the public comment or public hearing;
- Submit an electronic public comment form by visiting our website at <http://www.indianolaiowa.gov/Public-Comment>
- Submit the form on page seven (7) of the packet to:

City Clerk's Office  
110 N 1<sup>st</sup> Street  
Indianola, IA  
50125

***(May be dropped off at the Police Station – south entrance)***

Forms received by 4:00 p.m. on the day of the meeting will be distributed to the Mayor and City Council prior to the meeting. Comments received after the deadline will be sent to the Mayor and City Council as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Clerk's office at least 48 hours in advance at 515-961-9410 or email [cityclerk@indianolaiowa.gov](mailto:cityclerk@indianolaiowa.gov) to have reasonable accommodations provided.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



CITY OF INDIANOLA COUNCIL MEETING  
September 21, 2020  
6:00 p.m.  
City Council Chambers  
Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. **Page 6** Public comment
5. Consent
  - A. Approval of agenda
  - B. **Page 8** Claims on the computer printout for September 21, 2020.
  - C. **Page 21** Resolution approving monthly transfers for September 2020.
  - D. **Page 24** September 8, 2020 Minutes.
  - E. **Page 31** Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 3 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
  - F. Applications
    1. **Page 68** A renewal Special Class C Liquor License with outdoor sales privilege for St Thomas Aquinas Church, located at 210 R63 Hwy, Indianola.
    2. **Page 69** A renewal Class C Liquor License with catering, outdoor service and Sunday sales privileges for Los Padrinos LLC, dba El Padrino Mexican Restaraunt, located at 200 S Jefferson Way.

3. **Page 70** Approval of an event application from Indianola Parks & Recreation for the Children's Costume Party on October 31, 2020 from 6:00 a.m. to 1:00 p.m.
  4. **Page 75** Approval of an event application from Thrive Church for the Hillbilly Hike Half Marathon on November 7, 2020 from 6:00 a.m. to 9:00 a.m.
  5. **Page 82** Approval of an event application from Emerson PTO and waiver of the late submission fee.
  6. **Page 85** Approval of a noise permit for Express Yourself Dance Studio and waiver of the late submission fee.
- G. Page 89 Jerry Kelley Trail**
1. **Page 90** Resolution approving Change Order Number 4 for the Jerry Kelley Trail.
  2. **Page 93** Approval of Payment Application Number 5 to Howrey Construction for the Jerry Kelley Trail Project in the amount of \$1093.93.
- H. Page 96** Approval of Payment Application Number 3 to Williams Brothers Construction, Inc for the Indianola Water Resource Recovery Facility project in the amount of \$1,575,428.01.
- I. Page 132** Resolution determining Water Resource Recovery Department property to be surplus and authorizing sale of property.
- J. Page 136** Resolution approving an amendment to the agreement with Snyder and Associates for the Iowa Avenue paving project.
- K. Page 139** Third and final consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to standard penalty.
- L. Page 141** Third and final consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to tobacco use.
- M. Page 144** Third and final consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to animal control.
- N. Page 150** Third and final consideration of an Ordinance amending various sections of the Code of Ordinances of the City of Indianola regarding fees.
- O. Page 157** Third and final consideration of an Ordinance amending Chapter 165 of the Code of Ordinances of the City of Indianola, regarding preschools, schools and churches.
- P. Page 163** Second consideration of an Ordinance amending Chapter 160 of the Code of Ordinances of the City of Indianola, making certain amendments to the adopted Fire Code.

- Q. **Page 169** Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, accepting easements, accepting street lots, and approving the Final Plat for Treeline Plat 1, located in the 1000, 1100 and 1200 blocks of North 7th Court, as well as the 800 block of East Iowa Avenue.
  - R. **Page 179** Prior and final approval on Urban Revitalization Designations.
  - S. **Page 180** Resolution approving salaries.
6. Council Reports
- A. **Page 182** Annual update from the CEO of the YMCA of Greater Des Moines.
  - B. Greater Des Moines Convention Report — Council Member John Parker, Jr.
  - C. Metro Advisory - Council Member Bob Kling
  - D. Bravo Report — Council Member Bob Kling
7. Mayor's Report - Kelly B. Shaw
- A. Community Update
8. Public Consideration
- A. Old Business
    - 1. **Page 183** Discussion and direction regarding sewer rate billing by IMU.
    - 2. **Page 193** Resolution denying a Final Plat for Bussanmas Estates, located at 1409 West 6th Avenue.
    - 3. **Page 197** Resolution approving a request for an alternative method of approval for a site plan for Cabin Coffee, located at 910 East 2nd Avenue.
  - B. New Business
    - 1. **Page 215** Resolution approving a Final Plat for Grand Meadows Estate, located within two miles of the City of Indianola.
    - 2. **Page 224** Resolution approving the purchase of a telecommunications system for the City of Indianola in the amount of \$53,490.08
9. Other Business
- A. City Manager's Report — Ryan Waller

2. **Page 234** Receive and file correspondence from September 4 and 11, 2020 weekly updates from City Manager, Ryan Waller.

B. **Page 269** Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

10. Adjourn

Meeting Date: 09/21/2020

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**Information**

**Subject**

Public comment

**Information**

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**Fiscal Impact**

**Attachments**

Public Comment Form

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## CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to address the Council during Open Forum (aka Public Comment) or during a Public Hearing, please complete and return this form to the Deputy City Clerk.

*Electronic submissions will be distributed to the Mayor and Council. Citizens attending the meeting will be called to the podium to speak.*

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Please complete the following information:

Your Name: \_\_\_\_\_

Your Address: \_\_\_\_\_

Organization (if applicable): \_\_\_\_\_

City Council Meeting Date: \_\_\_\_\_

Agenda Item or topic if not on the agenda: \_\_\_\_\_

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### **Open Forum**

- A maximum of twenty (20) minutes will be set aside for members of the public to address the Council on any item not on the agenda and on any subject over which the Council has the authority to act.
- Presentations will be limited to three (3) minutes to a maximum of (5) minutes.
- Preference will be given to individuals who did not speak at the previous council meeting's Open Forum.
- Individuals may not speak more than once during Open Forum.
- All speakers must address the entire Council and will not be permitted to engage in dialogue.
- Any individual addressing the Council will be asked by the presiding officer to clearly state his/her name and address prior to speaking before the Council or minimally during or after his/her presentation to the Council so that his/her name may be accurately recorded in the minutes of the meeting.
- Once completed, this card becomes a public document.

*(Indianola City Council Rules of Procedure)*

**Meeting Date:** 09/21/2020

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**Information**

**Subject**

Claims on the computer printout for September 21, 2020.

**Information**

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**Fiscal Impact**

**Attachments**

Vendor Report

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Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
<b>A 6FT GEEK LLC</b>				
A 6FT GEEK LLC	CENTER PULL TOWELS	09/02/2020	138.00	FIRE FUND
A 6FT GEEK LLC	JANITORIAL SERVICES - LIBRARY	09/02/2020	1,325.00	LIBRARY FUND
A 6FT GEEK LLC	CITY HALL CLEANING SEPT 2020	09/16/2020	4,100.00	GENERAL FUND
Total A 6FT GEEK LLC:			5,563.00	
<b>ACME TOOLS</b>				
ACME TOOLS	HAMMER DRILL BITS	09/11/2020	51.98	SEWER FUND
Total ACME TOOLS:			51.98	
<b>AGRILAND FS INC</b>				
AGRILAND FS INC	GRASS SEED	09/03/2020	149.50	PARK & RECREATI
Total AGRILAND FS INC:			149.50	
<b>ALLSUP, PAT</b>				
ALLSUP, PAT	CELL PHONE - SEPTEMBER	09/14/2020	50.00	POLICE FUND
Total ALLSUP, PAT:			50.00	
<b>AMAZON CAPITAL SERVICES</b>				
AMAZON CAPITAL SERVICES	SUPPLIES	09/08/2020	16.98	POLICE FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/05/2020	31.99	GENERAL FUND
AMAZON CAPITAL SERVICES	6 SSD 250 GB	09/02/2020	299.94	GENERAL FUND
AMAZON CAPITAL SERVICES	4 SURFACE PRO RUGGED CASES	09/01/2020	265.80	VEHICLE RESERV
AMAZON CAPITAL SERVICES	FLOPPY DISK DRIVE	09/10/2020	20.98	GENERAL FUND
Total AMAZON CAPITAL SERVICES:			635.69	
<b>ARMSTRONG, LINDSAY</b>				
ARMSTRONG, LINDSAY	REFUND FOR CANCELLED CLASS	09/08/2020	55.00	PARK & RECREATI
Total ARMSTRONG, LINDSAY:			55.00	
<b>ATLANTIC BOTTLING CO.</b>				
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS DRINKS	09/11/2020	434.53	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			434.53	
<b>BAKER &amp; TAYLOR ENTERTAINMENT</b>				
BAKER & TAYLOR ENTERTAINM	DVD	08/14/2020	18.11	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			18.11	
<b>BAKER AND TAYLOR</b>				
BAKER AND TAYLOR	BOOKS	08/11/2020	257.50	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/14/2020	291.96	LIBRARY FUND
BAKER AND TAYLOR	BOOKS MEMORIAL FUND	08/14/2020	70.54	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/19/2020	218.09	LIBRARY FUND
BAKER AND TAYLOR	BOOKS MEMORIAL FUND	08/19/2020	14.56	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/19/2020	116.75	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/25/2020	230.52	LIBRARY FUND
BAKER AND TAYLOR	BOOKS MEMORIAL FUND	08/25/2020	27.67	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/27/2020	702.92	LIBRARY FUND
BAKER AND TAYLOR	BOOKS MEMORIAL FUND	08/27/2020	48.82	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS PROGRAMS	08/27/2020	17.82	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BAKER AND TAYLOR:			1,997.15	
<b>BAKER AND TAYLOR SPOKEN WORD</b>				
BAKER AND TAYLOR SPOKEN	BOOK ON CD	08/05/2020	75.20	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD MEMORIAL FUND	08/05/2020	46.48	LIBRARY SPECIAL
Total BAKER AND TAYLOR SPOKEN WORD:			121.68	
<b>BOEGE, KATELYN</b>				
BOEGE, KATELYN	FLAG FOOTBALL	09/08/2020	72.00	PARK & RECREATI
Total BOEGE, KATELYN:			72.00	
<b>BOEGE, TYLER</b>				
BOEGE, TYLER	FLAG FOOTBALL	09/08/2020	72.00	PARK & RECREATI
Total BOEGE, TYLER:			72.00	
<b>BOLTON &amp; MENK INC</b>				
BOLTON & MENK INC	STREETSCAPE	08/27/2020	18,105.50	SQUARE STREETS
Total BOLTON & MENK INC:			18,105.50	
<b>BROADCAST MICROWAVE SERVICES</b>				
BROADCAST MICROWAVE SER	DATA 911 WARRANTIES	09/02/2020	4,005.00	POLICE FUND
Total BROADCAST MICROWAVE SERVICES:			4,005.00	
<b>CASE, ROGER</b>				
CASE, ROGER	PATIENT OVERPAID RESPONSIBILITY	05/16/2017	163.00	AMBULANCE FUN
Total CASE, ROGER:			163.00	
<b>CENTRAL PUMP &amp; MOTOR LLC</b>				
CENTRAL PUMP & MOTOR LLC	REPAIR AERATION PUMP	09/04/2020	3,608.27	SEWER FUND
Total CENTRAL PUMP & MOTOR LLC:			3,608.27	
<b>CENTURYLINK</b>				
CENTURYLINK	MONTHLY SERVICE 8/22-9/21	08/22/2020	54.53	GENERAL FUND
Total CENTURYLINK:			54.53	
<b>CINTAS CORPORATION</b>				
CINTAS CORPORATION	STOCK FIRST AID KIT	09/15/2020	59.28	SEWER FUND
Total CINTAS CORPORATION:			59.28	
<b>CIRCLE B CASHWAY</b>				
CIRCLE B CASHWAY	SELF LEVELING VULKEM CAULK, SAWZALL	09/01/2020	28.73	PARK & RECREATI
CIRCLE B CASHWAY	SELF LEVELING VULKEM CAULK	09/01/2020	21.75	PARK & RECREATI
Total CIRCLE B CASHWAY:			50.48	
<b>COMBUSTION CONTROL CO.</b>				
COMBUSTION CONTROL CO.	BOILER REPAIR	09/01/2020	1,789.63	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total COMBUSTION CONTROL CO.:			1,789.63	
<b>CR SERVICES</b>				
CR SERVICES	SOAP DISPENSERS	08/31/2020	36.00	PARK & RECREATI
CR SERVICES	CLEANING SUPPLIES	09/08/2020	65.00	SEWER FUND
Total CR SERVICES:			101.00	
<b>CRAWFORD, RICHARD L.</b>				
CRAWFORD, RICHARD L.	COED FALL SB	09/03/2020	84.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			84.00	
<b>DEMCO EDUCATIONAL CORP</b>				
DEMCO EDUCATIONAL CORP	COVERING MATERIALS	08/07/2020	220.12	LIBRARY FUND
DEMCO EDUCATIONAL CORP	CREDIT	06/24/2020	72.31-	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			147.81	
<b>DES MOINES REGISTER MEDIA</b>				
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - PRESCHOOLS CHPT	09/15/2020	41.27	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - FEE CHPT 165	09/15/2020	41.27	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/CLAIMS 0720	09/15/2020	293.98	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1639	09/15/2020	42.94	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/CLAIMS 0803	09/15/2020	295.14	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - MEALS PROJECT	09/15/2020	90.81	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - UV ACQUISITION	09/15/2020	92.35	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1640	09/15/2020	173.67	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1641	09/15/2020	88.75	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/CLAIMS 0817	09/15/2020	250.36	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			1,410.54	
<b>DYKSTRA, KRISTY</b>				
DYKSTRA, KRISTY	REFUND FOR CANCELLED CLASS	09/08/2020	60.00	PARK & RECREATI
Total DYKSTRA, KRISTY:			60.00	
<b>ELECTRIC PUMP</b>				
ELECTRIC PUMP	SPARE PUMP FOR MCCORD	08/25/2020	9,900.00	VEHICLE RESERV
ELECTRIC PUMP	SPARE PUMP FOR PLAINVIEW	08/25/2020	9,900.00	VEHICLE RESERV
ELECTRIC PUMP	REPAIR RAS PUMP	08/31/2020	1,958.00	SEWER FUND
Total ELECTRIC PUMP:			21,758.00	
<b>ELIXIR RX SOLUTIONS</b>				
ELIXIR RX SOLUTIONS	411 RX	08/31/2020	29.68	POLICE FUND
Total ELIXIR RX SOLUTIONS:			29.68	
<b>ERICKSON, KELLY</b>				
ERICKSON, KELLY	REFUND FOR CANCELLED CLASS	09/03/2020	170.00	PARK & RECREATI
Total ERICKSON, KELLY:			170.00	
<b>FIRSTNET</b>				
FIRSTNET	EMS - PHONES	08/19/2020	222.63	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total FIRSTNET:			222.63	
<b>FORMATION GROUP</b>				
FORMATION GROUP	CITY HALL ASSESSMENT	08/31/2020	2,985.00	CAPITAL PROJECT
Total FORMATION GROUP:			2,985.00	
<b>GALLS LLC</b>				
GALLS LLC	UNIFORM - PANTS	07/08/2019	99.98	FIRE FUND
GALLS LLC	UNIFORMS - CAPT BARS	10/15/2019	27.20	FIRE FUND
GALLS LLC	UNIFORMS - A.HURT	10/15/2019	138.40	FIRE FUND
GALLS LLC	UNIFORMS - CAPT BARS	10/18/2019	29.00	FIRE FUND
GALLS LLC	F.T. BOOTS	09/02/2020	121.99	FIRE FUND
Total GALLS LLC:			416.57	
<b>GAMETIME</b>				
GAMETIME	JUMBO FLYER SPRING RIDER REPLACEME	08/31/2020	1,491.75	PARK & RECREATI
Total GAMETIME:			1,491.75	
<b>GREATER DM CONVENTION &amp; VISITORS BUREAU</b>				
GREATER DM CONVENTION &	2ND QTR 2020 PAYMENT	09/01/2020	9,656.90	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			9,656.90	
<b>HAWKINS, ROB</b>				
HAWKINS, ROB	CELL PHONE 8/26/2020 - 9/25/2020	09/08/2020	50.00	POLICE FUND
Total HAWKINS, ROB:			50.00	
<b>IMU - UTILITIES</b>				
IMU - UTILITIES	UTILITIES - LIBRARY	08/01/2020	2,063.48	LIBRARY FUND
IMU - UTILITIES	PHONE	09/01/2020	516.00	GENERAL FUND
IMU - UTILITIES	INTERNET	09/01/2020	142.00	GENERAL FUND
IMU - UTILITIES	UTILITIES - W 5TH	09/01/2020	54.00	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MEMORIAL PARK	09/01/2020	78.56	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BUXTON PARK	09/01/2020	485.27	PARK & RECREATI
IMU - UTILITIES	UTILITIES - FIRE 206 N 1ST	09/01/2020	44.39	FIRE FUND
IMU - UTILITIES	UTILITIES - MOATS PARK	09/01/2020	38.81	PARK & RECREATI
IMU - UTILITIES	UTILITIES - 501 N 5TH	09/01/2020	30.50	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2020	4,444.86	GENERAL FUND
IMU - UTILITIES	RENEWABLE	09/01/2020	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	09/01/2020	13,148.17	GENERAL FUND
IMU - UTILITIES	UTILITIES - PARK 810 N 6TH	09/01/2020	234.66	PARK & RECREATI
IMU - UTILITIES	UTILITIES - ADULT SB	09/01/2020	1,294.11	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BARKER PARK	09/01/2020	30.37	PARK & RECREATI
IMU - UTILITIES	UTILITIES - 2313 E 2ND/491 S 24TH	09/01/2020	465.97	PARK & RECREATI
IMU - UTILITIES	UTILITIES - 65/69 MEDIAN	09/01/2020	271.57	PARK & RECREATI
IMU - UTILITIES	VMAC UTILITIES	09/01/2020	844.36	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES - 2205 E 2ND	09/01/2020	205.86	PARK & RECREATI
IMU - UTILITIES	UTILITIES - ACTIVITY CENTER	09/01/2020	835.42	PARK & RECREATI
IMU - UTILITIES	UTILITIES - DOG PARK	09/01/2020	29.33	PARK & RECREATI
Total IMU - UTILITIES:			25,310.69	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMWCA	INSTALLMENT #3	09/01/2020	118.67	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2020	13.41	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2020	1.35	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2020	160.15	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2020	21.05	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2020	8.36	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2020	2,731.92	POLICE FUND
IMWCA	INSTALLMENT #3	09/01/2020	4,194.58	FIRE FUND
IMWCA	INSTALLMENT #3	09/01/2020	2,014.77	AMBULANCE FUN
IMWCA	INSTALLMENT #3	09/01/2020	29.59	LIBRARY FUND
IMWCA	INSTALLMENT #3	09/01/2020	506.16	PARK & RECREATI
IMWCA	INSTALLMENT #3	09/01/2020	24.80	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2020	377.84	PARK & RECREATI
IMWCA	INSTALLMENT #3	09/01/2020	582.71	POOL (MEMORIAL)
IMWCA	INSTALLMENT #3	09/01/2020	1,549.42	ROAD USE TAX FU
IMWCA	INSTALLMENT #3	09/01/2020	361.96	SEWER FUND
IMWCA	INSTALLMENT #3	09/01/2020	16.89	GENERAL FUND
Total IMWCA:			12,713.63	
<b>INDIANOLA HOME &amp; LAWN CARE</b>				
INDIANOLA HOME & LAWN CAR	1009 E SALEM ABATEMENT	09/14/2020	400.00	GENERAL FUND
Total INDIANOLA HOME & LAWN CARE:			400.00	
<b>IRISH, MAXINE</b>				
IRISH, MAXINE	REFUND FOR CLASS CANCELLED	09/09/2020	55.00	PARK & RECREATI
Total IRISH, MAXINE:			55.00	
<b>KEYSTONE LABORATORIES INC</b>				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	09/16/2020	1,129.20	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,129.20	
<b>LENT, ANDREW</b>				
LENT, ANDREW	ATHLETIC CTR REIMBURSEMENT	09/09/2020	25.00	GENERAL FUND
Total LENT, ANDREW:			25.00	
<b>LIVINGSTON, NICHOLAS</b>				
LIVINGSTON, NICHOLAS	REFUND GAZEBO BUXTON PARK	09/14/2020	50.00	PARK & RECREATI
Total LIVINGSTON, NICHOLAS:			50.00	
<b>MARTIN BROS.</b>				
MARTIN BROS.	PICKARD CONCESSIONS	09/03/2020	574.11	PARK & RECREATI
Total MARTIN BROS.:			574.11	
<b>MARTIN, WILLIAM P.</b>				
MARTIN, WILLIAM P.	PATIENT OVERPAID RESPONSIBILITY	04/27/2020	113.02	AMBULANCE FUN
Total MARTIN, WILLIAM P.:			113.02	
<b>MATHESON TRI-GAS INC</b>				
MATHESON TRI-GAS INC	OXYGEN	08/31/2020	128.82	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MATHESON TRI-GAS INC:			128.82	
<b>MCCOY HARDWARE INC</b>				
MCCOY HARDWARE INC	1/2" HEX NUTS	09/03/2020	7.01	SEWER FUND
MCCOY HARDWARE INC	PAINTING COUNCIL CHAMBERS	09/11/2020	2.54	GENERAL FUND
Total MCCOY HARDWARE INC:			9.55	
<b>MCINTYRE, CRAIG</b>				
MCINTYRE, CRAIG	COED FALL SB	09/03/2020	84.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			84.00	
<b>MID AMERICAN ENERGY CO.</b>				
MID AMERICAN ENERGY CO.	NATURAL GAS - LIBRARY	08/20/2020	13.41	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			13.41	
<b>MIDWEST RADAR &amp; EQUIPMENT</b>				
MIDWEST RADAR & EQUIPMEN	CONTRACT	09/08/2020	400.00	POLICE FUND
Total MIDWEST RADAR & EQUIPMENT:			400.00	
<b>MILLER MECHANICAL SPECIALTIES INC</b>				
MILLER MECHANICAL SPECIAL	LABOR ON DIGESTEER FLARE	08/21/2020	986.54	SEWER FUND
MILLER MECHANICAL SPECIAL	DIGESTER GAS VALVES & REGULATOR	08/31/2020	6,243.12	SEWER FUND
Total MILLER MECHANICAL SPECIALTIES INC:			7,229.66	
<b>MUNICIPAL SUPPLY INC</b>				
MUNICIPAL SUPPLY INC	PRO RINGS & GLUE	08/31/2020	723.05	SEWER FUND
MUNICIPAL SUPPLY INC	4 PAILS OF BLUE SPEED CRETE	09/08/2020	161.00	SEWER FUND
MUNICIPAL SUPPLY INC	RETURNED 2 BLUE SPEED CRETE	09/10/2020	80.50-	SEWER FUND
Total MUNICIPAL SUPPLY INC:			803.55	
<b>MYERS, ROBERT</b>				
MYERS, ROBERT	COED FALL SB	09/03/2020	84.00	PARK & RECREATI
Total MYERS, ROBERT:			84.00	
<b>NAPA AUTO PARTS</b>				
NAPA AUTO PARTS	BATTERY & SWITCH FOR TRACTOR	09/11/2020	165.97	SEWER FUND
Total NAPA AUTO PARTS:			165.97	
<b>NOLASOFT DEVELOPMENT</b>				
NOLASOFT DEVELOPMENT	ANNUAL DOMAIN REGISTRATION	09/04/2020	24.00	GENERAL FUND
Total NOLASOFT DEVELOPMENT:			24.00	
<b>OLESON, BEN</b>				
OLESON, BEN	TARGETS	08/31/2020	975.00	POLICE FUND
Total OLESON, BEN:			975.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	PUSH NUTS	09/02/2020	3.14	PARK & RECREATI
Total O'REILLY AUTO PARTS:			3.14	
<b>PARK, KRIS</b>				
PARK, KRIS	FLAG FOOTBALL	09/08/2020	90.00	PARK & RECREATI
Total PARK, KRIS:			90.00	
<b>PENICK, MIKE</b>				
PENICK, MIKE	REFUND OF PERMIT CHARGES	09/14/2020	500.00	PARK & RECREATI
PENICK, MIKE	REFUND OF PERMIT DEPOSITS	09/14/2020	400.00	PARK & RECREATI
Total PENICK, MIKE:			900.00	
<b>PER MAR SECURITY</b>				
PER MAR SECURITY	ACTIVITY CENTER FIRE ALARM MONITORIN	09/08/2020	143.70	PARK & RECREATI
Total PER MAR SECURITY:			143.70	
<b>PITNEY BOWES</b>				
PITNEY BOWES	QUARTERLY RENTAL	09/10/2020	153.57	GENERAL FUND
Total PITNEY BOWES:			153.57	
<b>POTRATZ, LIA R.</b>				
POTRATZ, LIA R.	PATIENT OVERPAID RESPONSIBILITY	01/15/2020	306.24	AMBULANCE FUN
Total POTRATZ, LIA R.:			306.24	
<b>PROTECT YOUTH SPORTS</b>				
PROTECT YOUTH SPORTS	BACKGROUND CHECKS - FLAG FOOTBALL	07/31/2020	8.90	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			8.90	
<b>QUALITY PLUMBING</b>				
QUALITY PLUMBING	VMAC - WATER HEATER	09/01/2020	5,719.63	POOL (MEMORIAL)
Total QUALITY PLUMBING:			5,719.63	
<b>RAY'S WINDOW CLEANING</b>				
RAY'S WINDOW CLEANING	ACTIVITY CENTER WINDOW CLEANING	09/03/2020	60.00	PARK & RECREATI
Total RAY'S WINDOW CLEANING:			60.00	
<b>RUSSO DIAMOND SUPPLY LLC</b>				
RUSSO DIAMOND SUPPLY LLC	ALL-PURPOSE BLADE	05/06/2020	188.00	FIRE FUND
Total RUSSO DIAMOND SUPPLY LLC:			188.00	
<b>SANDRY FIRE SUPPLY LLC</b>				
SANDRY FIRE SUPPLY LLC	FIRE BOOTS	09/10/2020	164.15	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			164.15	
<b>SCHWEERTMANN, MIKE L.</b>				
SCHWEERTMANN, MIKE L.	PATIENT OVERPAID RESPONSIBILITY	04/10/2020	111.49	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SCHWEERTMANN, MIKE L.:			111.49	
<b>SECURE SHRED SOLUTIONS LLC</b>				
SECURE SHRED SOLUTIONS L	SHRED/RECYCLE	09/03/2020	55.00	GENERAL FUND
Total SECURE SHRED SOLUTIONS LLC:			55.00	
<b>SHELTON, JANICE</b>				
SHELTON, JANICE	REFUND OF PARK PERMIT	09/14/2020	42.00	PARK & RECREATI
Total SHELTON, JANICE:			42.00	
<b>SHOTTENKIRK FORD OF INDIANOLA</b>				
SHOTTENKIRK FORD OF INDIA	OIL CHANGE CAMERA VAN	09/09/2020	56.60	SEWER FUND
Total SHOTTENKIRK FORD OF INDIANOLA:			56.60	
<b>SIRSIDYNIX #774271</b>				
SIRSIDYNIX #774271	ILS CONTRACT	08/21/2020	20,832.02	LIBRARY FUND
Total SIRSIDYNIX #774271:			20,832.02	
<b>SNYDER &amp; ASSOCIATES INC</b>				
SNYDER & ASSOCIATES INC	STREET MASTER PLAN	08/31/2020	120.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	DRAINAGE MASTER PLAN	08/31/2020	5,500.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	SOUTH K STREET PAVING	08/31/2020	15,062.50	STREET CAPITAL
SNYDER & ASSOCIATES INC	BOSTON & J DRAINAGE	08/31/2020	3,025.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	MISC SERVICES	08/31/2020	646.50	GENERAL FUND
SNYDER & ASSOCIATES INC	YMCA EXTERIOR WALL REPAIRS	08/31/2020	9,396.00	YMCA MAINTENAN
SNYDER & ASSOCIATES INC	STREET ISSUES	08/31/2020	315.00	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES	08/31/2020	390.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	08/31/2020	1,692.95	GENERAL FUND
Total SNYDER & ASSOCIATES INC:			36,147.95	
<b>SPRINGER PROFESSIONAL HOME SERVICES</b>				
SPRINGER PROFESSIONAL HO	REGULAR INSPECTION	08/11/2020	162.74	LIBRARY FUND
Total SPRINGER PROFESSIONAL HOME SERVICES:			162.74	
<b>STATE LIBRARY OF IOWA</b>				
STATE LIBRARY OF IOWA	BRIDGES eBook SUBSCRIPTION CONTENT	08/06/2020	2,898.76	LIBRARY FUND
STATE LIBRARY OF IOWA	DATABASE SUBSCRIPTIONS	08/27/2020	911.92	LIBRARY FUND
Total STATE LIBRARY OF IOWA:			3,810.68	
<b>TEAM SIDELINE</b>				
TEAM SIDELINE	SPORTS WEBSITE RENEWAL - 3 YEARS	09/01/2020	1,017.45	PARK & RECREATI
Total TEAM SIDELINE:			1,017.45	
<b>TG TECHNICAL SERVICES</b>				
TG TECHNICAL SERVICES	OXYGEN SENSOR RKO	09/11/2020	127.35	FIRE FUND
Total TG TECHNICAL SERVICES:			127.35	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
THEISEN'S				
THEISEN'S	MOTOR OIL	09/09/2020	123.76	PARK & RECREATI
THEISEN'S	RAIN COAT & BOOTS FOR JARED	09/10/2020	174.98	SEWER FUND
THEISEN'S	LATEX GLOVES	09/16/2020	59.97	SEWER FUND
Total THEISEN'S:			358.71	
<b>TRANSUNION RISK AND ALTERNATIVE</b>				
TRANSUNION RISK AND ALTER	CONTRACT	09/01/2020	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
<b>TRUBANK</b>				
TRUBANK	DOWNTOWN BIZ INTEREST - GARY DOWNE	09/11/2020	94.37	DOWNTOWN BIZ I
Total TRUBANK:			94.37	
<b>TRUENORTH COMPANIES LC</b>				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	PARK & RECREATI
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING AUGUST 202	09/01/2020	31.25	FIRE FUND
Total TRUENORTH COMPANIES LC:			250.00	
<b>UNIQUE MANAGEMENT SERVICES</b>				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	08/01/2020	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
<b>UTILITY EQUIPMENT CO.</b>				
UTILITY EQUIPMENT CO.	MANHOLE CASTING AND LID	09/11/2020	909.51	SEWER FUND
Total UTILITY EQUIPMENT CO.:			909.51	
<b>WARREN COUNTY ENGINEER</b>				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/08/2020	707.18	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/08/2020	558.60	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/08/2020	1,483.13	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/08/2020	496.10	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - VANS	09/08/2020	31.66	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION MISC - GAS CANS	09/08/2020	120.30	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/08/2020	1,338.55	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/08/2020	366.00	SEWER FUND
Total WARREN COUNTY ENGINEER:			5,101.52	
<b>WARREN COUNTY RECORDER</b>				
WARREN COUNTY RECORDER	DOCUMENT 2020-08057	08/31/2020	62.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08058	08/31/2020	62.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08059	08/31/2020	62.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08334	08/31/2020	12.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08413	08/31/2020	32.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08414	08/31/2020	42.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08411	08/31/2020	32.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08412	08/31/2020	32.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08795	08/31/2020	12.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08949	08/31/2020	27.00	GENERAL FUND
WARREN COUNTY RECORDER	DOCUMENT 2020-08950	08/31/2020	7.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			382.00	
<b>WASTE MANAGEMENT OF IOWA</b>				
WASTE MANAGEMENT OF IOW	RECYCLING RES #10-13011-73004	08/27/2020	20,256.88	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT #10-13031-73000	08/27/2020	3,686.58	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING SERVICES LIBRARY	08/27/2020	6.83	LIBRARY FUND
Total WASTE MANAGEMENT OF IOWA:			23,950.29	
<b>WELLS FARGO CCER</b>				
WELLS FARGO CCER	Annual AWWA MembershipAwwa.Org	08/27/2020	90.00	SEWER FUND
WELLS FARGO CCER	65060- rulersAmazon.Com Mu7ws7nv1 Amzn	08/27/2020	13.16	LIBRARY FUND
WELLS FARGO CCER	65020- booksAmzn Mktp Us Mu2y04lz1	08/27/2020	10.58	LIBRARY FUND
WELLS FARGO CCER	Cups for waterHy-Vee Indianola 1271	08/24/2020	17.97	FIRE FUND
WELLS FARGO CCER	Added a Civic training for Lisa for payroll. Adde	08/24/2020	5.00	GENERAL FUND
WELLS FARGO CCER	Annual licensingAdobe Creative Cloud	08/25/2020	599.88	GENERAL FUND
WELLS FARGO CCER	COVID - virtual programmingAmzn Mktp Us Mm	08/19/2020	31.99	LIBRARY FUND
WELLS FARGO CCER	Annual Dropbox SubscriptionDropbox 7gv1zqtf3	08/21/2020	128.27	GENERAL FUND
WELLS FARGO CCER	Signage - Activity Center trailGotprint.Com	08/21/2020	36.25	PARK & RECREATI
WELLS FARGO CCER	EMS Ambulance Supplies See Attached Invoice	08/05/2020	53.97	AMBULANCE FUN
WELLS FARGO CCER	EMS Ambulance Supplies See Attached Invoice	08/05/2020	1,502.40	AMBULANCE FUN
WELLS FARGO CCER	Monthly Pandora chargeMood Pandora	08/26/2020	26.95	GENERAL FUND
WELLS FARGO CCER	65020- booksAmzn Mktp Us Mm27d5h80	08/26/2020	10.92	LIBRARY FUND
WELLS FARGO CCER	Added a Civic training for myself for payroll over	08/24/2020	5.00	GENERAL FUND
WELLS FARGO CCER	Curbside pickup bags - COVIDJanway Compan	08/18/2020	392.70	LIBRARY FUND
WELLS FARGO CCER	EMS Ambulance Supplies See Attached Invoice	08/18/2020	125.93	AMBULANCE FUN
WELLS FARGO CCER	EMS Ambulance Supplies See Attached Invoice	08/25/2020	124.92	AMBULANCE FUN
WELLS FARGO CCER	65020- DVDsAmazon.Com Mu8i84an1	08/29/2020	14.96	LIBRARY FUND
WELLS FARGO CCER	Civic group dues - RotaryIn Rotary Club Of Indi	08/20/2020	140.00	GENERAL FUND
WELLS FARGO CCER	COVID - virtual programmingAmazon Mp3 Mm5	08/19/2020	3.18	LIBRARY FUND
WELLS FARGO CCER	Sloan valve in mens bathroom outside of Comm	08/19/2020	135.14	GENERAL FUND
WELLS FARGO CCER	Office supplies - BindersAmazon.Com Mm2in72	08/26/2020	23.59	LIBRARY FUND
WELLS FARGO CCER	10x Epi 1:10,000Bound Tree Medical Llc	08/26/2020	54.80	AMBULANCE FUN
WELLS FARGO CCER	Conferencelowa League Of Cities	08/20/2020	50.00	GENERAL FUND
WELLS FARGO CCER	Liner for Ice RinkIron Sleek	07/30/2020	390.89	PARK & RECREATI
WELLS FARGO CCER	Social media strategy courseLearn.ChrisSniderd	07/31/2020	69.00	PARK & RECREATI
WELLS FARGO CCER	Monthly software subscriptionAdobe 800-833-	07/31/2020	52.99	PARK & RECREATI
WELLS FARGO CCER	Refund for supplies returned Outstanding on the	08/12/2020	525.00-	AMBULANCE FUN
WELLS FARGO CCER	1 3/8 wrench for repair of Engine 333.TheisenS	08/29/2020	28.99	FIRE FUND
WELLS FARGO CCER	LP for North PlantWarren County Oil	08/28/2020	989.89	SEWER FUND
WELLS FARGO CCER	65024- FRIENDS- postage stampsUsps Po 184	08/28/2020	110.00	LIBRARY SPECIAL
WELLS FARGO CCER	Repair Medic 248 oil leakStew Hansen Dodge	08/20/2020	1,658.00	AMBULANCE FUN
WELLS FARGO CCER	For Jackie and Lisa for AP and GLWpy Civic Sy	08/20/2020	75.00	GENERAL FUND
WELLS FARGO CCER	For CassandraWpy Civic Systems	08/20/2020	30.00	GENERAL FUND
WELLS FARGO CCER	For Payroll for Lisa and JackieWpy Civic Syste	08/20/2020	50.00	GENERAL FUND
WELLS FARGO CCER	65070- Laminating sheetsAmazon.Com Mf8vo5	08/03/2020	51.38	LIBRARY FUND
WELLS FARGO CCER	COVID-19 Response Supplies Employee Face	08/02/2020	39.80	AMBULANCE FUN
WELLS FARGO CCER	SD Cards for CamerasWm Supercenter #1491	08/11/2020	33.12	SEWER FUND
WELLS FARGO CCER	Iowa League of Cities Annual Conferencelowa L	08/17/2020	50.00	GENERAL FUND
WELLS FARGO CCER	63100- COVID- curbside pickup signsPride Outf	08/17/2020	454.74	LIBRARY FUND
WELLS FARGO CCER	Curbside pickup bags - COVIDJanway Compan	08/04/2020	207.85	LIBRARY FUND
WELLS FARGO CCER	65020- DVDsAmazon.Com Mf0ef3s60	08/13/2020	63.87	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	65020- Magnolia Journal subscriptionMdc Maga	08/10/2020	21.40	LIBRARY FUND
WELLS FARGO CCER	63100- COVID- curbside pickup sign materialsA	08/28/2020	35.99	LIBRARY FUND
WELLS FARGO CCER	63100- PerMar security servicesPer Mar Securit	08/14/2020	960.72	LIBRARY FUND
WELLS FARGO CCER	Breaker for BlowerDenver Breaker & Sup	08/14/2020	1,413.97	SEWER FUND
WELLS FARGO CCER	Repairs to Command Vehicle 330Downey Tire	08/03/2020	275.00	FIRE FUND
WELLS FARGO CCER	65070- Zipper bags for puzzlesAmzn Mktp Us	08/01/2020	15.99	LIBRARY FUND
WELLS FARGO CCER	Sloan valve in police department bathroomQuali	07/29/2020	73.42	GENERAL FUND
WELLS FARGO CCER	Software for electronic newslettersMailchimp	08/13/2020	53.49	LIBRARY FUND
WELLS FARGO CCER	65020- DVDsAmazon.Com Mm0kp0fl2	08/16/2020	9.96	LIBRARY FUND
WELLS FARGO CCER	65020- DVDsAmazon.Com Mm1k72f92	08/16/2020	22.98	LIBRARY FUND
WELLS FARGO CCER	contractAdobe Acropro Subs	08/27/2020	14.99	POLICE FUND
WELLS FARGO CCER	dehumidifier officer sideWal-Mart #1491	08/21/2020	208.00	POLICE FUND
WELLS FARGO CCER	office suppliesBts Quill	08/21/2020	132.91	POLICE FUND
WELLS FARGO CCER	65060- Expo markersAmzn Mktp Us Mf7mx350	08/09/2020	6.95	LIBRARY FUND
WELLS FARGO CCER	shipping return for cameraUps 1ztr12u0032000	08/05/2020	15.06	POLICE FUND
WELLS FARGO CCER	pickup return for cameraUps 29j7d3b585m	08/05/2020	6.90	POLICE FUND
WELLS FARGO CCER	detective voice recordersAmzn Mktp Us Mm5nu	08/19/2020	79.16	POLICE FUND
WELLS FARGO CCER	Had to purchase a set of sweat pants for emplo	08/26/2020	16.05	FIRE FUND
WELLS FARGO CCER	extension on paramedic books x20Chegg Orde	07/31/2020	34.19	AMBULANCE FUN
WELLS FARGO CCER	Digital Millennium Copyright Act license - requir	08/10/2020	6.00	LIBRARY FUND
WELLS FARGO CCER	65020- booksAmzn Mktp Us Mu5wp9zy1	08/27/2020	12.96	LIBRARY FUND
WELLS FARGO CCER	65020- DVDsAmazon.Com Mm1yv7qm0	08/27/2020	14.96	LIBRARY FUND
WELLS FARGO CCER	65080- Postage feeUsps Po 1843650625	08/21/2020	3.33	LIBRARY FUND
WELLS FARGO CCER	Extension on paramedic books for students x20	07/31/2020	27.89	AMBULANCE FUN
WELLS FARGO CCER	Extension on paramedic books for students x20	07/31/2020	7.19	AMBULANCE FUN
WELLS FARGO CCER	McCune notaryIowa Secretary Of State	08/07/2020	30.00	POLICE FUND
Total WELLS FARGO CCER:			10,927.54	
<b>WIEGERT DISPOSAL CO.</b>				
WIEGERT DISPOSAL CO.	DUMPSTER - ACTIVITY CENTER	09/01/2020	35.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - MAC	09/01/2020	45.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	DUMPSTER - SOFTBALL	09/01/2020	140.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	6 KYBOS	09/01/2020	390.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - PARKS	09/01/2020	195.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			805.00	
<b>WILLIAMS BROTHERS CONSTRUCTION INC</b>				
WILLIAMS BROTHERS CONSTR	WRRF PAY APP #3	09/11/2020	1,575,428.01	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			1,575,428.01	
<b>WILLMOTT, CHARLES</b>				
WILLMOTT, CHARLES	FLAG FOOTBALL	09/06/2020	72.00	PARK & RECREATI
Total WILLMOTT, CHARLES:			72.00	
<b>WILSON, LISA</b>				
WILSON, LISA	ATHLETIC CENTER REIMBURSEMENT	09/17/2020	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	
<b>WOOSLEY LANDSCAPING &amp; MOWING</b>				
WOOSLEY LANDSCAPING & M	MOWING - PLANT	09/01/2020	1,025.00	SEWER FUND
WOOSLEY LANDSCAPING & M	MOWING - LIFTS	09/01/2020	735.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WOOSLEY LANDSCAPING & MOWING:			1,760.00	
<b>YMCA OF GREATER DSM</b>				
YMCA OF GREATER DSM	EMPLOYER EXPENSES AUGUST	08/01/2020	465.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	08/01/2020	1,364.50	GENERAL FUND
YMCA OF GREATER DSM	EMPLOYER EXPENSES SEPT	09/01/2020	465.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	09/01/2020	1,369.50	GENERAL FUND
Total YMCA OF GREATER DSM:			3,664.00	
<b>ZONES LLC</b>				
ZONES LLC	HARD DRIVE	08/21/2020	1,878.18	GENERAL FUND
Total ZONES LLC:			1,878.18	
Grand Totals:			1,821,775.56	

City Council: \_\_\_\_\_  
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Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution approving monthly transfers for September 2020.

**Information**

Each month the City transfers money between funds for cost allocation. The attached resolution approves the transfers for the month of September 2020.

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**Fiscal Impact**

**Attachments**

Resolution Approving Transfers

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**RESOLUTION 2020-**

**RESOLUTION TO APPROVE MONTHLY TRANSFERS**

**WHEREAS**, the City of Indianola transfers money between funds to meet certain fiduciary obligations, and

**WHEREAS**, the transfers described on the attached form need to be accomplished prior to the month end of September 2020, and

**WHEREAS**, the reason for the transfers are stated on the attached form.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola, Iowa that the September 2020 transfers as described on the attached form are approved.

Passed and approved this 21<sup>st</sup> day of September 2020.

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Kelly B. Shaw, Mayor

ATTEST:

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Andrew J. Lent, City Clerk/CFO

**FY 2020 Monthly Recurring Transfers**

**September 2020**

	DEBIT	(CREDIT)	
610-8300-69101	\$ 4,666.67		Transfer Out to General Fund
001-9100-49102		\$ 4,666.67	Transfer In from Sewer PILOT
610-8300-69101	\$ 8,666.67		Transfer Out to Police Fund
011-1100-49101		\$ 8,666.67	Transfer In from Sewer PILOT
610-8300-69615	\$ 6,625.83		Transfer Out to City Manager
001-6150-49615		\$ 6,625.83	Transfer In from Sewer
110-2100-69615	\$ 6,625.83		Transfer Out to City Manager
001-6150-49615		\$ 6,625.83	Transfer In from Streets/RUT
610-8300-69625	\$ 2,774.25		Transfer Out to Human Resources
001-6250-49625		\$ 2,774.25	Transfer In from Sewer
110-2100-69625	\$ 2,774.25		Transfer Out to Human Resources
001-6250-49625		\$ 2,774.25	Transfer In from Streets/RUT
610-8300-69170	\$ 6,612.67		Transfer Out to Community Development
001-1700-49170		\$ 6,612.67	Transfer In from Sewer
110-2100-69170	\$ 6,612.67		Transfer Out to Community Development
001-1700-49170		\$ 6,612.67	Transfer In from Streets
001-1700-69621	\$ 1,430.00	CD	Transfer Out Info & Tech
001-6100-69621	\$ 1,057.83	M/C	Transfer Out Info & Tech
001-6150-69621	\$ 604.75	CM	Transfer Out Info & Tech
001-6200-69621	\$ 1,867.33	FIN	Transfer Out Info & Tech
001-6250-69621	\$ 604.92	HR	Transfer Out Info & Tech
011-1100-69621	\$ 5,469.17	PD	Transfer Out Info & Tech
015-1500-69621	\$ 1,089.92	FD	Transfer Out Info & Tech
016-1600-69621	\$ 6,176.25	EMS	Transfer Out Info & Tech
041-4100-69621	\$ 3,525.83	LIB	Transfer Out Info & Tech
042-4200-69621	\$ 981.92	Parks Admin	Transfer Out Info & Tech
042-4300-69621	\$ 2,975.83	Parks	Transfer Out Info & Tech
110-2100-69621	\$ 1,927.83	RUT	Transfer Out Info & Tech
610-8300-69621	\$ 1,621.50	Sewer	Transfer Out Info & Tech
001-6210-49621		\$ 29,333.08	Transfer In--Info & Tech
650-9000-69620	\$ 766.92	Storm Sewer	Transfer Out Clerk
610-8300-69620	\$ 4,218.25	Sewer	Transfer Out Clerk
670-8400-69620	\$ 766.92	Recycling	Transfer Out Clerk
001-6200-49620		\$ 5,752.09	Transfer In City Clerk
110-2100-69823	\$ 15,833.33		Transfer out for Street Lighting
001-2300-49823		\$ 15,833.33	Transfer in for Street Lighting
710-8300-69610	\$ 158,333.33		Transfer Out for Sewer Operations
610-8300-49610		\$ 158,333.33	Transfer In from Sewer Fee Revenue

\$ 254,610.67    \$ 254,610.67

Prepared By: \_\_\_\_\_

Date \_\_\_\_\_

**Meeting Date:** 09/21/2020

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**Information**

**Subject**

September 8, 2020 Minutes.

**Information**

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**Fiscal Impact**

**Attachments**

Minutes

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## Regular Session – September 8, 2020

The City Council met in regular session at 6:00 p.m. on September 8, 2020, in the City Hall Council Chambers. Mayor Pro Tem Southall called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder (via phone), Greta Southall, Greg Marchant. Absent: Mayor Kelly B. Shaw.

Agenda item 5B Claims on the computer printout for September 8, 2020, was pulled on a request by Council Member Parker. Item 5U, Resolution authorizing the City Manager to sign the agreement between the City of Indianola and the Young Men's Christian Association of Greater Des Moines, Iowa was pulled on a request by Council Member Hulen.

Council Member Marchant moved to approve the consent agenda and Kling seconded the motion. In discussion, City Manager Ryan Waller noted that items on the consent agenda are routine items that have been previously discussed. 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. The consent agenda was as follows:

- Approval of agenda
- August 17, 2020 Minutes.
- Resolution 2020-188 setting public hearing and letting dates for the East Iowa Avenue Paving Project.
- Approval of an event application from the Indianola Public Library for Trunk or Treat on October 30, 2020 from 4:30 p.m. to 8:00 p.m.
- Approval of an event application from Warren County Historical Society to use City property for a tractor show from September 25-27, 2020, during the Log Cabin Days celebration.
- A renewal Class C Liquor License, Class B Wine, Outdoor Sales and Sunday Sales Privileges for The Local Vine, located at 126 West Ashland Avenue.
- A renewal Class E Liquor License, Class C Beer Permit and Sunday Sales Privileges for Hy-Vee Gas, located at 912 North Jefferson Way.
- A renewal of a refuse hauling permit for T.R.M. Disposal.
- Approval of Pay Application 5 in the amount of \$169,170.45 for the Quail Meadows 3 Lift Station Project.
- Resolution 2020-189 requesting reimbursement from the Iowa COVID-19 Government Relief Fund.
- Resolution 2020-190 authorizing an application to the Traffic Engineering Assistance Program Grant program to perform a traffic engineering study at the intersection of 2nd Avenue West and Buxton Street.
- Resolution 2020-191 approving a Professional Services Agreement with Fischer Brothers LLC for removal and replacement of the Aquatic Center slide tower steps and decking.
- Resolution 2020-192 approving a contract for Wellness Center exterior crack repairs.
- Resolution 2020-193 approving an underwriting engagement letter with D.A. Davidson for 2020 general obligation series.
- Resolution 2020-194 approving engagement letter with Ahlers and Cooney Law Firm for 2020a and 2020b General Obligation Series.
- Resolution 2020-195 accepting and approving a master lease agreement between the City of Indianola and USCOC of Greater Iowa, LLC.

- Resolution 2020-196 approving amendment number one to the professional services agreement with Advanced Data Processing.
- Second consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to standard penalty.
- Second consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to tobacco use.
- Second consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to animal control.
- Second consideration of an Ordinance amending various sections of the Code of Ordinances of the City of Indianola regarding fees.
- Second consideration of an Ordinance amending Chapter 165 of the Code of Ordinances of the City of Indianola, regarding preschools, schools and churches.
- Third and final consideration of an Ordinance amending the City Code of the City of Indianola, Iowa to repeal the three-hour parking regulations in and around the public Square and add language related to construction parking.
- Resolution 2020-198 approving the Fiscal Year 20 Indianola Street Finance Report.
- Resolution 2020-199 approving a letter of support for the proposed Carlisle Trail Connection.
- Resolution 2020-200 accepting a sanitary sewer and drainage easement agreement at 1508 North Jefferson Way.
- Resolution 2020-201 approving and accepting a development agreement relating to the development of Crow's Nest RV Park.
- Prior and final approval on Urban Revitalization Designations.
- Resolution 2020-202 approving salaries.

Southall moved and Marchant seconded to approve Item 5B, Claims on the computer printout for September 8, 2020. On roll call, the vote was AYES: Hulén, Kling, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Parker due to a conflict of interest. Whereas the Mayor declared the motion passed.

Item 5U, Resolution 2020-197 authorizing the City Manager to sign the agreement between the City of Indianola and the Young Men's Christian Association of Greater Des Moines, Iowa was introduced on a motion by Parker and seconded by Kling. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Hulén due to a conflict of interest. Whereas the Mayor declared the motion passed.

This being the time and place fixed for a public hearing on the matter of Community Development Block Grant Funding for the Indianola Ultraviolet Disinfectant Device the Mayor Pro Tem called for any written or oral comments. City Clerk/CFO Andrew J. Lent presented the status of the Ultraviolet Disinfectant Device Acquisition Project, during which the City intends to purchase and utilize two Ultraviolet Disinfectant Devices to disinfect public safety vehicles and equipment to provide a sanitary environment for city employees and citizens in need. The need for this project is critical during this COVID-19 pandemic time period to halt the transmission of the virus. The amount of CDBG funding is \$8,130.00. The entire amount will benefit low- and moderate-income persons within the Indianola public safety service area. No relocation of any person is required for this project. The City of Indianola encouraged anyone with comments, questions, or concerns to contact the City of Indianola during the meeting.

Furthermore, the City of Indianola is seeking to address the housing needs of low-to-moderate person through the following activities:

- Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors
- Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services
- Create a neighborhood improvement mini-grant program for neighborhood associations to be awarded funds for beautification and improvement projects on public property
- Establish building and site design criteria for multifamily development and major modifications to existing developments
- Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census
- Create a mixed-use zoning district for the area surrounding downtown and for neighborhoods (Neighborhood Mixed Use) that allows for a combination of residential and limited office or limited retail uses
- Create a mixed-use zoning district for transportation nodes and corridors (Community Mixed Use) that allows for medium/ high density residential, office, and commercial use
- Amend the zoning and subdivision regulations to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses
- Evaluate the potential of tiny housing and various cooperative housing models

The City of Indianola plans to undergo the following planned or potential activities to address housing needs:

- Maintain and promote tax abatement for new housing
- Maintain and promote tax abatement for renovations and upgrades to housing
- Reevaluate housing needs to determine if the tax abatement programs continue to be justified in their current form
- Promote mixed-density housing developments (for example, a combination of single family detached and multi-family designed to complement each other)

Public comment was highly encouraged on these items during the meeting.

No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

This being the time and place fixed for a public hearing on the matter of Community Development Block Grant Funding for the Indianola Meals Project the Mayor Pro Tem called for any written or oral comments. City Clerk Lent stated the purpose of the hearing was to give the status of the Indianola Meals Project, during which the City intends partner with the Indianola Chamber of Commerce, Helping Hands Food Pantry and Central Iowa Shelter and Services to support small business restaurants and reduce food insecurity in Indianola. The need for this project is critical during this COVID-19 pandemic time period to halt the transmission of the virus. The amount of CDBG funding is

\$62,700. The entire amount will benefit low- and moderate-income persons within the Indianola public safety service area. No relocation of any person is required for this project. The City of Indianola encouraged anyone with comments, questions, or concerns to contact the City of Indianola during the meeting.

Furthermore, the City of Indianola is seeking to address the housing needs of low-to-moderate person through the following activities:

- Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors
- Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services
- Create a neighborhood improvement mini-grant program for neighborhood associations to be awarded funds for beautification and improvement projects on public property
- Establish building and site design criteria for multifamily development and major modifications to existing developments
- Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census
- Create a mixed-use zoning district for the area surrounding downtown and for neighborhoods (Neighborhood Mixed Use) that allows for a combination of residential and limited office or limited retail uses
- Create a mixed-use zoning district for transportation nodes and corridors (Community Mixed Use) that allows for medium/ high density residential, office, and commercial use
- Amend the zoning and subdivision regulations to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses
- Evaluate the potential of tiny housing and various cooperative housing models

The City of Indianola plans to undergo the following planned or potential activities to address housing needs:

- Maintain and promote tax abatement for new housing
- Maintain and promote tax abatement for renovations and upgrades to housing
- Reevaluate housing needs to determine if the tax abatement programs continue to be justified in their current form
- Promote mixed-density housing developments (for example, a combination of single family detached and multi-family designed to complement each other)

Public comment was highly encouraged on these items at the time of the hearing.

No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

Council Member Marchant moved to open a hearing in accordance with Chapter 56, section 56.05 of the City Code concerning seizure, impoundment and disposition of vicious animals. Council Member Hulen seconded the motion. 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.

Officer Temple provided a summary of the incident at 207 South P Street on July 4, 2020.

Mercedes Fay and De'Monte Ruth, 205 South P Street, spoke in opposition of declaring the dog a vicious animal.

The hearing was closed 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.

Kling moved and Parker seconded to receive and file the police incident report of July 4, 2020 regarding the incident at 205 S P St. The person owning, keeping, sheltering, or harboring the animal in question was given over 72-hours written notice of the time and place of the hearing. 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.

A motion was made by Kling and seconded by Southall to determine the animal to be vicious and ordered the person owning, sheltering, harboring or keeping the animal to cause it to be destroyed in a humane manner. The order shall immediately be served upon the individual or entity against whom issued in the same manner as the notice of hearing. The order shall be complied with within three (3) days of its issuance. In discussion, the City Attorney noted that the City Ordinance does not allow for a lot of discretion when the bite is above the shoulders. 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.

The first consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, making certain amendments to the adopted Fire Code was introduced on a motion by Southall and seconded by Kling. 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.

Council Member Kling introduced Resolution 2020-203 approving pre-application for the 2020 Iowa Great Places Grant. Council Member Parker seconded the motion to adopt. 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.

Resolution 2020-204 approving an amendment to the City Council TIF Program Policy was introduced on a motion by Marchant and seconded by Kling. In discussion, Community and Economic Development Director Charlie Dissell stated the current policy has some limitations and thresholds that do not fit with the recently adopted comprehensive plan. 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.

City Manager Waller asked the Council if Andrew Lent, City Clerk/CFO, could act as the delegate for Indianola at the upcoming Iowa League of Cities Conference. Council allowed.

Waller stated The Greater Des Moines Partnership has requested that the City of Indianola participate in a study of rural fiber needs in order for the Partnership to apply for a grant. The Council gave permission for participation.

Waller also presented the new Police Department logo to the Council. No funds have been spent to date on the logo.

Marchant moved and Kling seconded to receive and file correspondence from August 14, 21 and 28, 2020, weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

At 6:48 p.m. Parker moved and Hulen seconded to go into closed session in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. 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.

Marchant moved and Parker seconded to come out of closed session at 6:58 p.m. 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.

Parker moved to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government at 6:58 p.m. Council Member Kling seconded the motion. 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.

Kling moved and Hulen seconded to come out of closed session at 7:11 p.m. 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 7:11 pm on a motion by Parker and seconded by Marchant.

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Greta Southall, Mayor Pro Tem

ATTEST:

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Andrew J. Lent, City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 3 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

**Information**

In previous presentations, the Council was informed of the planned borrowing for capital projects that will soon be undertaken. The debt service for one of these projects, the Downtown Square Streetscape project will be financed through TIF revenue. In order for this to happen, the Urban Renewal Plan must be amended to specifically include this project. The Council must hold a public hearing, which under this Resolution will be set for October 19th. Also, a consultation meeting with other taxing bodies must be held and is set for October 1st. Staff recommends approval of this Resolution.

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**Fiscal Impact**

**Attachments**

Resolution Setting Hearing  
Amendment No 3

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## ITEM TO INCLUDE ON AGENDA

### CITY OF INDIANOLA, IOWA

September 21, 2020

6:00 P.M.

#### Hillcrest/Downtown Unified Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 3 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

### IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,  
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

September 21, 2020

The City Council of the City of Indianola, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 3 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION SETTING DATES OF A CONSULTATION AND  
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 3  
TO THE HILLCREST/DOWNTOWN UNIFIED URBAN  
RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF  
IOWA

WHEREAS, the City of Indianola (the "City") adopted the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area by Resolution No. 11-94 on July 5, 1994, and subsequently amended the Hillcrest Urban Renewal Plan six times; and

WHEREAS, the City adopted the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area by Resolution No. 08-01 on September 4, 2001 and subsequently amended the Downtown Urban Renewal Plan two times; and

WHEREAS, the City adopted the Hillcrest/Downtown Unified Urban Renewal Plan (the "Unified Plan" or "Unified Urban Renewal Plan") for the Hillcrest/Downtown Unified Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, by Resolution No. 2015-44 on November 16, 2015, when the City unified the existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and combined and renamed the original urban renewal plans for the two areas; and

WHEREAS, the Unified Plan has subsequently been amended by the adoption of Amendment No. 1 and Amendment No. 2, both in 2019; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

HILLCREST ORIGINAL URBAN RENEWAL AREA

A part of the North ½ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North 1/4 corner of said Section 19, thence North 89° 06' West 6.15 feet, thence South 01° 36' 20" East 1323.7 feet to the Southwest corner of the NW 1/4 NE 1/4 of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a 3° 36' 36" curve with a central angle of 51° 58' a distance of 659.0 feet, thence North 21° 03' West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

HILLCREST AMENDMENT NO. 1 SUBAREA

Beginning at a point 269.5' North of the Southeast corner of the NW 1/4 of the SE 1/4 of Section 19-76-23 thence North along West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980'

to East Corporate Limits; thence South along East Corporate Limits line within Section 20 a distance of 3,300', thence East along East Corporate Limits line 660' to East line of the NW 1/4 SW 1/4 of 20-76-23, thence South along corporate limits line to the center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00-05'-00" E) 269.5', thence West (N 00-08'-00" W) 165' to point of beginning. (Area includes Indianola Industrial Park Plats 1 & 2 and additional property.)

#### HILLCREST AMENDMENT NO. 2 SUBAREA

The East 808.65' of North 777.46' of the NE 1/4 of the NW 1/4 of Section 19, Township 76, Range 23, Indianola, Iowa. (Also known as a portion of Hillcrest Industrial Park Plat 2.)

#### HILLCREST AMENDMENT NO. 3 SUBAREA

All of the SW 1/4 SE 1/4 of Section 18-76-23, now known as Quail Meadows Subdivision, lying west of the east line of the former Railroad Right of Way including all adjacent Public Right of Way and Road Easements of record.

Beginning 555' South of the NW corner of Section 18-76-23 and running thence East 289'; thence South 170'; thence West 289'; thence North 170' to the P.O.B, and including all adjacent highway right-of-way of record.

All of the NE 1/4 NW 1/4 of Section 19-76-23 including all adjacent Public Right of Way and Road Easements of record except 18.54 acres in the NE Corner.

West 50' of the East 43 Acres in the N 1/2 of the NW 1/4 of Section 19-76-23.

Lots 1-7 of Hulen's Subdivision including all north and west adjacent Public Right of Way and Road Easements of record.

Lots 1-5 of Scenic Pointe Subdivision including all adjacent Public Right of Way and Road Easements of record.

Lots C, D, E, F, G, and H of Goodale Place within SE 1/4 SE 1/4 of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE 1/4 SE 1/4 of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

Part of the SE 1/4 SE 1/4 of Section 12-76-24 described as follows: Beginning 450' West of the SE Corner of said Section 12, thence West 242', thence North 120',

thence East 242', thence South 120' to the point of beginning including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, 4 and Parcel A of Lot 2 of Langfitt Subdivision Plat 2 including all adjacent Public Right of Way and Road Easements of record. Lot 2 was included in the Amendment No. 3 map but inadvertently omitted from the legal description.

Lots 1 & 2 of Langfitt Subdivision Plat 1 including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, and 4 of Bob Moore Subdivision including all adjacent Public Right of Way and Road Easements of record.

All of the West 229' of the North 96' of the South 242' of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 13-76-24 including all adjacent Public Right of Way and Road Easements of record except West 200' East 355.5' North 96' and except South 416' North 512' West 416' East 571.5'.

All Public Right of Way and Road Easements of record along the north boundary of the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 18-76-23, all Public Right of Way and Road Easements of record along the E  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 7-76-24.

#### HILLCREST AMENDMENT NO. 4 SUBAREA

The Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying west of railroad right-of-way except the North 100' of 18-76-23:

AND

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  except the North 100' of 18-76-23:

AND

The Southwest ¼ of the Southwest ¼ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest ¼ of the Southwest ¼ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast ¼ of the Southwest ¼ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast ¼ of the Northeast ¼ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast ¼ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast ¼ of the Northeast ¼ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast ¼ of the Northeast ¼ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

The east 140 feet of Outlot 2 in Berry's Addition to Indianola, Iowa, except the East 30 feet thereof, and except the South 150 feet thereof, and except beginning 30 feet west of the northeast corner of said Outlot 2, thence South 86.4 feet, thence northwest 121 feet to a point of beginning, thence east 85 feet to point of beginning:

AND

The South 150 feet of the East 140 feet of Outlot 2, Berry's Addition to Indianola, Iowa, EXCEPT the East 30 feet thereof:

AND

Beginning at the Northeast corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet; thence South 83 feet; thence East 20 feet; thence South 75 feet; thence East to the East line of said Outlot No. 1; thence North 158 feet to the place of beginning.

AND

Commencing at the Northeast Corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet to the point of beginning, thence South 01 26'46" East 83.00 feet, thence South 90 00'00" East 20.00 feet, thence South 01 26'46" East 75 feet, thence South 90 00'00" West 38.30 feet, thence North 01 26'46" West 158 feet, thence North 90 00'00" East 18.31 feet to the point of beginning:

AND

The West 60 feet of the East 120 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa; NOW KNOWN as Lot 2 in Auditor's Sub-division of the East 420 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa.

The W ½ of the East 60 feet of the S ½ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W ½ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

Lot 3 in Auditor's Subdivision of the East 420 feet of the South one-half of Outlot 1 in Berry's Addition to Indianola, Iowa:

AND

All of Auditor's Outlot 111, except the North 30 feet thereof, in Indianola, Warren County, Iowa; and

AND

Parcel 1:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

AND

Beginning at a point 33 feet East of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence North 238.5 feet; thence East 208.5 feet; thence South 238.5 feet; thence West 208.5 feet to the Point of Beginning, EXCEPTING therefrom the South 30 feet thereof AND EXCEPTING therefrom the North 108.5 feet thereof.

Parcel 2:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

Beginning at a point 33 feet East and 238.5 feet North of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence East 208.5 feet; thence South 108.5 feet; thence West 208.5 feet; thence North 108.5 feet to the Point of Beginning.

Parcel 3:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

The South 210.0 feet of the West 158.93 feet of the following described parcel of land; Commencing at the lead plug in the pavement marking the West Quarter corner of said Section 19; thence South 1332.5 feet; thence South 87 25' East, 241.5 feet to the Point of Beginning; thence continuing South 87 25' East, 710.18 feet; thence North 392 feet; thence West 710.18 feet; thence South 392 feet to the Point of Beginning; EXCEPT the South 30 feet thereof. (The West line of said Section 19 is taken as due North in describing this parcel of land.):

Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter Section 19, Township 76 North, Range 23 West of the 5<sup>th</sup> P.M., Warren County, Iowa, thence North 103 feet, thence East 208 ½ feet, thence South 103 feet, thence West 208 ½ feet to the place of beginning:

AND

The North 50 feet of the South Half (S ½) of the following described real estate: Beginning 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 76 North, Range 23 West of the 5th P.M. of Iowa, in Indianola, Iowa, thence North 306 feet, thence East 208 ½ feet, thence South 306 feet, thence West 208 ½ feet to the place of beginning:

AND

The N ½ of the following described real estate: Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the NW ¼ SW ¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Iowa, in Indianola, Iowa thence North 306 feet, thence East 208 ½ feet thence South 306 feet, thence West 208 ½ feet to the place of beginning.

AND

Lot 9 of Woodward's Subdivision in Indianola, Iowa (also described below).

AND

The Northwest ¼ of the Southwest ¼ of Section 19, Township 76, Range 23 Except Sunset Knolls Subdivision and except Sunset Terrace Plat 1 and except Parcel P and except parcel Q.

AND

Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23 except Sunset Terrace Plat 1 and except Hulen's Subdivision and except the east 110' of the North 250' of the Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23.

AND

A tract of land located in the SW ¼ of the NW ¼ of Section 19, Township 76, Range 23 West of the 5th P.M. in the City of Indianola, Warren County, Iowa more particularly described as: Beginning at the West ¼ corner of said Section 19, thence S87 36'50"E along the South line of the SW ¼ of the NW ¼ of said Section 19, a distance of 60.06' to an iron pin, said pin being on the East right of way line of U.S. Highways 65 & 69, thence N06 10'10"E along the East right of way line of U.S. Highways 65 & 69, a distance of 269.99' to an iron pin, thence N15 37'30"E along the East right of way line of U.S. Highways 65 & 69 a distance of 158.07' to an iron pin. Said pin being the true point of beginning, thence N15 37'30"E along the East right of way line of U.S. Highway 65 & 69, a distance of 116.76' to an iron pin. Thence N 89 47'20"E a distance of 210.00' to an iron pin, thence N00 12'40"W a distance of 399.00' to an iron pin, thence N89 47'20"E a distance of 560.00' to an

iron pin, thence S00 12'40"E a distance of 360.60' to an iron pin, thence S89 47'20"W a distance of 290.00' to an iron pin, thence N00 12'40"W a distance of 25.50' to an iron pin, thence S89 47'20"W a distance of 198.53' to an iron pin, thence S14 20'30"W a distance of 182.20' to an iron pin, thence S89 48'50"W a distance of 267.55' to an iron pin, said pin being the true point of beginning, containing 5.257 acres. SUBJECT to all easements, restrictions, encumbrances, and other matters, if any, of record:

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west ¼ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

Lots 1, 2, 3, 4, 5 and 6 of Orchard Plaza Replat

AND

Berry's Outlots 3 and 4 except the West 75' of the South 150' of Lot 4

AND

Parcels A and C of Berry's Outlot 5

AND

Lots 1, 4 and 5 and 12' alley adjoining West, Except the East 5.5', Block 25, College Addition

AND

All of Block 9 and alleys except the former Railroad R.O.W., All of Block 10 and alleys and former street R.O.W. between Blocks 9 and 10 and All of Block 12 and alleys except the West 5.5' of Windle's Addition

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Woodward's Subdivision

AND

All of the Wal-Mart Subdivision

AND

The area includes the full right-of-way of all streets forming the boundary.

AND

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

Beginning at the intersection of Highway 65/69 and Highway 92, then North on Highway 65/69 to Franklin Avenue, then West to North 1st Street, then South on North 1st Street to East Detroit Avenue, then West on East Detroit Avenue to North Buxton Street, then South on North Buxton Street to Boston Avenue, then West on Boston Avenue to B Street, then South on B Street to Highway 92, then East on Highway 92 to the point of beginning.

The area includes the full right-of-way of all the streets forming the boundary.

DOWNTOWN AMENDMENT NO. 1 SUBAREA

All of Blocks 1, 2, 3, 4, & 8 of South Indianola Addition; all of Blocks 3 & 4 of Hayworths Addition; all of Blocks 3, 4, 9, 10, & 15 of East Indianola Addition; all of Parcel A and Parcel B of Auditors Outlot 93, and Parcel D, E, & F of former Railroad Right of Way west of Auditors Outlots 103, 104, & 106, and all of Auditors Outlots 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, and former Railroad Right of Way; all of Blocks 13, 14, & 15 Windles Addition; all of the public street Right of Ways of record adjacent thereof.

DOWNTOWN AMENDMENT NO. 2 SUBAREA

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1 through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE ¼ of the SW ¼ of Section 26, Township 76 North, Range 24, Lots 5 and 6, Leonard Subdivision, Plat 2; Beginning at a point 2119.55' east and 559.0' south of the NW corner of the North ½ of the SW ¼ of Section 26, Township 76 North, Range 24, Thence South 300' to North right-of-way, Thence West 200', thence North 300', thence East 200' to point of beginning. Lots 1, 2, 3, 4 and 5 in Leonard's Subdivision; Parcels A, B and C in the NW ¼ of the SW ¼ of Section

26, Township 76 North, Range 24; The West 150' of the NW ¼ of Section 26, Township 76 North, Range 24; Lots 1, 2, 3, 4 and 5 of the Newsome Subdivision; The West 677.6' of the SW ¼ of the SW ¼, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE ¼ of the SE ¼ of Section 22, Township 76 North, Range 24; The East 150' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; The east 660' of the SE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24, The N ½ of the SE ¼ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East ½ of the SE ¼ of the SE ¼ of Section 27, Township 76 North, Range 24; Lot 1 of Naberhaus Subdivision; Lots 1, 2 and 3 of the Subdivision of Lot 1, except the South 125' of the Naberhaus Subdivision Plat 2; South 125' of Lot 1 of Naberhaus Subdivision Plat 2; South 150' of East 512.5' and the West 2' of the East 512.15' of North 125' South 275' of Lot 2 Naberhaus Subdivision Plat 2; The East 512.15' of the NE ¼ of the NE ¼ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE ¼ of the NE ¼ except the South 438.9' of Section 34, Township 76 North, Range 24; Lots 1, 2, 3, 39, 40 and 41 Deer Run Plat 2; Lot 1 Deer Run Plat 4; All portions of Lot 3 Deer Run Subdivision which lies in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE ¼ of SW ¼ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW ¼ of the SW ¼ Section 26, Township 76 North, Range 24; The West 430' of the NW ¼ of the NW ¼ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW ¼ of the NW ¼ Section 35, Township 76 North, Range 24 which lies within the corporate limits except for Deer Run Subdivision Plat 2: Lot 1 and Lots 8 through 29 Lennie's Subdivision; Lots 1 through 7 Block 2, Buxton Addition; Lots 1 and 2, Block 1, Buxton Addition: Lots 1, 2 and Outlot X in the F.S.I. Addition; Auditor's Outlot 123; All of Blocks 1, 4 and 5 of Day's Addition; Auditor's Outlots 133, 134, 135, 137, 138 and Lot 136 except the South 282' and Lot A of Auditor's Outlot 139, 140 and 141; All of Auditor's Outlots 142, 143, 144, 145 and 146, all of the Public Alley and Street Right of Ways of Record Adjacent Thereof.

The Unified Urban Renewal Area also includes the full boundary of any City-owned right-of-way within or adjacent to any Hillcrest Urban Renewal Subarea and any Downtown Urban Renewal Subarea as unified by the Hilcrest/Downtown Unified Urban Renewal Plan.

#### UNIFIED AMENDMENT NO. 1 SUBAREA

The following property was REMOVED from the Area by Unified Amendment No. 1:

Beginning at a point 269.5' North of the Southeast corner of the NW ¼ of the SE ¼ of Section 19-76-23 thence North along the West line until said line intersects

the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to the Northeast corner of the West ¼ of the NW ¼ of Section 20-76-23; thence South along the East line of the of the West ¼ of the NW ¼ of Section 20-76-23 to the Northeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence South along the East line of the of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23 to the Southeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence East along the North line of the SE ¼ of the NW ¼ of the SW ¼ of Section 20-76-23, 660' to East line of the NW ¼ SW ¼ of Section 20-76-23, thence South along the East line of the of the NW ¼ of the SW ¼ of Section 20-76-23 to center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00°-05'-00" E) 269.5', thence West (N 00°-08'-00" W) 165' to point of beginning. (area includes Indianola Industrial Park Plats 1 & 2 and additional property).

#### UNIFIED AMENDMENT NO. 2 SUBAREA

The South 50' of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼), of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa; and

The South 50' of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼), lying East of the railroad right-of-way, of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa; and

The East Half of the North Three-quarters of the East Half (E ½ N ¾ E ½), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), thence North 16 rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W ½ SE ¼ NE ¼) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N ½ SW ¼) and the West Half of the Northwest Quarter (W ½ NW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa

(Parcel IDs 49023200440, 49023200441, 49023200460, 49023200462, 49023200469, 49023200500, 49023200620, 49023200643 and 49023200644); and

The North 33' of the South Half of the Southwest Quarter (S ½ SW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 3 to the Plan ("Amendment No. 3" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 3 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 3 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 3 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 3 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the October 1, 2020, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 10:00 A.M., and the City Clerk, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 3, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF INDIANOLA, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 3 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF INDIANOLA, STATE OF IOWA

The City of Indianola, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on October 1, 2020, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa concerning a proposed Amendment No. 3 to the Hillcrest/Downtown Unified Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Clerk, or his delegate, as the designated representative of the City of Indianola, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 3 to the Hillcrest/Downtown Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 3 before the City Council at its meeting which commences at 6:00 P.M. on October 19, 2020, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Indianola Record Herald, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A  
PROPOSED AMENDMENT NO. 3 TO THE  
HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN  
FOR AN URBAN RENEWAL AREA IN THE CITY OF INDIANOLA,  
STATE OF IOWA

The City Council of the City of Indianola, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on October 19, 2020 in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, to consider adoption of a proposed Amendment No. 3 to the Hillcrest/Downtown Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Indianola, State of Iowa.

Due to public health concerns related to COVID-19, the public may access the meeting in person or electronically, pursuant to Iowa Code Section 21.8, via Zoom as follows:

<https://zoom.us/j/97147302326?pwd=SnNQV1JJQ1FGRDBSUkxUZmZNMzV5QT09>

Or Telephone:

(301)715-8592, (312)626-6799, (646)558-8656, (253)215-8782, (346)248-7799, or  
(669)900-9128

Webinar ID: 971 4730 2326

Passcode: 157647

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing. Please check the posted agenda in advance of the October 19, 2020 meeting for any updates to the manner in which the public may access the hearing. Please contact the City Clerk's office at [alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov) if you have questions about the format of the meeting, or to request a copy of the Amendment.

The Urban Renewal Area contains the land legally described as follows:

HILLCREST ORIGINAL URBAN RENEWAL AREA

A part of the North ½ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North 1/4 corner of said Section 19, thence North 89° 06' West 6.15 feet, thence South 01° 36' 20" East 1323.7 feet to the Southwest corner of the NW 1/4 NE 1/4 of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a 3° 36' 36" curve with a central angle of 51° 58' a distance of 659.0 feet, thence North 21° 03' West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

HILLCREST AMENDMENT NO. 1 SUBAREA

Beginning at a point 269.5' North of the Southeast corner of the NW 1/4 of the SE 1/4 of Section 19-76-23 thence North along West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to East Corporate Limits; thence South along East Corporate Limits line within Section 20 a distance of 3,300', thence East along East Corporate Limits line 660' to East line of the NW 1/4 SW 1/4 of 20-76-23, thence South along corporate limits line to the center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00-05'-00" E) 269.5', thence West (N 00-08'-00" W) 165' to point of beginning. (Area includes Indianola Industrial Park Plats 1 & 2 and additional property.)

#### HILLCREST AMENDMENT NO. 2 SUBAREA

The East 808.65' of North 777.46' of the NE 1/4 of the NW 1/4 of Section 19, Township 76, Range 23, Indianola, Iowa. (Also known as a portion of Hillcrest Industrial Park Plat 2.)

#### HILLCREST AMENDMENT NO. 3 SUBAREA

All of the SW 1/4 SE 1/4 of Section 18-76-23, now known as Quail Meadows Subdivision, lying west of the east line of the former Railroad Right of Way including all adjacent Public Right of Way and Road Easements of record.

Beginning 555' South of the NW corner of Section 18-76-23 and running thence East 289'; thence South 170'; thence West 289'; thence North 170' to the P.O.B, and including all adjacent highway right-of-way of record.

All of the NE 1/4 NW 1/4 of Section 19-76-23 including all adjacent Public Right of Way and Road Easements of record except 18.54 acres in the NE Corner.

West 50' of the East 43 Acres in the N 1/2 of the NW 1/4 of Section 19-76-23.

Lots 1-7 of Hulen's Subdivision including all north and west adjacent Public Right of Way and Road Easements of record.

Lots 1-5 of Scenic Pointe Subdivision including all adjacent Public Right of Way and Road Easements of record.

Lots C, D, E, F, G, and H of Goodale Place within SE 1/4 SE 1/4 of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE 1/4 SE 1/4 of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

Part of the SE 1/4 SE 1/4 of Section 12-76-24 described as follows: Beginning 450' West of the SE Corner of said Section 12, thence West 242', thence North 120', thence East 242', thence South 120' to the point of beginning including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, 4 and Parcel A of Lot 2 of Langfitt Subdivision Plat 2 including all adjacent Public Right of Way and Road Easements of record. Lot 2 was included in the Amendment No. 3 map but inadvertently omitted from the legal description.

Lots 1 & 2 of Langfitt Subdivision Plat 1 including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, and 4 of Bob Moore Subdivision including all adjacent Public Right of Way and Road Easements of record.

All of the West 229' of the North 96' of the South 242' of the NW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE ¼ NE ¼ of Section 13-76-24 including all adjacent Public Right of Way and Road Easements of record except West 200' East 355.5' North 96' and except South 416' North 512' West 416' East 571.5'.

All Public Right of Way and Road Easements of record along the north boundary of the NW ¼ NE ¼ Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the E ½ SE ¼ of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE ¼ NE ¼ of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW ¼ NW ¼ of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW ¼ SW ¼ of Section 7-76-24.

#### HILLCREST AMENDMENT NO. 4 SUBAREA

The Northwest ¼ of the Southeast ¼ lying west of railroad right-of-way except the North 100' of 18-76-23:

AND

The Northeast ¼ of the Southwest ¼ except the North 100' of 18-76-23:

AND

The Southwest ¼ of the Southwest ¼ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest ¼ of the Southwest ¼ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast ¼ of the Southwest ¼ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast ¼ of the Northeast ¼ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast ¼ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast ¼ of the Northeast ¼ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast ¼ of the Northeast ¼ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

The east 140 feet of Outlot 2 in Berry's Addition to Indianola, Iowa, except the East 30 feet thereof, and except the South 150 feet thereof, and except beginning 30 feet west of the northeast corner of said Outlot 2, thence South 86.4 feet, thence northwest 121 feet to a point of beginning, thence east 85 feet to point of beginning:

AND

The South 150 feet of the East 140 feet of Outlot 2, Berry's Addition to Indianola, Iowa, EXCEPT the East 30 feet thereof:

AND

Beginning at the Northeast corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet; thence South 83 feet; thence East 20 feet; thence South 75 feet; thence East to the East line of said Outlot No. 1; thence North 158 feet to the place of beginning.

AND

Commencing at the Northeast Corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet to the point of beginning, thence South 01 26'46" East 83.00 feet, thence South 90 00'00" East 20.00 feet, thence South 01 26'46" East 75 feet, thence South 90 00'00" West 38.30 feet, thence North 01 26'46" West 158 feet, thence North 90 00'00" East 18.31 feet to the point of beginning:

AND

The West 60 feet of the East 120 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa; NOW KNOWN as Lot 2 in Auditor's Sub-division of the East 420 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa.

The W ½ of the East 60 feet of the S ½ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W ½ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

Lot 3 in Auditor's Subdivision of the East 420 feet of the South one-half of Outlot 1 in Berry's Addition to Indianola, Iowa:

AND

All of Auditor's Outlot 111, except the North 30 feet thereof, in Indianola, Warren County, Iowa; and

AND

Parcel 1:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

AND

Beginning at a point 33 feet East of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence North 238.5 feet; thence East 208.5 feet; thence South 238.5 feet; thence West 208.5 feet to the Point of Beginning, EXCEPTING therefrom the South 30 feet thereof AND EXCEPTING therefrom the North 108.5 feet thereof.

Parcel 2:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

Beginning at a point 33 feet East and 238.5 feet North of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence East 208.5 feet; thence South 108.5 feet; thence West 208.5 feet; thence North 108.5 feet to the Point of Beginning.

Parcel 3:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

The South 210.0 feet of the West 158.93 feet of the following described parcel of land; Commencing at the lead plug in the pavement marking the West Quarter corner of said Section 19; thence South 1332.5 feet; thence South 87 25' East, 241.5 feet to the Point of Beginning; thence continuing South 87 25' East, 710.18 feet; thence North 392 feet; thence West 710.18 feet; thence South 392 feet to the Point of Beginning; EXCEPT the South 30 feet thereof. (The West line of said Section 19 is taken as due North in describing this parcel of land.):

Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter Section 19, Township 76 North, Range 23 West of the 5<sup>th</sup> P.M., Warren County, Iowa, thence North 103 feet, thence East 208 ½ feet, thence South 103 feet, thence West 208 ½ feet to the place of beginning:

AND

The North 50 feet of the South Half (S ½) of the following described real estate: Beginning 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 76 North, Range 23 West of the 5<sup>th</sup> P.M. of Iowa, in Indianola, Iowa, thence North 306 feet, thence East 208 ½ feet, thence South 306 feet, thence West 208 ½ feet to the place of beginning:

AND

The N ½ of the following described real estate: Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the NW ¼ SW ¼ of Section 19, Township 76 North, Range 23 West of the 5<sup>th</sup> P.M., Iowa, in Indianola, Iowa thence North 306 feet, thence East 208 ½ feet thence South 306 feet, thence West 208 ½ feet to the place of beginning.

AND

Lot 9 of Woodward's Subdivision in Indianola, Iowa (also described below).

AND

The Northwest ¼ of the Southwest ¼ of Section 19, Township 76, Range 23 Except Sunset Knolls Subdivision and except Sunset Terrace Plat 1 and except Parcel P and except parcel Q.

AND

Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23 except Sunset Terrace Plat 1 and except Hulen's Subdivision and except the east 110' of the North 250' of the Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23.

AND

A tract of land located in the SW ¼ of the NW ¼ of Section 19, Township 76, Range 23 West of the 5th P.M. in the City of Indianola, Warren County, Iowa more particularly described as: Beginning at the West ¼ corner of said Section 19, thence S87 36'50"E along the South line of the SW ¼ of the NW ¼ of said Section 19, a distance of 60.06' to an iron pin, said pin being on the East right of way line of U.S. Highways 65 & 69, thence N06 10'10"E along the East right of way line of U.S. Highways 65 & 69, a distance of 269.99' to an iron pin, thence N15 37'30"E along the East right of way line of U.S. Highways 65 & 69 a distance of 158.07' to an iron pin. Said pin being the true point of beginning, thence N15 37'30"E along the East right of way line of U.S. Highway 65 & 69, a distance of 116.76' to an iron pin. Thence N 89 47'20"E a distance of 210.00' to an iron pin, thence N00 12'40"W a distance of 399.00' to an iron pin, thence N89 47'20"E a distance of 560.00' to an iron pin, thence S00 12'40"E a distance of 360.60' to an iron pin, thence S89 47'20"W a distance of 290.00' to an iron pin, thence N00 12'40"W a distance of 25.50' to an iron pin, thence S89 47'20"W a distance of 198.53' to an iron pin, thence S14 20'30"W a distance of 182.20' to an iron pin, thence S89 48'50"W a distance of 267.55' to an iron pin, said pin being the true point of beginning, containing 5.257 acres. SUBJECT to all easements, restrictions, encumbrances, and other matters, if any, of record:

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west ¼ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

Lots 1, 2, 3, 4, 5 and 6 of Orchard Plaza Replat

AND

Berry's Outlots 3 and 4 except the West 75' of the South 150' of Lot 4

AND

Parcels A and C of Berry's Outlot 5

AND

Lots 1, 4 and 5 and 12' alley adjoining West, Except the East 5.5', Block 25, College Addition

AND

All of Block 9 and alleys except the former Railroad R.O.W., All of Block 10 and alleys and former street R.O.W. between Blocks 9 and 10 and All of Block 12 and alleys except the West 5.5' of Windle's Addition

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Woodward's Subdivision

AND

All of the Wal-Mart Subdivision

AND

The area includes the full right-of-way of all streets forming the boundary.

AND

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

Beginning at the intersection of Highway 65/69 and Highway 92, then North on Highway 65/69 to Franklin Avenue, then West to North 1st Street, then South on North 1st Street to East Detroit Avenue, then West on East Detroit Avenue to North Buxton Street, then South on North Buxton Street to Boston Avenue, then West on Boston Avenue to B Street, then South on B Street to Highway 92, then East on Highway 92 to the point of beginning.

The area includes the full right-of-way of all the streets forming the boundary.

DOWNTOWN AMENDMENT NO. 1 SUBAREA

All of Blocks 1, 2, 3, 4, & 8 of South Indianola Addition; all of Blocks 3 & 4 of Hayworths Addition; all of Blocks 3, 4, 9, 10, & 15 of East Indianola Addition; all of Parcel A and Parcel B of Auditors Outlot 93, and Parcel D, E, & F of former Railroad Right of Way west of Auditors Outlots 103, 104, & 106, and all of Auditors Outlots 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, and former Railroad Right of Way; all of Blocks 13, 14, & 15 Windles Addition; all of the public street Right of Ways of record adjacent thereof.

DOWNTOWN AMENDMENT NO. 2 SUBAREA

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1 through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE ¼ of the SW ¼ of Section 26, Township 76 North, Range 24, Lots 5 and 6, Leonard Subdivision, Plat 2; Beginning at a point 2119.55' east and 559.0' south of the NW corner of the North ½ of the SW ¼ of Section 26, Township 76 North, Range 24, Thence South 300' to North right-of-way, Thence West 200', thence North 300', thence East 200' to point of beginning. Lots 1, 2, 3, 4 and 5 in Leonard's Subdivision; Parcels A, B and C in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; The West 150' of the NW ¼ of Section 26, Township 76 North, Range 24; Lots 1, 2, 3,

4 and 5 of the Newsome Subdivision; The West 677.6' of the SW ¼ of the SW ¼, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE ¼ of the SE ¼ of Section 22, Township 76 North, Range 24; The East 150' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; The east 660' of the SE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24, The N ½ of the SE ¼ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East ½ of the SE ¼ of the SE ¼ of Section 27, Township 76 North, Range 24; Lot 1 of Naberhaus Subdivision; Lots 1, 2 and 3 of the Subdivision of Lot 1, except the South 125' of the Naberhaus Subdivision Plat 2; South 125' of Lot 1 of Naberhaus Subdivision Plat 2; South 150' of East 512.5' and the West 2' of the East 512.15' of North 125' South 275' of Lot 2 Naberhaus Subdivision Plat 2; The East 512.15' of the NE ¼ of the NE ¼ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE ¼ of the NE ¼ except the South 438.9' of Section 34, Township 76 North, Range 24; Lots 1, 2, 3, 39, 40 and 41 Deer Run Plat 2; Lot 1 Deer Run Plat 4; All portions of Lot 3 Deer Run Subdivision which lies in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE ¼ of SW ¼ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW ¼ of the SW ¼ Section 26, Township 76 North, Range 24; The West 430' of the NW ¼ of the NW ¼ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW ¼ of the NW ¼ Section 35, Township 76 North, Range 24 which lies within the corporate limits except for Deer Run Subdivision Plat 2: Lot 1 and Lots 8 through 29 Lennie's Subdivision; Lots 1 through 7 Block 2, Buxton Addition; Lots 1 and 2, Block 1, Buxton Addition: Lots 1, 2 and Outlot X in the F.S.I. Addition; Auditor's Outlot 123; All of Blocks 1, 4 and 5 of Day's Addition; Auditor's Outlots 133, 134, 135, 137, 138 and Lot 136 except the South 282' and Lot A of Auditor's Outlot 139, 140 and 141; All of Auditor's Outlots 142, 143, 144, 145 and 146, all of the Public Alley and Street Right of Ways of Record Adjacent Thereof.

The Unified Urban Renewal Area also includes the full boundary of any City-owned right-of-way within or adjacent to any Hillcrest Urban Renewal Subarea and any Downtown Urban Renewal Subarea as unified by the Hillcrest/Downtown Unified Urban Renewal Plan.

#### UNIFIED AMENDMENT NO. 1 SUBAREA

The following property was REMOVED from the Area by Unified Amendment No. 1:

Beginning at a point 269.5' North of the Southeast corner of the NW ¼ of the SE ¼ of Section 19-76-23 thence North along the West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to the Northeast corner of the West ¼ of the NW ¼ of Section 20-76-23; thence South along the East line of the of the West ¼ of the NW ¼ of Section 20-76-23 to the Northeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence South along the East line of the of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23 to the Southeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence East along the North line of the SE ¼ of the NW ¼ of the SW ¼ of Section 20-76-23, 660' to East line of the NW ¼ SW ¼ of Section 20-76-23, thence South along the East line of the of the NW ¼ of the SW ¼ of Section 20-76-23 to center line of East Iowa Avenue, thence West along center line a

distance of 2,458.22', thence North (N 00°-05'-00" E) 269.5', thence West (N 00°-08'-00" W) 165' to point of beginning. (area includes Indianola Industrial Park Plats 1 & 2 and additional property).

#### UNIFIED AMENDMENT NO. 2 SUBAREA

The South 50' of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼), of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa; and

The South 50' of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼), lying East of the railroad right-of-way, of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa; and

The East Half of the North Three-quarters of the East Half (E ½ N ¾ E ½), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), thence North 16 rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W ½ SE ¼ NE ¼) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N ½ SW ¼) and the West Half of the Northwest Quarter (W ½ NW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa (Parcel IDs 49023200440, 49023200441, 49023200460, 49023200462, 49023200469, 49023200500, 49023200620, 49023200643 and 49023200644); and

The North 33' of the South Half of the Southwest Quarter (S ½ SW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5<sup>th</sup> P.M., Warren County, Iowa.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Indianola, Iowa.

The City of Indianola, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City

also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 3 would add and/or confirm the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 3, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 3 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 21<sup>st</sup> day of September, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

ATTACH THE AMENDMENT  
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF WARREN )

I, the undersigned City Clerk of the City of Indianola, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
City Clerk, City of Indianola, State of Iowa

(SEAL)

01763552-1\13538-162

**AMENDMENT NO. 3**

**TO**

**HILLCREST/DOWNTOWN UNIFIED  
URBAN RENEWAL PLAN**

**CITY OF INDIANOLA, IOWA**

Hillcrest Urban Renewal Area – 1994  
Amendments #1 – #6  
(#1 – 1998, #2 – 2001, #3 – 2005, #4 – 2009, #5 – 2010, #6 – 2015)

Downtown Urban Renewal Area – 2001  
Amendment #1 – 2005  
Amendment #2 – 2007

Unified Urban Renewal Plan 2015  
Amendment No. 1 – 2019  
Amendment No. 2 - 2019  
Amendment No. 3 - 2020

## EXHIBIT 1

### **AMENDMENT NO. 3 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN CITY OF INDIANOLA, IOWA**

The Hillcrest/Downtown Unified Urban Renewal Plan (the "Plan" or "Unified Urban Renewal Plan" or "Unified Plan") for the Hillcrest/Downtown Unified Urban Renewal Area (the "Area" or "Urban Renewal Area") was adopted in 2015 when the City of Indianola (the "City") unified the City's existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and combined and renamed the original urban renewal plans for the two areas. The Unified Plan has been amended twice in 2019.

The City is further amending the Unified Plan with the adoption of this Amendment No. 3 to the Plan ("Amendment No. 3" or "Amendment") to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Unified Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Unified Plan.

#### **DEVELOPMENT PLAN/ZONING**

The City has a general plan for the physical development of the City as a whole outlined in the Elevate Indianola comprehensive plan, adopted by the City on May 18, 2020. The goals and objectives of the Plan, as previously amended, and the projects outlined in this Amendment, are in conformity with the Elevate Indianola comprehensive plan.

The Unified Urban Renewal Plan, as amended, does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, if any, is set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

#### **PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS**

Numerous Urban Renewal Projects have previously been approved and are continuing. Such projects are not listed in this Amendment but may consist of a variety of urban renewal projects. This Amendment does not alter the description of those previously approved Projects.

EXHIBIT 1

**ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 3)**

Although certain project activities may occur over a period of years, in addition to the projects previously approved in the Urban Renewal Plan, as previously amended, the Eligible Urban Renewal Project under this Amendment includes:

1. **Public Improvements:**

<u>Project</u>	<u>Estimated Date</u>	<u>Estimated Cost</u>	<u>Rationale why the project promotes economic development</u>
<p>Downtown square streetscape project - To make street and sidewalk improvements around the downtown square in area that includes one-half block off the square in every direction. This will include improvements to sidewalks, streets, landscaping, utilities, and other public infrastructure in the portion of the UR Area within the following boundary and including the identified right of ways forming the boundary:</p> <ul style="list-style-type: none"> <li>• Boston Avenue from 1st Street west to B Street</li> <li>• B Street from Boston Avenue south to 2nd Avenue</li> <li>• 2nd Avenue from B Street east to 1st Street</li> <li>• 1st Street from 2nd Avenue north to Boston Avenue</li> </ul> <p>The project may include changing Howard and Buxton Street to two-way streets (currently one-way), relocation of drop-off mailbox location near post office on Buxton and the traffic signal at Buxton and Second Avenue (Highway 92).</p>	2020-2021	\$4,700,000	Provides a more welcoming, enticing, pedestrian-friendly area for people to visit, shop and eat. The improved commerce will encourage other businesses to expand or locate in the Area.
	Total:	\$4,700,000  These costs are anticipated to be paid for with a	

EXHIBIT 1

		combination of state or private grants, private contributions, and City funding
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**2. Tax Rebate or other Development Agreements**

A. *Future Development Agreements:* The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$1,000,000.

**3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$50,000

**FINANCIAL DATA**

1.	July 1, 2020 constitutional debt limit:	\$52,695,730
2.	Current outstanding general obligation debt:	\$9,596,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Proposed Eligible Urban Renewal Project (Amendment No. 3) has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 3 are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the	\$5,750,000  (Note: the above figures do not include debt service or financing costs).

EXHIBIT 1

	Proposed Eligible Urban Renewal Project (Amendment No. 3) as described above will be approximately as indicated in the adjacent column:	
--	---	--

**EFFECTIVE PERIOD**

This Unified Urban Renewal Plan Amendment No. 3 will become effective upon its adoption by the City Council and remain in effect until repealed. Notwithstanding anything to the contrary in the Unified Plan, any prior amendment, resolution, or document, the Unified Plan shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, in the Urban Renewal Area will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on all subareas of the Area for the maximum period allowed by law.

**REPEALER AND SEVERABILITY CLAUSE**

Any parts of the Unified Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Unified Plan as a whole, any part of the Unified Plan, as previously amended, or any part of this Amendment, not determined to be invalid or unconstitutional.

01763293-1\13538-162

Meeting Date: 09/21/2020

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**Information**

**Subject**

A renewal Special Class C Liquor License with outdoor sales privilege for St Thomas Aquinas Church, located at 210 R63 Hwy, Indianola.

**Information**

Council will need to consider a renewal Special Class C Liquor License and Outdoor Sales Privilege for St Thomas Aquinas Church, located at 210 R63 Hwy, Indianola. Owner is Christopher Fontanini. All paperwork is in order and staff has approved.

---

**Fiscal Impact**

**Attachments**

*No file(s) attached.*

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Meeting Date: 09/21/2020

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**Information**

**Subject**

A renewal Class C Liquor License with catering, outdoor service and Sunday sales privileges for Los Padrinos LLC, dba El Padrino Mexican Restaraunt, located at 200 S Jefferson Way.

**Information**

Council will need to consider a renewal Class C Liquor License with catering, outdoor service and Sunday sales privileges for Los Padrinos LLC, dba El Padrino Mexican Restaraunt, located at 200 S Jefferson Way. The owners are Francisco Delapaz, Benjamin Magna and Jose Magna. All paperwork is in order and staff has approved.

---

**Fiscal Impact**

**Attachments**

*No file(s) attached.*

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Meeting Date: 09/21/2020

---

**Information**

**Subject**

Approval of an event application from Indianola Parks & Recreation for the Children's Costume Party on October 31, 2020 from 6:00 a.m. to 1:00 p.m.

**Information**

The Indianola Parks and Recreation Department is planning the annual Halloween party on the Square on Saturday, October 31, 2020. They are requesting to use Ashland Avenue, Buxton Street, Salem Avenue and Howard Street on the Square. No lanes will be open to traffic from 6:00 a.m. to 1:00 p.m.

The event is still tentative and may be canceled at a later date.

All paperwork is in order and staff has approved.

---

**Fiscal Impact**

**Attachments**

Trunk or Treat Application

---

OFFICE OF CITY CLERK

JUL 27 2020

INDIANOLA, IOWA



*Library  
Trunk or Treat*

Indianola Special Event Application Form

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](mailto: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 streets/trails/parks/lane closures, location of barrier/barricades, stages, platforms, parking, etc.
- NA* Map B attached – shows where vendors are expected to park vehicles off the Square
- NA* 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.indianolaiowa.gov](http://www.indianolaiowa.gov)**

**E-Mail: [dbowlin@cityofindianola.com](mailto:dbowlin@cityofindianola.com)**



Narrative:

**Please describe your request and event:**

The library would like to host a Trunk or Treat event with the City of Indianola Departments and IMU in the library parking lot. Departments will decorate vehicles and distribute treats to trick or treaters. This event will be open to the public.

**Please describe what streets, trails or parks you are planning to close or use:**

We are requesting to close C Street between Ashland and Boston.

**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 for planned event. 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 anticipating a crowd of about 400, more than half of which will be children. We will not be serving alcohol.

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

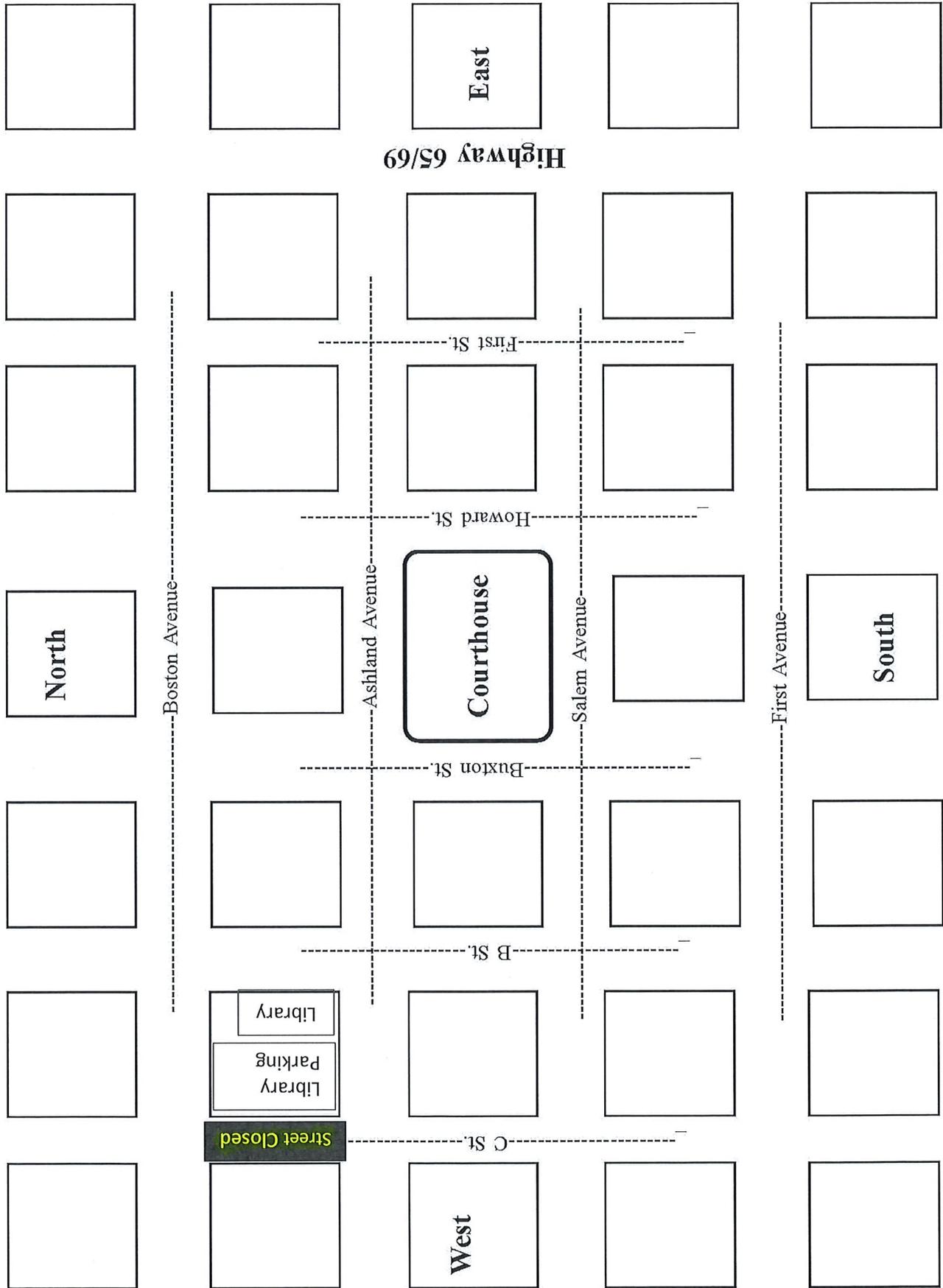
We will give prior notification of the event to the Indianola Police and Fire Departments and will immediately contact them during the event if needs arise.

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

We will have volunteers scheduled to clean the site immediately after the event. Garbage and recycable goods will be discarded in the library's trash and recycling bins.

*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.indianolaiowa.gov  
E-Mail: dbowlin@cityofindianola.com**



Meeting Date: 09/21/2020

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**Information**

**Subject**

Approval of an event application from Thrive Church for the Hillbilly Hike Half Marathon on November 7, 2020 from 6:00 a.m. to 9:00 a.m.

**Information**

Thrive Church will be hosting their annual Hillbilly Hike Half Marathon on November 7, 2020 from 6:00 a.m. to 9:00 a.m. They are requesting to use E 1st Avenue in front of the High School to North 9th Street to the McVay Trail all the way to Carlisle. Volunteers will man intersections to protect the runners as they leave town. Staff has approved, pending receipt of the certificate of insurance.

---

**Fiscal Impact**

**Attachments**

Hillbilly Hike Application

---

Event Name: Hillbilly Hike Half marathon

Event Type (Check all that apply):

Parade       Bike Ride/Race       Concert

Running Event: Fun Run  Timed Race

Will trails/sidewalks be utilized? Yes  No

Other (please specify): \_\_\_\_\_

Date/Time of Event: 11/7/20

Location of Event: ~~IND~~ Indianola High School

Event Sponsor(s): Thrive Church

**Contact Information:**

Organization: THRIVE Church + The Next mile

Contact Name: Ryan Foust

Address: 1216 S. 4th St

Telephone Number: 515-321-9019

Cell Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email Address: Iowa.Hillbilly.Hike@gmail.com

Today's Date: 8/19/20

Anticipated Attendance: 250 Per Day      250 Total

**Event Information:**

Setup Begins	Date: <u>11/7</u>	Time <u>6 Am</u>	Day of Week <u>Saturday</u>
Event Starts	Date: <u>11/7</u>	Time <u>8 Am</u>	Day of Week <u>Saturday</u>
Event Ends	Date: <u>11/7</u>	Time <u>8:45 Am</u>	Day of Week <u>Saturday</u>
Dismantle	Date: <u>11/7</u>	Time <u>9:00 Am</u>	Day of Week <u>Saturday</u>

  
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.indianolaiowa.gov  
E-Mail: requests@indianolaiowa.gov

Narrative:

Please describe your request and event:

Fundraise for Mission work.

Please describe what streets, trails or parks you are planning to close or use:

Race starts in front of IHS then to 9<sup>th</sup> st. then to McVay trail all the way to Carlisle

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 for planned event. 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.

Similar to years past, but with less people allowed to take place in race. Volunteers will wear proper PPE + Runners will socially distant. Start line will allow two people to start every 5 seconds to maintain left apart, volunteer will man intersection to protect runners as they make their way through town.

Please describe your emergency/medical plan, including your communication procedures.

Attach additional sheets if necessary.

We work closely with Radio management group to ensure communication throughout the course as well as Troy Bass through emergency management.

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

Volunteers clean up every detail + will be like we were never here!

**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.indianolaiowa.gov**

**E-Mail: requests@indianolaiowa.gov**

Late Fee: Cash: \_\_\_\_\_ Check: \_\_\_\_\_ Received By: \_\_\_\_\_

OFFICE USE ONLY

DATE RECEIVED:				
	Signature	Date	Approved	Denied
Police Department:				
Fire Department:				
Public Works:				
City Manager:				
Park and Recreation Department				

**RETURN PERMIT APPLICATION TO:**  
110 North First Street, PO Box 299  
Indianola, Iowa 50125  
Phone: 515-961-9410 Fax: 515-961-9402  
www.indianolaiowa.gov  
E-Mail: requests@indianolaiowa.gov



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## Indianola Special Event Application Form

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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 [requests@indianolaiowa.gov](mailto:requests@indianolaiowa.gov) 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 streets/trails/parks/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**

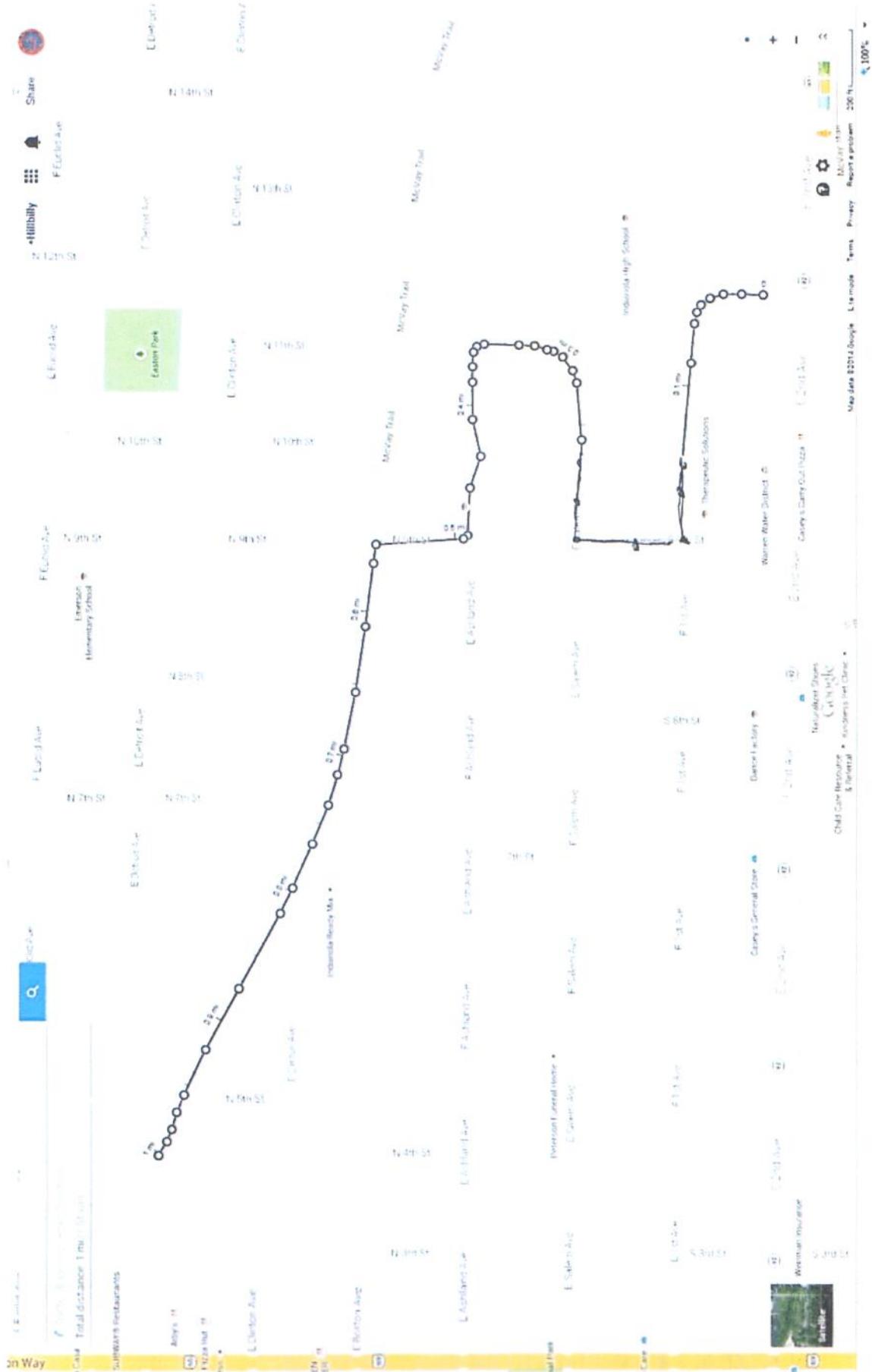
**Indianola, Iowa 50125**

**Phone: 515-961-9410 Fax: 515-961-9402**

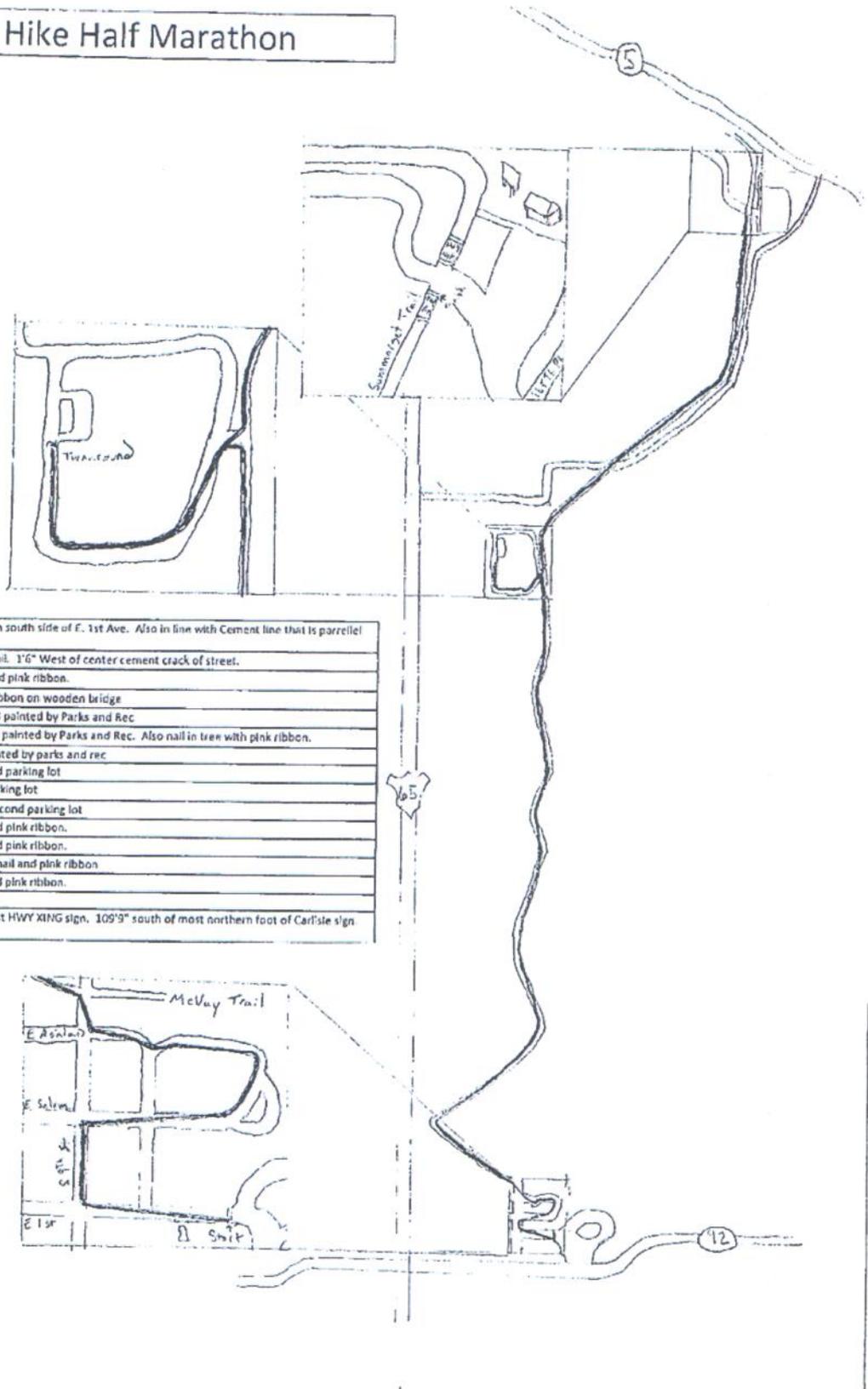
**[www.indianolaiowa.gov](http://www.indianolaiowa.gov)**

**E-Mail: [requests@indianolaiowa.gov](mailto:requests@indianolaiowa.gov)**

Diagram of the 1<sup>st</sup> Mile of the Hillbilly Hike Half Marathon. The race will start in front of the IHS on 1<sup>st</sup> St, use the High School Parking lot, then exit onto 9<sup>th</sup> street for approx. a block until connecting with the McVay Trail which it will use the rest of the way out of town. We are working with the Indianola Fire Dept. to secure and train volunteers to help ensure safety for participants, spectators, and provide traffic control along the course where it intersects with or uses city streets.



# Hillbilly Hike Half Marathon



Start	65'4" east of Fire Hydrant on south side of E. 1st Ave. Also in line with Cement line that is parallel with Door to School
Mile 1	In middle of E. 15th St on trail. 1'6" West of center cement crack of street.
Mile 2	Marked on Tree with nail and pink ribbon.
Mile 3	Marked with nail and pink ribbon on wooden bridge
Mile 4	66'6" south of Mile marker 3 painted by Parks and Rec
Mile 5	2'10" north of mile marker 4 painted by Parks and Rec. Also nail in tree with pink ribbon.
Mile 6	Center of Mile marker 5 painted by parks and rec
Mile 7	31'1" NE of Yellow sign in 3rd parking lot
Turnaround	116'0" South of turn into parking lot
Mile 8	29'0" SW of yellow sign in second parking lot
Mile 9	Marked on Tree with nail and pink ribbon.
Mile 10	Marked on Tree with nail and pink ribbon.
Mile 11	Marked on Gravel side with nail and pink ribbon
Mile 12	Marked on Tree with nail and pink ribbon.
Mile 13	12'6" north of start of bridge
Finish	Center of last solid line on 1st HWY XING sign. 109'9" south of most northern foot of Carlisle sign

Meeting Date: 09/21/2020

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**Information**

**Subject**

Approval of an event application from Emerson PTO and waiver of the late submission fee.

**Information**

Emerson PTO would like to hold a drive-thru Donut Fundraiser in the City Hall south parking lot on September 26 from 6:45 a.m. to 10:15 a.m.

The event was originally planned for last spring but, due to COVID, plans have had to change. The PTO has requested that Council waives the \$50 late application submission fee.

Staff recommends that Council approves the waiver and the event application pending department head approval and receipt of the certificate of insurance.

---

**Fiscal Impact**

**Attachments**

Donut Fundraiser

---

Event Name: Krispy Kreme Donut Fundraiser - Emerson Elementary

Event Type (Check all that apply):

Parade  Bike Ride/Race  Concert

Running Event: Fun Run  Timed Race   
Will trails/sidewalks be utilized? Yes  No

Other (please specify): Fundraiser

Date/Time of Event: 7am - 10am / 9/26/20

Location of Event: Indianola Police Dept. Parking lot

Event Sponsor(s): Emerson PTA

Contact Information:

Organization: Emerson PTA

Contact Name: Andrea Semple

Address: 1404 E Franklin Ave Indianola, IA 50125

Telephone Number: \_\_\_\_\_

Cell Phone Number: 515-423-6330

Fax Number: \_\_\_\_\_

Email Address: Andrea.Semple1012@gmail.com

Today's Date: 9/2/20

Anticipated Attendance: \_\_\_\_\_ Per Day \_\_\_\_\_ Total

Event Information:

Setup Begins	Date: <u>Wed 9/26</u>	Time <u>6:45</u>	Day of Week <u>Sat.</u>
Event Starts	Date: <u>7</u>	Time <u>7</u>	Day of Week _____ ↓
Event Ends	Date: _____ ↓	Time <u>10</u>	Day of Week _____ ↓
Dismantle	Date: _____	Time <u>10:15</u>	Day of Week _____

Andrea Semple  
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.indianolaiowa.gov  
E-Mail: cityclerk@indianolaiowa.gov

Narrative:

Please describe your request and event:

Drive Thru Donut Fundraiser

Please describe what streets, trails or parks you are planning to close or use:

None

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 for planned event. 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.

Cars will enter thru the SE + loop to leave the SW. We will have signs to enter / exit. Volunteers will be in bright clothing to direct. No standing crowd but volunteers.

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

We will notify law enforcement / 1<sup>st</sup> Responders if emergency arises.

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

Nothing will be left on site.

*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.indianolaiowa.gov**

**E-Mail: cityclerk@indianolaiowa.gov**

Meeting Date: 09/21/2020

---

**Information**

**Subject**

Approval of a noise permit for Express Yourself Dance Studio and waiver of the late submission fee.

**Information**

Express Yourself Dance Studio is hosting their dance recital at the Memorial Park Amphitheater on October 3 from 3 p.m. to 9 p.m. In working with the Parks and Recreation staff to secure use of the Amphitheater, the studio learned that they would need a noise permit.

Staff recommends approval of the waiver of the late application submission fee and the noise permit, pending staff approval.

---

**Fiscal Impact**

**Attachments**

Noise Permit Application

Fee Waiver Request

---

Noise Event Application

2

Event Name: Express Yourself Dance Studio  
 Date/Time of Event: Oct 3, 2020 3pm  
 Location of Event: Memorial Park Amphitheater  
 Event Sponsor(s): Jenn Channon

Contact Information:

Organization: Express Yourself Dance Studio  
 Contact Name: Jenn Channon  
 Address: 606 E Army Post Rd  
 Telephone Number: 515-975-5504  
 Cell Phone Number: Same  
 Fax Number: —  
 Email Address: eypedancers@yahoo.com  
 Today's Date: 9/16/20

Anticipated Attendance: \_\_\_\_\_ Per Day 150-200 Total

Event Information:

Event Starts	Date: <u>10/3/20</u>	Time <u>3pm</u>	Day of Week <u>Sat</u>
Event Ends	Date: <u>10/3/20</u>	Time <u>9pm</u>	Day of Week <u>Sat</u>

Previous Event Information

Date of Event: 10/3/20 Time of Event: 3pm

Please provide a map showing the event location and location of band/music, please specify: \_\_\_\_\_ Band \_\_\_\_\_ DJ  Other (please specify)

*Performance music for dancers*

RETURN NOISE APPLICATION TO:  
 110 North First Street, PO Box 299  
 Indianola, Iowa 50125  
 Phone: 515-961-9410 Fax: 515-961-9402  
 www.indianolaiowa.gov  
 E-Mail: requests@indianolaiowa.gov

APPLICANT SIGNATURE: \_\_\_\_\_

Late Fee: Cash: \_\_\_\_\_ Check: \_\_\_\_\_ Received By: \_\_\_\_\_

OFFICE USE ONLY

DATE RECEIVED:				
	Signature	Date	Approved	Denied
Police Department:				
City Manager:				

**RETURN NOISE APPLICATION TO:**  
110 North First Street, PO Box 299  
Indianola, Iowa 50125  
Phone: 515-961-9410 Fax: 515-961-9402  
www.indianolaiowa.gov  
E-Mail: requests@indianolaiowa.gov

## Jackie Raffety

---

**From:** Jenn Channon <eypedancers@yahoo.com>  
**Sent:** Thursday, September 17, 2020 8:57 AM  
**To:** Jackie Raffety  
**Subject:** Noise permit

I am sending a request to have the noise permit late fee waved.

Thank you,  
Jenn Channon

Express Yourself Performing Edge

Meeting Date: 09/21/2020

---

**Information**

**Subject**

**Jerry Kelley Trail**

**Information**

---

**Fiscal Impact**

**Attachments**

*No file(s) attached.*

---

Meeting Date: 09/21/2020

---

**Information**

**Subject**

Resolution approving Change Order Number 4 for the Jerry Kelley Trail.

**Information**

---

**Fiscal Impact**

**Attachments**

Resolution Approving Change Order  
Change Order 4

---

City of Indianola  
**RESOLUTION NO 2020-**  
**RESOLUTION APPROVING CHANGE ORDER 4 TO THE JERRY KELLEY TRAIL PROJECT**

**WHEREAS**, the City of Indianola has undertaken the Jerry Kelley trail project to expand the bike trail to Wilder Elementary; and

**WHEREAS**, Howrey Construction was awarded the contract in April 2019; and

**WHEREAS**, the working days exceeded the contract quantity; and

**WHEREAS**, the attached Change Order 4 provides for liquidated damages to the City.

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

1. The attached Change Order 4 for the Jerry Kelley Trail Project is approved; and
2. That the Mayor and City Clerk are authorized to sign the Change Order on behalf of the City of Indianola.

Adopted this 21<sup>st</sup> day of September 2020.

---

Kelly B. Shaw, Mayor

ATTEST:

---

Andrew J. Lent, City Clerk/CFO



**Meeting Date:** 09/21/2020

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**Information**

**Subject**

Approval of Payment Application Number 5 to Howrey Construction for the Jerry Kelley Trail Project in the amount of \$1093.93.

**Information**

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**Fiscal Impact**

**Attachments**

Pay Application

---

**APPLICATION FOR PARTIAL PAYMENT NO. 05**

PROJECT: Jerry Kelley Trail  
 OWNER: City of Indianola  
 CONTRACTOR: Howrey Construction, LLC.  
 ADDRESS: 820 W High St  
 Rockwell City, IA 50579  
 DATE: September 15, 2020

S&A PROJECT NO.: 118.0128  
 LATE START DATE: August 26, 2019  
 START DATE: July 8, 2019  
 PAYMENT PERIOD: 10/30/2019-05/01/2020

**1. CONTRACT SUMMARY:**

Original Contract Amount: \$ 484,711.06  
 Net Change by Change Order: \$ 2,402.50  
 Contract Amount to Date: \$ 487,113.56

**CONTRACT PERIOD:**

Original Contract Date: May 7, 2019

**2. WORK SUMMARY:**

Work Performed This Period:	\$ (1,093.93)	Total Work Performed to Date:	\$ 466,710.87
Retainage: 3%	\$ -	Retainage: 3%	\$ 14,001.33
Subtotal This Period	\$ (1,093.93)	Total Earned Less Retainage:	\$ 452,709.55
<b>AMOUNT DUE THIS APPLICATION:</b>	<b>\$ (1,093.93)</b>		

**Payment Summary**

Pay Application #1	\$ 103,871.02
Pay Application #2	\$ 89,433.82
Pay Application #3	\$ 195,766.51
Pay Application #4	\$ 64,699.31
Pay Application #5	\$ (1,093.93)
<b>Total</b>	<b>\$ 453,770.66</b>

**3. CONTRACTOR'S CERTIFICATION:**

The undersigned CONTRACTOR certifies that:

- (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for
- (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this application for Payment are free and clear of all liens, claims, security interests and encumbrances.

Howrey Construction, LLC.

CONTRACTOR

By *[Signature]*

DATE: 9/15/20

**4. ENGINEER'S APPROVAL:**

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By \_\_\_\_\_

DATE: \_\_\_\_\_

**5. OWNER'S APPROVAL**

City of Indianola

OWNER

By \_\_\_\_\_

DATE: \_\_\_\_\_

6. DETAILED ESTIMATE OF WORK COMPLETED:

BID ITEM	DESCRIPTION	CONTRACT ITEMS			COMPLETED WORK TO DATE			COMPLETED WORK THIS PERIOD			PERCENT COMPLETE TO DATE							
		QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	PERCENT COMPLETE THIS PERIOD								
1	CLEARING AND GRUBBING	0.40	ACRE	\$21,630.00	\$ 8,652.00	0.40	\$ 8,652.00	-	-	0.00%	100.00%							
2	EMBANKMENT-INPLACE	858.000	CY	\$25.25	\$ 21,654.50	858.000	\$ 21,654.50	-	-	0.00%	100.00%							
3	EXCAVATION, CLASS 10, ROADWAY AND BORROW	892.000	CY	\$25.50	\$ 22,746.00	892.000	\$ 22,746.00	-	-	0.00%	100.00%							
4	TOPSOIL STRIP, SALVAGE AND SPREAD	1601.000	CY	\$14.25	\$ 22,814.25	1601.000	\$ 22,814.25	-	-	0.00%	100.00%							
5	EARTHAN SHOULDER CONSTRUCTION	71.400	STA	\$329.50	\$ 23,526.30	69.400	\$ 22,867.30	-	-	0.00%	87.20%							
6	FLOODED OF CURB	0.300	LF	\$3,485.00	\$ 1,045.50	0.250	\$ 863.75	-	-	0.00%	83.33%							
7	REMOVAL AND REINSTALL CONCRETE PIPE APRON, GREATER THAN 36 INCH	1.700	LF	\$810.25	\$ 1,377.43	1.620	\$ 1,314.30	-	-	0.00%	95.29%							
8	REMOVAL AND REINSTALL CONCRETE PIPE APRON, GREATER THAN 36 INCH	20.000	LF	\$285.00	\$ 5,700.00	20.000	\$ 5,700.00	-	-	0.00%	100.00%							
9	APRON, METAL, 18 INCH	1.000	EACH	\$278.00	\$ 278.00	1.000	\$ 278.00	-	-	0.00%	100.00%							
10	APRON, METAL, 24 INCH	2.000	EACH	\$310.00	\$ 620.00	2.000	\$ 620.00	-	-	0.00%	100.00%							
11	CULVERT, CORRUGATED METAL, ENTRANCE PIPE, 24 INCH	26.000	LF	\$54.00	\$ 1,404.00	26.000	\$ 1,404.00	-	-	0.00%	100.00%							
12	INTAKE, SW-512(24")	3.000	EACH	\$1,750.00	\$ 5,250.00	3.000	\$ 5,250.00	-	-	0.00%	100.00%							
13	SUBDRAIN, PERFORATED PLASTIC PIPE, 4 INCH	332.000	LF	\$24.00	\$ 7,968.00	332.000	\$ 7,968.00	-	-	0.00%	100.00%							
14	SUBDRAIN, PERFORATED PLASTIC PIPE, 4 INCH	3.000	EACH	\$504.75	\$ 1,514.25	3.000	\$ 1,514.25	-	-	0.00%	100.00%							
15	SUBDRAIN, PERFORATED PLASTIC PIPE, 4 INCH	24.000	LF	\$65.50	\$ 1,572.00	24.000	\$ 1,572.00	-	-	0.00%	100.00%							
16	STORM SEWER GRAVITY MAIN, TRENCHED, 18 INCH	67.000	LF	\$65.00	\$ 4,355.00	67.000	\$ 4,355.00	-	-	0.00%	100.00%							
17	STORM SEWER GRAVITY MAIN, TRENCHED, 18 INCH	165.700	SY	\$5.00	\$ 828.50	165.700	\$ 828.50	-	-	0.00%	100.00%							
18	ENGINEERING FABRIC	54.000	TON	\$65.75	\$ 3,550.50	54.000	\$ 3,550.50	-	-	0.00%	100.00%							
19	REINVENT, CLASS E	4.200	SY	\$186.25	\$ 784.25	4.200	\$ 784.25	-	-	0.00%	100.00%							
20	REMOVAL OF PAVEMENT	3792.500	SY	\$37.50	\$ 142,218.75	3825.620	\$ 143,468.33	-	-	0.00%	100.85%							
21	RECREATIONAL TRAIL, PCC, 6 INCH	156.700	SY	\$85.00	\$ 13,319.50	49.020	\$ 4,166.70	-	-	0.00%	31.28%							
22	RECREATIONAL TRAIL, PCC, 8 INCH	35.700	STA	\$55.50	\$ 1,977.15	35.700	\$ 1,977.15	-	-	0.00%	100.00%							
23	SPECIAL COMPACTION OF SUBGRADE FOR REC TRAILS	892.300	SY	\$9.25	\$ 8,253.78	825.910	\$ 7,625.91	-	-	0.00%	92.51%							
24	REMOVAL OF SIDEWALK	19.400	SY	\$98.50	\$ 1,910.90	19.400	\$ 1,910.90	-	-	0.00%	100.00%							
25	DETECTABLE WARNINGS	78.000	SF	\$30.00	\$ 2,340.00	102.000	\$ 3,060.00	-	-	0.00%	130.77%							
26	DETECTABLE WARNINGS	123.000	SF	\$45.00	\$ 5,535.00	110.000	\$ 4,950.00	-	-	0.00%	89.00%							
27	CURB AND GUTTER, PCC, 2.5 FEET	284.100	SY	\$81.50	\$ 23,154.15	277.500	\$ 22,816.25	-	-	0.00%	105.07%							
28	DRIVEWAY, PCC, 8 INCH	231.100	SY	\$14.00	\$ 3,235.40	257.800	\$ 3,609.20	-	-	0.00%	111.55%							
29	REMOVAL OF PAVED DRIVEWAY	7.000	EACH	\$210.00	\$ 1,470.00	7.000	\$ 1,470.00	-	-	0.00%	100.00%							
30	SAFETY CLOSURE	2.000	EACH	\$210.00	\$ 420.00	2.000	\$ 420.00	-	-	0.00%	100.00%							
31	REMOVE AND REINSTALL SIGN	208.000	LF	\$11.00	\$ 2,288.00	182.000	\$ 2,002.00	-	-	0.00%	87.50%							
32	PERFORATED SQUARE STEEL TUBE POSTS	16.000	EACH	\$110.00	\$ 1,760.00	14.000	\$ 1,540.00	-	-	0.00%	87.50%							
33	PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAKAWAY, SOIL	100.000	SF	\$22.00	\$ 2,200.00	100.000	\$ 2,200.00	-	-	0.00%	100.00%							
34	TYPE A SIGN, SHEET ALUMINUM	28.000	EACH	\$173.25	\$ 4,851.00	28.000	\$ 4,851.00	-	-	0.00%	100.00%							
35	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	1.000	LS	\$6,630.00	\$ 6,630.00	1.000	\$ 6,630.00	-	-	0.00%	100.00%							
36	TRAFFIC CONTROL	1.000	LS	\$6,630.00	\$ 6,630.00	1.000	\$ 6,630.00	-	-	0.00%	100.00%							
37	MOBILIZATION	4.000	EACH	\$500.00	\$ 2,000.00	2.000	\$ 1,000.00	-	-	0.00%	50.00%							
38	BOLLARD	1.500	ACRE	\$1,550.00	\$ 2,325.00	2.110	\$ 3,270.50	-	-	0.00%	140.67%							
39	MULCHING	1.500	ACRE	\$1,550.00	\$ 2,325.00	0.540	\$ 828.25	-	-	0.00%	35.67%							
40	SEEDING AND FERTILIZING (URBAN)	3.100	SQ	\$155.00	\$ 480.50	0.000	\$ 0.00	-	-	0.00%	0.00%							
41	WATERING FOR SOD, SPECIAL DITCH CONTROL OR SLOPE PROTECTION	0.600	MGAL	\$60.00	\$ 36.00	0.000	\$ 0.00	-	-	0.00%	0.00%							
42	SLOPE PROTECTION, WOOD EXCELSIOR MAT	3.000	EACH	\$350.00	\$ 1,050.00	0.000	\$ 0.00	-	-	0.00%	0.00%							
43	MOBILIZATION FOR WATERING	2595.000	LF	\$1.75	\$ 4,538.75	4,716.250	\$ 8,250.44	-	-	0.00%	181.90%							
44	SILT FENCE	2595.000	LF	\$0.25	\$ 648.75	673.750	\$ 168.44	-	-	0.00%	26.33%							
45	REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS	270.000	LF	\$0.75	\$ 202.50	0.000	\$ 0.00	-	-	0.00%	0.00%							
46	MAINTENANCE OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS	1991.000	LF	\$3.25	\$ 6,471.75	1660.000	\$ 5,395.00	-	-	0.00%	83.38%							
47	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 INCH	1591.000	LF	\$0.25	\$ 397.75	0.000	\$ 0.00	-	-	0.00%	0.00%							
48	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	2.000	EACH	\$500.00	\$ 1,000.00	2.000	\$ 1,000.00	-	-	0.00%	100.00%							
49	MOBILIZATION, EROSION CONTROL	2.000	EACH	\$1,000.00	\$ 2,000.00	0.000	\$ 0.00	-	-	0.00%	0.00%							
50	MOBILIZATION, EMERGENCY EROSION CONTROL	4.900	CY	\$1,575.00	\$ 7,717.50	4.800	\$ 7,575.00	-	-	0.00%	97.96%							
51	MOBILIZATION, EMERGENCY EROSION CONTROL	547.000	LB	\$3.25	\$ 1,777.75	547.000	\$ 1,777.75	-	-	0.00%	100.00%							
52	STRUCTURAL CONCRETE (MISC)	228.000	SF	\$57.75	\$ 13,167.00	228.000	\$ 13,167.00	-	-	0.00%	100.00%							
53	REINFORCING STEEL																	
54	PILE, STEEL SHEET																	
TOTAL ORIGINAL CONTRACT											\$ 484,711.05	\$ 464,308.33	\$ 905.03	0.16%	95.79%			
CHANGE ORDER SUMMARY																		
2 EMBANKMENT-INPLACE											-142.000	\$ -3,585.50	-142.000	\$ -3,585.50	0.00	\$ 0.00	0.00%	100.00%
3 EXCAVATION, CLASS 10, ROADWAY AND BORROW											104.000	\$ 2,652.00	104.000	\$ 2,652.00	0.00	\$ 0.00	0.00%	100.00%
CHANGE ORDER 02																		
8001 GRANULAR BACKFILL											18.9 TON	\$1,600.00	18.900	\$ 1,600.00	0.00	\$ 0.00	0.00%	100.00%
8002 SUMP PUMP REPAIR											1 LS	\$1,500.00	1.000	\$ 1,500.00	0.00	\$ 0.00	0.00%	100.00%
CHANGE ORDER 03																		
8003 SEEDING											1.76 ACRE	\$1,836.00	1.760	\$ 1,836.00	0.00	\$ 0.00	0.00%	100.00%
CHANGE ORDER 04																		
8004 Liquidated Damages											2 DAY	-\$1,000.00	-\$2,000.00	-\$2,000.00	2.00	\$ (2,000.00)	100.00%	100.00%
TOTAL CHANGE ORDER --											\$ 2,452.50	\$ 2,452.50	\$ (2,000.00)	\$ (2,000.00)	0.00	\$ 0.00	0.00%	0.00%
TOTAL CONTRACT & CHANGE ORDER											\$ 487,113.55	\$ 466,710.87	\$ (1,093.83)	\$ (1,093.83)	0.00	\$ 0.00	-0.22%	95.81%

Meeting Date: 09/21/2020

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**Information**

**Subject**

Approval of Payment Application Number 3 to Williams Brothers Construction, Inc for the Indianola Water Resource Recovery Facility project in the amount of \$1,575,428.01.

**Information**

Included in the packet is a copy of payment application number three from Williams Brothers Construction for the Indianola Water Resource Recovery Facility project. Items included in the application are through August 31, 2020.

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**Fiscal Impact**

**Attachments**

Payment Application

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▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131  
Main 515.278.2913 + Fax 515.278.1846

▷ [HRGREEN.COM](http://HRGREEN.COM)

September 11, 2020

Mr. Rick Graves  
City of Indianola WPC  
P.O. Box 299  
Indianola, IA 50125

**Re: Indianola Water Resource Recovery Facility (WRRF)  
City of Indianola  
Contractor's Application for Payment No. 3**

Dear Rick:

Attached is an electronic copy of Payment Application No. 3 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through August 31, 2020 and summarized as follows:

- **General Requirements:** Mobilization, Division 1 Requirements;
- **Site Work:** Site Structures, Culvert, Storm Sewer, Site Process Piping, Sanitary Sewer, Electrical Site Wiring, Erosion Control, Dewatering, Gravel;
- **100-Electrical Service Building:** Nothing this period;
- **120-Admin Vehicle Storage:** Nothing this period;
- **210-Headworks:** Nothing this period;
- **230-Grit Building:** Concrete Reinforcing Steel, Concrete Walls, Metals, Vortex Pump labor, Grit Chamber labor, Grit Washer labor;
- **250-Equalization Tank:** Building Excavation, Rammed Aggregate Piers;
- **270-Peak Flow Treatment:** Concrete Footings, Concrete Walls, Metals, Electrical, Piping;
- **320-Oxidation Ditches:** Rammed Aggregate Piers;
- **350-Secondary Treatment Building:** Nothing this period;
- **380-Secondary Clarifiers:** Rammed Aggregate Piers;
- **420-UV Disinfection Building:** Concrete Footings, Metals, Piping, Electrical;
- **520-Aerobic Digester:** Nothing this period;
- **550-Solids Processing Building:** Nothing this period;
- **570-Biosolids Storage:** Rammed Aggregate Piers;
- **Stored Materials:** HVAC Grilles/Registers/Diffusers, Furnaces, AC Units, Dehumidifiers, Oxidation Ditch Reinforcing Steel, HVAC Ducts;

The total for Pay Application No. 3 is \$1,575,428.01. As of this Pay Application, WBCI has been paid 10.7% of the contract. The total work completed and stored to date is 11.3% of the total contract which breaks down to work completed of 10.7% with the remainder in stored materials. As of this Pay Application, 23% of the time has been used. WBCI appears to be slightly behind schedule based on work completed and time remaining. But WBCI has submitted a time extension request that has been reviewed and will be processed in a future change order.



We have reviewed Payment Application No. 3 and verified that WBCI is current with their certified payroll and has submitted the partial waiver of lien. Therefore, we recommend full payment of Payment Application No. 3 as submitted by Williams Brothers Construction Inc. Please execute the pay application and distribute copies to all parties.

If you have any questions regarding this payment application, please feel free to contact me at (515) 657-5289.

Sincerely,  
**HR Green, Inc.**

A handwritten signature in blue ink that reads "Joseph Frankl".

Joseph Frankl, P.E.  
Project Manager

Cc : Andy Lent, City Clerk  
Ryan Waller, City Manager  
File

\\hrgreen.com\HRG\Data\2019\191899\Construction\Payment\Pay\_Estimates\#3\Second Revision\ltr-091120-Williams\_Brothers\_Pay\_Request\_3.docx



**WILLIAMS  
BROTHERS  
CONSTRUCTION INC.**

September 11, 2020

HR Green Inc.

RE: Application for payment No. 9  
Indianola Water Resource Recovery Facility

Attn.: James Rasmussen

Enclosed is our Pay Application No. 3 for work completed through August 31, 2020 consisting of:

1. Application for payment -- One (1) email copy
2. Waiver of Lien -- Our partial waiver of lien for the current application for payment.

We will appreciate your processing this application for payment **and request that you notify us, by copy of your letter of transmittal and page one (1)** of the application for payment, when this pay request has been submitted to the Owner.

Sincerely,

WILLIAMS BROTHERS CONSTRUCTION INC.

By Misty Dietrich  
Misty Dietrich

Encl.

# APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

<b>TO OWNER:</b> City of Indianola	<b>PROJECT</b> Indianola Water Resource Recovery Facility	<b>Application No.</b> 3	<b>Distribution to:</b>
>> 110 N 1st Street	Telephone:	Period To: August 31, 2020	OWNER
Indianola, IA 50125	Fax:	PROJECT NOS.:	ENGINEER
<b>FROM CONTRACTOR:</b> Williams Brothers Construction Inc.	VIA ENGINEER HR Green Inc.	Phone: 515-278-2913	App'l date August 31, 2020
P.O. Box 1366	5525 Merle Hay Road, Suite 200	Fax:	Contract date:
Peoria, Illinois 61654	Johnston, IA 50131		Substantial completion date:
<b>CONTRACT FOR:</b> General Ph 309/688-0416; Fax 309/688-0891	Attn: James Rasmussen		<b>Invoice 8 20 530 3</b>
email -- ( misty) ( anthony ) @wbci.us			CONTRACTOR

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM .....	45,600,000.00
2. Net Change by Change Orders.....	
3. CONTRACT SUM TO DATE . . . . . (LINE 1 +2).....	45,600,000.00
4. TOTAL COMPLETED AND STORED TO DATE.....	5,156,628.62
(Column G on G702)	
5. RETAINAGE:	
a. 5 % of 100% of Contract.....	(244,016.88)
(Columns D + E on G703)	
b. 5 % of Stored Material.....	(13,814.55)
(Columns F on G703)	
Total Retainage (Line 5a + 5b or	0.00
Total in Column I of G703) . . . . .	(257,831.43)
6. TOTAL EARNED LESS RETAINAGE .....	4,898,797.19
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	(3,323,369.18)
(Line 6 from prior Certificate)	
<b>8. CURRENT PAYMENT DUE .....</b>	<b>1,575,428.01</b>
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	40,701,202.81
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTAL:	0.00	0.00
NET CHANGES by Change Order		0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Williams Brothers Construction Inc.

By: *Jacqueline Smith* Date: August 31, 2020

Jacqueline Smith, Treasurer

State of: Illinois

County of: Peoria

Subscribed and sworn to before me this day of August 31, 2020

Notary Public *Misty N. Dietrich* "OFFICIAL SEAL" MISTY N. DIETRICH Notary Public, State of Illinois My Commission Expires 07-23-2022

My Commission expires: April 1, 2018

**ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... **1,575,428.01**

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that changed to conform to the amount certified.)

Engineer: HR Green

By: *Joseph Frankl* Date: 9/11/2020

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

CONTINUATION SHEET										Application No.	3	PER. TO:	August 31, 2020		
										APPL. DATE:	August 31, 2020	ENGINEER'S PROJECT NO.:	0.00		
3	Spec	Build.	City of Indianola				SUPPLIER/	SCHEDULED	----- WORK COMPLETED -----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility				SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
							45,600,000.00					11%		0.00	
							0.00								
7	Div.	#01	<b>General Requirements</b>												
8	01	0000	1	Mobilization		August Winter & Sons, Inc.	50,000.00	12,500.00	2,500.00		15,000.00	30%	35,000.00	750.00	
9	01	0000	1	Demobilization		August Winter & Sons, Inc.	5,000.00					0%	5,000.00	0.00	
10	01	0000	1	Div #1		Price Electric	177,000.00	80,000.00	8,500.00		88,500.00	50%	88,500.00	4,425.00	
11	01	0000	1	Demobilization		Williams Brothers Const. Inc.	101,250.00					0%	101,250.00	0.00	
12	01	0000	1	Submittal Exchange		Williams Brothers Const. Inc.	28,321.27	28,321.27	0.00		28,321.27	100%	0.00	1,416.06	
13	01	0000	1	Mobilization		Williams Brothers Const. Inc.	1,687,500.00	421,875.00	421,875.00		843,750.00	50%	843,750.00	42,187.50	
14	01	0000	1	Bond /Insurance		Williams Brothers Const. Inc.	1,147,500.00	1,147,500.00	0.00		1,147,500.00	100%	0.00	57,375.00	
15	Site	Work												0.00	
16	03	0000	0	Site Structures								0%	0.00	0.00	
17	03	0000	0	Rebar		M/L Harris Rebar (Ambassador Steel)	30,025.00					0%	30,025.00	0.00	
18	03	0000	0	Concrete		M Norwalk Ready Mix Concrete I	27,279.62					0%	27,279.62	0.00	
19	03	0000	0	Form & place								0%	0.00	0.00	
20	03	0000	0	Walls		L Williams Brothers Const. Inc.	208,278.78					0%	208,278.78	0.00	
21	03	0000	0	Base Slabs		L Williams Brothers Const. Inc.	19,164.60					0%	19,164.60	0.00	
22	03	0000	0	SOG		L Williams Brothers Const. Inc.	12,675.15		1,267.52		1,267.52	10%	11,407.64	63.38	
23	03	0000	0	Precast Hollowcore Slabs		L Williams Brothers Const. Inc.	3,473.55					0%	3,473.55	0.00	
24	03	0000	0	Suspended Slab		L Williams Brothers Const. Inc.	8,468.55					0%	8,468.55	0.00	
25	03	0000	0	Mechanical Curbs		L Williams Brothers Const. Inc.	1,999.35					0%	1,999.35	0.00	
26	03	0000	0	Concrete		M Norwalk Ready Mix Concrete I	392,918.50					0%	392,918.50	0.00	
27	03	0000	0	Pavement		L Williams Brothers Const. Inc.	787,570.42					0%	787,570.42	0.00	
28	03	0000	0	Sidewalk		L Williams Brothers Const. Inc.	72,666.10					0%	72,666.10	0.00	
29	03	1000	0	Site Bridge		M Molin Concrete Products	7,782.00					0%	7,782.00	0.00	
30	03	1000	0	Site Bridge		L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00	0.00	
31	08	3100	0	Access Doors and Panels		M Nystrom	1,942.71					0%	1,942.71	0.00	
32	08	3100	0	Access Doors and Panels		L Williams Brothers Const. Inc.	1,470.85					0%	1,470.85	0.00	
33	10	4400	0	Fire Protection Specialties		M Johnson Specialty Sales, Ltd.	1,525.00					0%	1,525.00	0.00	
34	10	4400	0	Fire Protection Specialties		L Williams Brothers Const. Inc.	889.20					0%	889.20	0.00	
35	22	0500	0	24" CMP Flared End Section		J and K Contracting	5,741.96		2,870.98		2,870.98	50%	2,870.98	143.55	
36	22	0500	0	12" PVC Storm Sewer		J and K Contracting	41,393.52		5,056.80		5,056.80	12%	36,336.72	252.84	
37	22	0500	0	SW-508 Modified Intake		J and K Contracting	12,088.35					0%	12,088.35	0.00	
38	22	0500	0	SW-508 Intake		J and K Contracting	36,265.05					0%	36,265.05	0.00	
39	22	0500	0	SW-512 Intake		J and K Contracting	6,392.82					0%	6,392.82	0.00	
40	22	0500	0	42" RCP Flared End Section		J and K Contracting	14,050.56					0%	14,050.56	0.00	
41	22	0500	0	SW-501 Intake		J and K Contracting	5,928.62					0%	5,928.62	0.00	
42	22	0500	0	6" PVC Site Sanitary Sewer		J and K Contracting	76,522.60					0%	76,522.60	0.00	
43	22	0500	0	60" SW-301 Manhole		J and K Contracting	256,987.28	128,493.64	0.00		128,493.64	50%	128,493.64	6,424.68	
44	22	0500	0	12" CMP Flared End Section		J and K Contracting	2,327.56					0%	2,327.56	0.00	
45	22	0500	0	4" PVC Site Sanitary Sewer		J and K Contracting	10,070.25		1,157.50		1,157.50	11%	8,912.75	57.88	
46	22	0500	0	12" PVC EQ Overflow		J and K Contracting	13,982.40					0%	13,982.40	0.00	
47	22	0500	0	8" PVC Site Sanitary Sewer		J and K Contracting	16,713.39					0%	16,713.39	0.00	
48	22	0500	0	6" PVC RDT Supernatant		J and K Contracting	50,333.86		50,333.86		50,333.86	100%	0.00	2,516.69	
49	22	0500	0	12" PVC Oxidation Ditch Drain		J and K Contracting	23,445.52					0%	23,445.52	0.00	
50	22	0500	0	6" PVC RDT Drain		J and K Contracting	6,304.07					0%	6,304.07	0.00	
51	22	0500	0	SW-403 Overflow Structure		J and K Contracting	14,606.14		14,606.14		14,606.14	100%	0.00	730.31	
52	22	0500	0	4" Roof Drain		J and K Contracting	5,949.64					0%	5,949.64	0.00	
53	22	0500	0	8" Roof Drain		J and K Contracting	7,413.93					0%	7,413.93	0.00	
54	22	0500	0	60" EQ Basin Manhole		J and K Contracting	14,937.54					0%	14,937.54	0.00	
55	22	0500	0	15" Sanitary Sewer Cleanout		J and K Contracting	4,602.30					0%	4,602.30	0.00	
56	22	0500	0	15" Solid Drain		J and K Contracting	41,087.14					0%	41,087.14	0.00	

CONTINUATION SHEET				Application No. 3	PER. TO: August 31, 2020							
				APPL. DATE: August 31, 2020	ENGINEER'S PROJECT NO.: 0.00							
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
57	22	0500	0	8" Solid Drain	J and K Contracting	55,959.82	3,571.04		3,571.04	6%	52,388.78	178.55
58	22	0500	0	10" Solid Drain	J and K Contracting	32,848.20				0%	32,848.20	0.00
59	22	0500	0	6" Footing Drain	J and K Contracting	120,618.96	31,986.57		31,986.57	27%	88,632.39	1,599.33
60	22	0500	0	24" PVC Storm Sewer	J and K Contracting	3,612.42				0%	3,612.42	0.00
61	22	0500	0	30" RCP Storm Sewer	J and K Contracting	32,716.47	17,244.06		17,244.06	53%	15,472.41	862.20
62	22	0500	0	24" PVC Oxidation Ditch Influent	J and K Contracting	79,907.16	79,907.16		79,907.16	100%	0.00	3,995.36
63	22	0500	0	84" Aerobic Digester Flow Combiner	J and K Contracting	24,754.39				0%	24,754.39	0.00
64	22	0500	0	10" PVC Clarifier Drain	J and K Contracting	43,542.36				0%	43,542.36	0.00
65	22	0500	0	72" Oxidation Ditch Manhole	J and K Contracting	29,292.51				0%	29,292.51	0.00
66	22	0500	0	6" Perimeter Subdrain	J and K Contracting	32,357.00				0%	32,357.00	0.00
67	22	0500	0	42" RCP Storm Sewer	J and K Contracting	20,027.29				0%	20,027.29	0.00
68	22	0500	0	60" SW-401 Manhole	J and K Contracting	6,889.80	6,889.80		6,889.80	100%	0.00	344.49
69	22	0500	0	48" SW-401 Manhole	J and K Contracting	11,565.90				0%	11,565.90	0.00
70	22	0500	0	6" Roof Drain	J and K Contracting	6,632.64				0%	6,632.64	0.00
71	22	0500	0	SW-562 Intake	J and K Contracting	4,296.70				0%	4,296.70	0.00
72	22	0500	0	12" PVC Aerobic Digester Drain	J and K Contracting	22,949.64				0%	22,949.64	0.00
73	22	0500	0	48" SW-301 Manhole w/ Drop Connection	J and K Contracting	22,052.35				0%	22,052.35	0.00
74	22	0500	0	48" SW-301 Manhole	J and K Contracting	85,972.64	33,066.40		33,066.40	38%	52,906.24	1,653.32
75	22	0500	0	12" PVC PFT Drain	J and K Contracting	13,356.04	13,356.04		13,356.04	100%	0.00	667.80
76	22	0500	0	24" PVC PFT Influent	J and K Contracting	103,978.00				0%	103,978.00	0.00
77	22	0500	0	14" PVC Grit Influent	J and K Contracting	73,300.40				0%	73,300.40	0.00
78	22	0500	0	96" SW-301 Overflow Drain Manhole	J and K Contracting	21,326.79	21,326.79		21,326.79	100%	0.00	1,066.34
79	22	0500	0	72" SW-301 Manhole	J and K Contracting	67,779.20				0%	67,779.20	0.00
80	22	0500	0	24" PVC Grit Influent	J and K Contracting	168,639.48				0%	168,639.48	0.00
81	22	0500	0	18" DIP Secondary Clarifier Effluent	J and K Contracting	86,606.08				0%	86,606.08	0.00
82	22	0500	0	30" DIP Oxidation Ditch Effluent Concrete Encased	J and K Contracting	10,334.70				0%	10,334.70	0.00
83	22	0500	0	10" DIP Clarifier Sludge Return	J and K Contracting	35,077.18				0%	35,077.18	0.00
84	22	0500	0	6" PVC Clarifier Scum	J and K Contracting	29,894.94				0%	29,894.94	0.00
85	22	0500	0	4" PVC WAS	J and K Contracting	12,251.52				0%	12,251.52	0.00
86	22	0500	0	24" DIP PFT Effluent Concrete Encased	J and K Contracting	4,554.48	4,554.48		4,554.48	100%	0.00	227.72
87	22	0500	0	12" DIP PFT Drain Concrete Encased	J and K Contracting	4,019.94	4,019.94		4,019.94	100%	0.00	201.00
88	22	0500	0	18" DIP PFT Effluent Concrete Encased	J and K Contracting	56,804.91	56,804.91		56,804.91	100%	0.00	2,840.25
89	22	0500	0	24" PVC Secondary Clarifier Effluent	J and K Contracting	82,568.28				0%	82,568.28	0.00
90	22	0500	0	12" DIP Secondary Clarifier Effluent	J and K Contracting	47,511.36				0%	47,511.36	0.00
91	22	0500	0	16" DIP Secondary Clarifier Effluent	J and K Contracting	35,965.95				0%	35,965.95	0.00
92	22	0500	0	20" PVC Oxidation Ditch Influent	J and K Contracting	41,235.70				0%	41,235.70	0.00
93	22	0500	0	24" PVC PFT Effluent	J and K Contracting	43,732.08				0%	43,732.08	0.00
94	22	0500	0	6" PVC Equalization Pump Station Return	J and K Contracting	20,510.05				0%	20,510.05	0.00
95	22	0500	0	30" DIP Oxidation Ditch Effluent	J and K Contracting	138,246.57				0%	138,246.57	0.00
96	22	0500	0	16" PVC Return Activated Sludge	J and K Contracting	78,619.34				0%	78,619.34	0.00
97	22	0500	0	12" PVC Site Sanitary Sewer	J and K Contracting	96,409.45	34,696.66		34,696.66	36%	61,712.79	1,734.83
98	22	0500	0	42" PVC Influent Trunk Sewer	J and K Contracting	230,353.20	86,756.40	0.00	86,756.40	38%	143,596.80	4,337.82
99	22	0500	0	8" Fire	J and K Contracting	52,634.80				0%	52,634.80	0.00
100	22	0500	0	6" Fire	J and K Contracting	166,088.98				0%	166,088.98	0.00
101	22	0500	0	6" Potable Water	J and K Contracting	32,732.42				0%	32,732.42	0.00
102	22	0500	0	30" PVC Effluent Outfall Sewer	J and K Contracting	34,783.23				0%	34,783.23	0.00
103	22	0500	0	4" Water	J and K Contracting	200,185.59				0%	200,185.59	0.00
104	22	0500	0	6" Irrigation	J and K Contracting	89,328.96				0%	89,328.96	0.00
105	22	0500	0	2" Water	J and K Contracting	37,158.03				0%	37,158.03	0.00
106	22	0500	0	Fire Hydrant	J and K Contracting	59,582.43				0%	59,582.43	0.00
107	22	0500	0	24" DIP PFT Influent Concrete Encased	J and K Contracting	5,012.63	5,012.63		5,012.63	100%	0.00	250.63
108	22	0500	0	6" DIP RDT Supernatant Concrete Encased	J and K Contracting	6,205.68	6,205.68		6,205.68	100%	0.00	310.28

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4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
109	22	0500	0	4" PVC Biosolids	J and K Contracting	11,402.00				0%	11,402.00	0.00
110	22	0500	0	4" PVC Scum	J and K Contracting	11,957.36				0%	11,957.36	0.00
111	22	0500	0	3" Water	J and K Contracting	7,938.06				0%	7,938.06	0.00
112	22	0500	0	Yard Hydrant	J and K Contracting	20,347.44				0%	20,347.44	0.00
113	23	0500	0	24" PVC Storm Sewer Supplied by Others	J and K Contracting	34,116.00		28,884.88	28,884.88	85%	5,231.12	1,444.24
114	25	1300	0	Controls-Jetco-System Programing	M Price Electric	39,500.00				0%	39,500.00	0.00
115	25	1300	0	Controls-Jetco-Design	M Price Electric	28,800.00				0%	28,800.00	0.00
116	25	1300	0	Control-Jetco SCDA Hardware/Software	M Price Electric	100,000.00				0%	100,000.00	0.00
117	25	1300	0	Controls-Jetco/Price Electrical Gear	M Price Electric	669,000.00				0%	669,000.00	0.00
118	25	1300	0	Controls-Jetco-Instrumentation	L Price Electric	128,500.00				0%	128,500.00	0.00
119	25	1300	0	Controls-Jetco-Control Panels	L Price Electric	310,790.00				0%	310,790.00	0.00
120	25	1300	0	Controls-Jetco-Onsite Startup-Training	L Price Electric	20,440.00				0%	20,440.00	0.00
121	25	1300	0	SCDA Supplemental Hour	L Price Electric	11,040.00				0%	11,040.00	0.00
122	26	0000	0	Site/Feeder Wire	L Price Electric	1,350,760.00		67,538.00	67,538.00	5%	1,283,222.00	3,376.90
123	26	4113	0	Lighting Protection	M Price Electric	18,940.00				0%	18,940.00	0.00
124	28	1000	0	Access Control	M Price Electric	35,246.44				0%	35,246.44	0.00
125	31		0	Parking Lot Striping	M/L Parking Lot Specialties LLC	1,185.00				0%	1,185.00	0.00
126	31		0	Landscaping	M/L Soil-Tek	199,450.00				0%	199,450.00	0.00
127	31		0	Erosion Control/SWPPP	M/L Soil-Tek	20,550.00	14,165.50	1,687.50	15,853.00	77%	4,697.00	792.65
128	31	2319	0	Dewatering	M/L Williams Brothers Const. Inc.	26,000.00	2,600.00	3,900.00	6,500.00	25%	19,500.00	325.00
129	31	5000	0	Pavement Prep	M/L Iowa Earth Works	61,477.50				0%	61,477.50	0.00
130	31	5000	0	Sidewalk Prep	M/L Iowa Earth Works	3,676.00				0%	3,676.00	0.00
131	31	5000	0	Mass Grading and respread	M/L Iowa Earth Works	566,983.00	455,000.00	0.00	455,000.00	80%	111,983.00	22,750.00
132	31	5000	0	Trees Removal	M/L Iowa Earth Works	10,000.00				0%	10,000.00	0.00
133	31	5000	0	Placement of Temp drive	M/L Iowa Earth Works	86,167.50	86,167.50	0.00	86,167.50	100%	0.00	4,308.38
134	31	5000	0	Removal of Temp Drive	M/L Iowa Earth Works	86,167.50				0%	86,167.50	0.00
135	31	5000	0	6" Modified for Roadway	M/L Iowa Earth Works	146,350.00	73,175.00	0.00	73,175.00	50%	73,175.00	3,658.75
136	31	5000	0	Gravel	M/L Williams Brothers Const. Inc.	300,000.00	24,000.00	36,000.00	60,000.00	20%	240,000.00	3,000.00
137	33	3211	0	Gate Operators	M Des Moines Steel Fence Co., Inc.	75,420.00				0%	75,420.00	0.00
138	33	3211	0	Gate Operators	L Des Moines Steel Fence Co., Inc.					0%	0.00	0.00
139	33	3212	0	Chain Link Gates	M Des Moines Steel Fence Co., Inc.					0%	0.00	0.00
140	33	3212	0	Chain Link Gates	L Des Moines Steel Fence Co., Inc.					0%	0.00	0.00
141	100	<b>Electrical Service Building</b>										0.00
142	03	0000	100	100 Electrical Service Bldg						0%	0.00	0.00
143	03	0000	100	Rebar	M/L Harris Rebar (Ambassador Steel)	8,400.00				0%	8,400.00	0.00
144	03	0000	100	Concrete	M Norwalk Ready Mix Concrete	4,562.96				0%	4,562.96	0.00
145	03	0000	100	Form & place						0%	0.00	0.00
146	03	0000	100	Grade Beams	L Williams Brothers Const. Inc.	20,920.95				0%	20,920.95	0.00
147	03	0000	100	SOG	L Williams Brothers Const. Inc.	11,387.25				0%	11,387.25	0.00
148	05	1200	100	100 Vactor Receiving	M HME, Inc	6,918.48				0%	6,918.48	0.00
149	05	1200	100	100 Vactor Receiving	L Williams Brothers Const. Inc.	3,900.00				0%	3,900.00	0.00
150	08	1116	100	Aluminum Doors and Frames	M Commercial Construction Products Co					0%	0.00	0.00
151	08	1116	100	Aluminum Doors and Frames	L Commercial Construction Products Co					0%	0.00	0.00
152	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00	0.00
153	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00	0.00
154	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00	0.00
155	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00	0.00
156	09	9000	100	Paints and Coatings 100 Electrical Bldg	M RP Coatings	400.00				0%	400.00	0.00
157	09	9000	100	Paints and Coatings	L RP Coatings	1,700.00				0%	1,700.00	0.00
158	13	3419	100	Metal Buildings System	M Riverview Construction Comp	18,756.00				0%	18,756.00	0.00
159	13	3419	100	Metal Buildings System	L Riverview Construction Comp	21,274.00				0%	21,274.00	0.00
160	23	0593	100	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	252.00				0%	252.00	0.00

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161	23	0719	100	HVAC Piping Insulation	M	Corn States Metal Fabricators				0%	210.00	0.00
162	23	0719	100	HVAC Piping Insulation	L	Corn States Metal Fabricators				0%	350.00	0.00
163	23	1123	100	HVAC Sequence of Operation	M	Corn States Metal Fabricators				0%	5,000.00	0.00
164	23	1123	100	HVAC Sequence of Operation	L	Corn States Metal Fabricators				0%	12,000.00	0.00
165	23	2300	100	Refrigerant Piping	M	Corn States Metal Fabricators				0%	500.00	0.00
166	23	2300	100	Refrigerant Piping	L	Corn States Metal Fabricators				0%	3,100.00	0.00
167	23	3100	100	HVAC Ducts and Casings	M	Corn States Metal Fabricators				0%	8,620.00	0.00
168	23	3100	100	HVAC Ducts and Casings	L	Corn States Metal Fabricators				0%	9,790.00	0.00
169	23	3300	100	Air Duct Accessories	M	Corn States Metal Fabricators				0%	150.00	0.00
170	23	3300	100	Air Duct Accessories	L	Corn States Metal Fabricators				0%	100.00	0.00
171	23	3439	100	Propeller Fans	M	Corn States Metal Fabricators				0%	7,610.00	0.00
172	23	3439	100	Propeller Fans	L	Corn States Metal Fabricators				0%	2,500.00	0.00
173	23	3700	100	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators				0%	350.00	0.00
174	23	3700	100	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators				0%	590.00	0.00
175	23	8127	100	Libert AC Units	M	Corn States Metal Fabricators		0.00	20,500.00	92%	1,900.00	1,025.00
176	23	8127	100	Libert AC Units	L	Corn States Metal Fabricators				0%	2,800.00	0.00
177	26	0000	100	Electrical Building	M	Price Electric				0%	47,697.00	0.00
178	26	3213	100	Generator	M	Price Electric				0%	484,533.00	0.00
179	31	5000	100	Building excavation/backfill	M/L	Iowa Earth Works				0%	11,300.00	0.00
180	120	<b>Admin Vehicle Storage</b>										0.00
181	03	0000	120	120 Admin Vehicle Storage						0%	0.00	0.00
182	03	0000	120	Rebar	M/L	Harris Rebar (Ambassador Steel				0%	34,855.00	0.00
183	03	0000	120	Concrete	M	Norwalk Ready Mix Concrete I				0%	48,461.80	0.00
184	03	0000	120	Form & place						0%	0.00	0.00
185	03	0000	120	Grade Beams	L	Williams Brothers Const. Inc.				0%	122,889.83	0.00
186	03	0000	120	SOG	L	Williams Brothers Const. Inc.				0%	137,366.55	0.00
187	03	0000	120	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.				0%	9,892.13	0.00
188	03	1000	120	120 Admin Vehicle Storage	M	Molin Concrete Products				0%	19,870.00	0.00
189	03	1000	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.				0%	10,504.00	0.00
190	04	2000	120	120 Admin Brick	M	Seedorff Masonry, Inc.				0%	18,539.00	0.00
191	04	2000	120	120 Admin Insulation	M	Seedorff Masonry, Inc.				0%	3,914.00	0.00
192	04	2000	120	120 Admin CMU	M	Seedorff Masonry, Inc.				0%	26,144.00	0.00
193	04	2000	120	120 Admin CMU	L	Seedorff Masonry, Inc.				0%	90,081.00	0.00
194	04	2000	120	120 Admin Insulation	L	Seedorff Masonry, Inc.				0%	1,910.00	0.00
195	04	2000	120	120 Admin Brick	L	Seedorff Masonry, Inc.				0%	37,755.00	0.00
196	05	1200	120	120 Admin Vehicle Storage	M	HME, Inc				0%	24,119.82	0.00
197	05	1200	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.				0%	16,900.00	0.00
198	08	1113	120	Hollow Metal Doors and Frames	M	Commercial Construction Prodn				0%	199,871.84	0.00
199	08	1113	120	Hollow Metal Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00
200	08	1116	120	Aluminum Doors and Frames	M	Commercial Construction Products Co				0%	0.00	0.00
201	08	1116	120	Aluminum Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00
202	08	3613	120	Sectional Doors	M	WD Door				0%	28,655.00	0.00
203	08	3613	120	Sectional Doors	L	WD Door				0%	6,290.00	0.00
204	08	4313	120	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00	0.00
205	08	4313	120	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00	0.00
206	08	7100	120	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00
207	08	7100	120	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00
208	09	3000	120	Tiling	M	Jim's Carpet Once				0%	4,450.00	0.00
209	09	3000	120	Tiling	L	Jim's Carpet Once				0%	6,150.00	0.00
210	09	5100	120	Acoustical Ceilings	M/L	Heartland Finishes, Inc.				0%	4,675.00	0.00
211	09	6500	120	Resilient Flooring	M	Jim's Carpet Once				0%	750.00	0.00
212	09	6500	120	Resilient Flooring	L	Jim's Carpet Once				0%	650.00	0.00

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213	09	7200	120	Wall Covering	M	RP Coatings				0%	1,500.00	0.00
214	09	7200	120	Wall Covering	L	RP Coatings				0%	3,500.00	0.00
215	09	9000	120	Paints and Coatings 120 Admin/Veh Storage	M	RP Coatings				0%	8,000.00	0.00
216	09	9000	120	Paints and Coatings	L	RP Coatings				0%	40,000.00	0.00
217	09	9500	120	Broadcast System Flooring	M	RP Coatings				0%	6,000.00	0.00
218	09	9500	120	Broadcast System Flooring	L	RP Coatings				0%	13,000.00	0.00
219	10	2113	120	Plastic Toilet Compartments	M	EPCO Ltd, Inc.				0%	1,367.00	0.00
220	10	2113	120	Plastic Toilet Compartments	L	Williams Brothers Const. Inc.				0%	1,170.00	0.00
221	10	2800	120	Toilet, Bath and Laundry Accessories	M	EPCO Ltd, Inc.				0%	1,413.00	0.00
222	10	2800	120	Toilet, Bath and Laundry Accessories	L	Williams Brothers Const. Inc.				0%	3,120.00	0.00
223	10	5113	120	Metal Lockers	M/L	OSDI				0%	4,707.00	0.00
224	12	2400	120	Window Shades	M/L	Premier Edge, LLC				0%	1,788.00	0.00
225	12	3600	120	PLAM Casework, Tops & Sills	M	Innovative Laboratory Systems				0%	11,150.00	0.00
226	12	3600	120	PLAM Casework, Tops & Sills	L	Innovative Laboratory Systems				0%	1,200.00	0.00
227	13	3419	120	Metal Buildings System	M	Riverview Construction Compa				0%	100,091.00	0.00
228	13	3419	120	Metal Buildings System	L	Riverview Construction Compa				0%	104,836.00	0.00
229	21	0500	120	Fire Suppression	M	Midwest Automatic Fire Sprink				0%	16,857.00	0.00
230	21	0500	120	Fire Suppression	L	Midwest Automatic Fire Sprink				0%	23,943.00	0.00
231	22	0500	120	120 Admin Bldg	M	August Winter & Sons, Inc.				0%	119,743.00	0.00
232	22	0500	120	120 Admin Bldg	L	August Winter & Sons, Inc.				0%	75,230.00	0.00
233	23	0593	120	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators				0%	504.00	0.00
234	23	0713	120	Duct Insulation	M	Corn States Metal Fabricators				0%	590.00	0.00
235	23	0713	120	Duct Insulation	L	Corn States Metal Fabricators				0%	1,110.00	0.00
236	23	0719	120	HVAC Piping Insulation	M	Corn States Metal Fabricators				0%	340.00	0.00
237	23	0719	120	HVAC Piping Insulation	L	Corn States Metal Fabricators				0%	380.00	0.00
238	23	1123	120	Facility Natural-Gas Piping	M	Corn States Metal Fabricators				0%	1,500.00	0.00
239	23	1123	120	HVAC Sequence of Operation	M	Corn States Metal Fabricators				0%	10,000.00	0.00
240	23	1123	120	HVAC Sequence of Operation	L	Corn States Metal Fabricators				0%	27,000.00	0.00
241	23	1123	120	Facility Natural-Gas Piping	L	Corn States Metal Fabricators				0%	6,200.00	0.00
242	23	2300	120	Refrigerant Piping	M	Corn States Metal Fabricators				0%	1,000.00	0.00
243	23	2300	120	Refrigerant Piping	L	Corn States Metal Fabricators				0%	5,200.00	0.00
244	23	3100	120	HVAC Ducts and Casings	M	Corn States Metal Fabricators				0%	30,160.00	0.00
245	23	3100	120	HVAC Ducts and Casings	L	Corn States Metal Fabricators				0%	34,280.00	0.00
246	23	3300	120	Air Duct Accessories	M	Corn States Metal Fabricators				0%	520.00	0.00
247	23	3300	120	Air Duct Accessories	L	Corn States Metal Fabricators				0%	350.00	0.00
248	23	3423	120	HVAC Power Ventilators	M	Corn States Metal Fabricators				0%	7,040.00	0.00
249	23	3423	120	HVAC Power Ventilators	L	Corn States Metal Fabricators				0%	2,250.00	0.00
250	23	3439	120	Propeller Fans	M	Corn States Metal Fabricators				0%	7,610.00	0.00
251	23	3439	120	Propeller Fans	L	Corn States Metal Fabricators				0%	2,600.00	0.00
252	23	3700	120	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators				0%	350.00	0.00
253	23	3700	120	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators				0%	590.00	0.00
254	23	5400	120	Furnaces	M	Corn States Metal Fabricators		0.00	11,425.00	49%	11,825.00	571.25
255	23	5400	120	Furnaces	L	Corn States Metal Fabricators				0%	2,990.00	0.00
256	23	5533	120	Fuel-Fired Unit Heaters	M	Corn States Metal Fabricators				0%	25,940.00	0.00
257	23	5533	120	Fuel-Fired Unit Heaters	L	Corn States Metal Fabricators				0%	7,010.00	0.00
258	23	8127	120	Libert AC Units	M	Corn States Metal Fabricators				0%	22,400.00	0.00
259	23	8127	120	Libert AC Units	L	Corn States Metal Fabricators				0%	2,800.00	0.00
260	26	0000	120	Admin Building	M	Price Electric				0%	300,000.00	0.00
261	31	5000	120	Building excavation/backfill	M/L	Iowa Earth Works				0%	45,200.00	0.00
262	210	Headworks										0.00
263	03	0000	210	210 Headworks						0%	0.00	0.00
264	03	0000	210	Rebar	M/L	Harris Rebar (Ambassador Steel				0%	119,015.00	0.00

CONTINUATION SHEET													Application No.	3	PER. TO:	August 31, 2020	
													APPL. DATE:	August 31, 2020	ENGINEER'S PROJECT NO.:	0.00	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Spec	Sec.	Bind. NO.	City of Indianola	Water Resource Recovery Facility	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	-----WORK COMPLETED-----		MATERIALS STORED	TOTAL COMPL. & STORED	% Complete	BALANCE TO FINISH	RETAINAGE				
							PREV APPL.	THIS PERIOD									
265	03	0000	210	Concrete	M	Norwalk Ready Mix Concrete I					0%	129,518.27	0.00				
266	03	0000	210	Form & place							0%	0.00	0.00				
267	03	0000	210	Footings/pads	L	Williams Brothers Const. Inc.		9,846.23			0%	9,846.23	0.00				
268	03	0000	210	Walls	L	Williams Brothers Const. Inc.		514,237.25			0%	514,237.25	0.00				
269	03	0000	210	Base Slab	L	Williams Brothers Const. Inc.		79,211.93			0%	79,211.93	0.00				
270	03	0000	210	SOG	L	Williams Brothers Const. Inc.		84,898.13			0%	84,898.13	0.00				
271	03	0000	210	Suspended Slab	L	Williams Brothers Const. Inc.		126,427.65			0%	126,427.65	0.00				
272	03	0000	210	Housekeeping pads	L	Williams Brothers Const. Inc.		4,029.75			0%	4,029.75	0.00				
273	03	0000	210	Grouting	L	Williams Brothers Const. Inc.		4,257.36			0%	4,257.36	0.00				
274	03	1000	210	210 Headworks	M	Molin Concrete Products		35,127.00			0%	35,127.00	0.00				
275	03	1000	210	210 Headworks	L	Williams Brothers Const. Inc.		10,504.00			0%	10,504.00	0.00				
276	04	2000	210	210 Headworks Insulation	M	Seedorff Masonry, Inc.		14,545.00			0%	14,545.00	0.00				
277	04	2000	210	210 Headworks CMU	M	Seedorff Masonry, Inc.		27,209.00			0%	27,209.00	0.00				
278	04	2000	210	210 Headworks Brick	M	Seedorff Masonry, Inc.		42,280.00			0%	42,280.00	0.00				
279	04	2000	210	210 Headworks Brick	L	Seedorff Masonry, Inc.		88,230.00			0%	88,230.00	0.00				
280	04	2000	210	210 Headworks CMU	L	Seedorff Masonry, Inc.		85,745.00			0%	85,745.00	0.00				
281	04	2000	210	210 Headworks Insulation	L	Seedorff Masonry, Inc.		6,440.00			0%	6,440.00	0.00				
282	05	1200	210	210 Headworks	M	HME, Inc		49,325.56			0%	49,325.56	0.00				
283	05	1200	210	210 Headworks	L	Williams Brothers Const. Inc.		33,800.00			0%	33,800.00	0.00				
284	06	1000	210	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.		8,858.42			0%	8,858.42	0.00				
285	07	5400	210	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme		25,561.54			0%	25,561.54	0.00				
286	07	5400	210	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme		22,914.98			0%	22,914.98	0.00				
287	07	6200	210	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme		819.74			0%	819.74	0.00				
288	07	6200	210	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme		4,709.68			0%	4,709.68	0.00				
289	08	1116	210	Aluminum Doors and Frames	M	Commercial Construction Products Co					0%	0.00	0.00				
290	08	1116	210	Aluminum Doors and Frames	L	Commercial Construction Products Co					0%	0.00	0.00				
291	08	3323	210	Overhead Coilings Doors	M	WD Door		18,275.00			0%	18,275.00	0.00				
292	08	3323	210	Overhead Coilings Doors	L	WD Door		1,856.38			0%	1,856.38	0.00				
293	08	4313	210	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0%	0.00	0.00				
294	08	4313	210	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0%	0.00	0.00				
295	08	7100	210	Door Hardware	M	Commercial Construction Products Co					0%	0.00	0.00				
296	08	7100	210	Door Hardware	L	Commercial Construction Products Co					0%	0.00	0.00				
297	09	9000	210	Paints and Coatings 210 Headworks	M	RP Coatings		18,000.00			0%	18,000.00	0.00				
298	09	9000	210	Paints and Coatings	L	RP Coatings		90,000.00			0%	90,000.00	0.00				
299	22	0500	210	210 Headworks	M	August Winter & Sons, Inc.		19,000.00			0%	19,000.00	0.00				
300	22	0500	210	210 Headworks	L	August Winter & Sons, Inc.		24,000.00			0%	24,000.00	0.00				
301	23	0593	210	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators		1,008.00			0%	1,008.00	0.00				
302	23	0713	210	Duct Insulation	M	Corn States Metal Fabricators		1,510.00			0%	1,510.00	0.00				
303	23	0713	210	Duct Insulation	L	Corn States Metal Fabricators		2,790.00			0%	2,790.00	0.00				
304	23	0719	210	HVAC Piping Insulation	M	Corn States Metal Fabricators		210.00			0%	210.00	0.00				
305	23	0719	210	HVAC Piping Insulation	L	Corn States Metal Fabricators		450.00			0%	450.00	0.00				
306	23	1123	210	Facility Natural-Gas Piping	M	Corn States Metal Fabricators		1,400.00			0%	1,400.00	0.00				
307	23	1123	210	HVAC Sequence of Operation	M	Corn States Metal Fabricators		10,000.00			0%	10,000.00	0.00				
308	23	1123	210	HVAC Sequence of Operation	L	Corn States Metal Fabricators		23,000.00			0%	23,000.00	0.00				
309	23	1123	210	Facility Natural-Gas Piping	L	Corn States Metal Fabricators		8,000.00			0%	8,000.00	0.00				
310	23	2300	210	Refrigerant Piping	M	Corn States Metal Fabricators		500.00			0%	500.00	0.00				
311	23	2300	210	Refrigerant Piping	L	Corn States Metal Fabricators		3,100.00			0%	3,100.00	0.00				
312	23	3100	210	HVAC Ducts and Casings	M	Corn States Metal Fabricators		30,160.00			0%	30,160.00	0.00				
313	23	3100	210	HVAC Ducts and Casings	L	Corn States Metal Fabricators		34,280.00			0%	34,280.00	0.00				
314	23	3300	210	Air Duct Accessories	M	Corn States Metal Fabricators		520.00			0%	520.00	0.00				
315	23	3300	210	Air Duct Accessories	L	Corn States Metal Fabricators		250.00			0%	250.00	0.00				
316	23	3423	210	HVAC Power Ventilators	M	Corn States Metal Fabricators		7,040.00			0%	7,040.00	0.00				

1		CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020					
2						APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
317	23	3423	210	HVAC Power Ventilators	L	Corn States Metal Fabricators				0%	2,450.00	0.00	
318	23	3700	210	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators				0%	350.00	0.00	
319	23	3700	210	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators				0%	590.00	0.00	
320	23	7433	210	Packaged MAU	M	Corn States Metal Fabricators				0%	25,600.00	0.00	
321	23	7433	210	Packaged MAU	L	Corn States Metal Fabricators				0%	1,500.00	0.00	
322	23	8101	210	Terminal Heat Transfer Units	M	Corn States Metal Fabricators				0%	15,480.00	0.00	
323	23	8101	210	Terminal Heat Transfer Units	L	Corn States Metal Fabricators				0%	1,060.00	0.00	
324	23	8127	210	Libert AC Units	M	Corn States Metal Fabricators	0.00	20,500.00	20,500.00	92%	1,900.00	1,025.00	
325	23	8127	210	Libert AC Units	L	Corn States Metal Fabricators				0%	2,800.00	0.00	
326	23	8417	210	Dehumidifiers	M	Corn States Metal Fabricators	0.00	2,999.00	2,999.00	75%	1,001.00	149.95	
327	23	8417	210	Dehumidifiers	L	Corn States Metal Fabricators				0%	350.00	0.00	
328	26	0000	210	Headworks Building	L	Price Electric				0%	225,000.00	0.00	
329	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works				0%	45,200.00	0.00	
330	31	6613	210	Headworks	M/L	Helitech				0%	39,416.00	0.00	
331	35	2016	210	Slide Gates	M	August Winter & Sons				0%	51,000.00	0.00	
332	35	2016	210	Slide Gates	L	August Winter & Sons				0%	25,000.00	0.00	
333	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons				0%	604,000.00	0.00	
334	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons				0%	304,320.00	0.00	
335	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons				0%	356,000.00	0.00	
336	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons				0%	100,000.00	0.00	
337	46	2152	210	Screenings Washer/Compactor	M	August Winter & Sons	included in 462151			0%	0.00	0.00	
338	46	2152	210	Screenings Washer/Compactor	L	August Winter & Sons	included in 462151			0%	0.00	0.00	
339	230			<b>Grit Building</b>						0%	0.00	0.00	
340	03	0000	230	230 Grit Building									
341	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Steel)	74,040.00	59,067.11	0.00	59,067.11	80%	14,972.89	2,953.36
342	03	0000	230	Concrete	M	Norwalk Ready Mix Concrete	55,118.71	14,784.00	26,555.03	41,339.03	75%	13,779.68	2,066.95
343	03	0000	230	Form & place						0%	0.00	0.00	
344	03	0000	230	Walls	L	Williams Brothers Const. Inc.	325,573.60	162,786.80	97,672.08	260,458.88	80%	65,114.72	13,022.94
345	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.	73,777.53	73,777.53	0.00	73,777.53	100%	0.00	3,688.88
346	03	0000	230	SOG	L	Williams Brothers Const. Inc.	43,768.90				0%	43,768.90	0.00
347	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.	120,041.05				0%	120,041.05	0.00
348	03	1000	230	230 Grit Bldg	M	Molin Concrete Products	10,475.00				0%	10,475.00	0.00
349	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
350	04	2000	230	230 Grit Insulation	M	Seedorff Masonry, Inc.	10,608.00				0%	10,608.00	0.00
351	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.	9,903.00				0%	9,903.00	0.00
352	04	2000	230	230 Grit Brick	M	Seedorff Masonry, Inc.	16,656.00				0%	16,656.00	0.00
353	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.	34,687.00				0%	34,687.00	0.00
354	04	2000	230	230 Grit Insulation	L	Seedorff Masonry, Inc.	4,763.00				0%	4,763.00	0.00
355	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.	38,819.00				0%	38,819.00	0.00
356	05	1200	230	230 Grit Building	M	HME, Inc	48,135.04	4,815.00		4,815.00	10%	43,320.04	240.75
357	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc.	33,800.00				0%	33,800.00	0.00
358	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.	3,168.75				0%	3,168.75	0.00
359	06	1000	230	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0%	8,858.42	0.00
360	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.	12,000.00				0%	12,000.00	0.00
361	06	6000	230	Parshall Flume Liners	L	August Winter & Sons, Inc.	9,500.00				0%	9,500.00	0.00
362	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00				0%	7,800.00	0.00
363	07	1713	230	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00				0%	5,850.00	0.00
364	07	5400	230	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	7,518.10				0%	7,518.10	0.00
365	07	5400	230	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	6,740.00				0%	6,740.00	0.00
366	07	6200	230	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	240.00				0%	240.00	0.00
367	07	6200	230	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	1,380.00				0%	1,380.00	0.00
368	08	1116	230	Aluminum Doors and Frames	M	Commercial Construction Products Co					0%	0.00	0.00

1		CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020					
2						APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	--- WORK COMPLETED ---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
369	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00	
370	08	3100	230	Access Doors and Panels	M	Nystrom	647.57			0%	647.57	0.00	
371	08	3100	230	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29			0%	490.29	0.00	
372	08	3323	230	Overhead Coilings Doors	M	WD Door	6,172.50			0%	6,172.50	0.00	
373	08	3323	230	Overhead Coilings Doors	L	WD Door	928.25			0%	928.25	0.00	
374	08	4313	230	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00	0.00	
375	08	4313	230	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00	0.00	
376	08	7100	230	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00	
377	08	7100	230	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00	
378	09	9000	230	Paints and Coatings 230 Grit Bldg	M	RP Coatings	7,000.00			0%	7,000.00	0.00	
379	09	9000	230	Paints and Coatings	L	RP Coatings	20,000.00			0%	20,000.00	0.00	
380	22	0500	230	230 Grit Bldg	M	August Winter & Sons, Inc.	10,000.00	3,000.00	0.00	3,000.00	30%	7,000.00	150.00
381	22	0500	230	230 Grit Bldg	L	August Winter & Sons, Inc.	30,000.00	12,000.00	0.00	12,000.00	40%	18,000.00	600.00
382	23	0593	230	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00			0%	1,008.00	0.00	
383	23	0713	230	Duct Insulation	M	Corn States Metal Fabricators	2,000.00			0%	2,000.00	0.00	
384	23	0713	230	Duct Insulation	L	Corn States Metal Fabricators	3,700.00			0%	3,700.00	0.00	
385	23	1123	230	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,800.00			0%	1,800.00	0.00	
386	23	1123	230	HVAC Sequence of Operation	M	Corn States Metal Fabricators	11,000.00			0%	11,000.00	0.00	
387	23	1123	230	HVAC Sequence of Operation	L	Corn States Metal Fabricators	28,000.00			0%	28,000.00	0.00	
388	23	1123	230	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	11,000.00			0%	11,000.00	0.00	
389	23	3100	230	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,860.00			0%	25,860.00	0.00	
390	23	3100	230	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00			0%	29,380.00	0.00	
391	23	3300	230	Air Duct Accessories	M	Corn States Metal Fabricators	450.00			0%	450.00	0.00	
392	23	3300	230	Air Duct Accessories	L	Corn States Metal Fabricators	300.00			0%	300.00	0.00	
393	23	3423	230	HVAC Power Ventilators	M	Corn States Metal Fabricators	10,560.00			0%	10,560.00	0.00	
394	23	3423	230	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,380.00			0%	3,380.00	0.00	
395	23	3700	230	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00			0%	700.00	0.00	
396	23	3700	230	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,190.00			0%	1,190.00	0.00	
397	23	7433	230	Packaged MAU	M	Corn States Metal Fabricators	25,600.00			0%	25,600.00	0.00	
398	23	7433	230	Packaged MAU	L	Corn States Metal Fabricators	1,500.00			0%	1,500.00	0.00	
399	23	8101	230	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00			0%	7,740.00	0.00	
400	23	8101	230	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00			0%	530.00	0.00	
401	26	0000	230	Grit Building	L	Price Electric	290,000.00	14,500.00	0.00	14,500.00	5%	275,500.00	725.00
402	31	5000	230	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	11,300.00	0.00	11,300.00	50%	11,300.00	565.00
403	35	2016.2	230	Slide Gates	M	August Winter & Sons	54,000.00			0%	54,000.00	0.00	
404	35	2016.2	230	Slide Gates	L	August Winter & Sons	35,000.00			0%	35,000.00	0.00	
405	41	2213	230	Bridge Crane	M	Waite Equipment	17,000.00			0%	17,000.00	0.00	
406	41	2213	230	Bridge Crane	L	Waite Equipment	4,300.00			0%	4,300.00	0.00	
407	41	2223	230	Hoist and Monorail System	M	Waite Equipment	3,200.00			0%	3,200.00	0.00	
408	41	2223	230	Hoist and Monorail System	L	Waite Equipment	750.00			0%	750.00	0.00	
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M	August Winter & Sons	125,000.00			0%	125,000.00	0.00	
410	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	L	August Winter & Sons	60,000.00		3,000.00	3,000.00	5%	57,000.00	150.00
411	43	4113	230	Hydropneumatic Tank	M	August Winter & Sons	61,000.00			0%	61,000.00	0.00	
412	43	4113	230	Hydropneumatic Tank	L	August Winter & Sons	25,500.00			0%	25,500.00	0.00	
413	46	2323	230	Grit Removal Equipment	M	August Winter & Sons	230,000.00			0%	230,000.00	0.00	
414	46	2323	230	Grit Removal Equipment	L	August Winter & Sons	115,000.00	2,300.00	3,450.00	5,750.00	5%	109,250.00	287.50
415	46	2327	230	Grit Washer	M	August Winter & Sons	185,000.00			0%	185,000.00	0.00	
416	46	2327	230	Grit Washer	L	August Winter & Sons	115,000.00	2,300.00	3,450.00	5,750.00	5%	109,250.00	287.50
417	46	6124	230	Composite Sampler	M	August Winter & Sons	9,500.00			0%	9,500.00	0.00	
418	250			<b>Equalization Tank</b>								0.00	
419	03	0000	250	250 Equalization Tank						0%	0.00	0.00	
420	03	0000	250	Rebar	M/L	Harris Rebar (Ambassador Steel)	90,735.00			0%	90,735.00	0.00	

1		CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020				
2						APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indiana	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
421	03	0000 250	Concrete	M Norwalk Ready Mix Concrete I	121,947.48					0%	121,947.48	0.00
422	03	0000 250	Form & place							0%	0.00	0.00
423	03	0000 250	Footings	L Williams Brothers Const. Inc.	64,284.98					0%	64,284.98	0.00
424	03	0000 250	Walls	L Williams Brothers Const. Inc.	310,185.45					0%	310,185.45	0.00
425	03	0000 250	Base Slab	L Williams Brothers Const. Inc.	38,591.78					0%	38,591.78	0.00
426	03	0000 250	SOG	L Williams Brothers Const. Inc.	124,810.88					0%	124,810.88	0.00
427	03	0000 250	Suspended Slab	L Williams Brothers Const. Inc.	16,034.63					0%	16,034.63	0.00
428	03	0000 250	Houskeeping Pads	L Williams Brothers Const. Inc.	4,764.15					0%	4,764.15	0.00
429	03	0000 250	Grouting	L Williams Brothers Const. Inc.	490.32					0%	490.32	0.00
430	05	1200 250	250 EQ Tank Return Flow PS	M HME, Inc	2,849.12					0%	2,849.12	0.00
431	05	1200 250	250 EQ Tank Return Flow PS	L Williams Brothers Const. Inc.	3,900.00					0%	3,900.00	0.00
432	07	1353 250	Elastomeric Deck Coverings	M RP Coatings	4,000.00					0%	4,000.00	0.00
433	07	1353 250	Elastomeric Deck Coverings	L RP Coatings	8,000.00					0%	8,000.00	0.00
434	07	1713 250	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81					0%	9,113.81	0.00
435	07	1713 250	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00					0%	6,370.00	0.00
436	08	3100 250	Access Doors and Panels	M Nystrom	647.57					0%	647.57	0.00
437	08	3100 250	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29					0%	490.29	0.00
438	09	9000 250	Paints and Coatings 250 EQ Tanks	M RP Coatings	400.00					0%	400.00	0.00
439	09	9000 250	Paints and Coatings	L RP Coatings	2,500.00					0%	2,500.00	0.00
440	23	0593 250	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00					0%	1,008.00	0.00
441	23	1123 250	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00					0%	5,000.00	0.00
442	23	1123 250	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00					0%	12,000.00	0.00
443	23	3423 250	HVAC Power Ventilators	M Corn States Metal Fabricators	10,560.00					0%	10,560.00	0.00
444	23	3423 250	HVAC Power Ventilators	L Corn States Metal Fabricators	3,380.00					0%	3,380.00	0.00
445	23	8101 250	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00					0%	7,740.00	0.00
446	23	8101 250	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00					0%	530.00	0.00
447	31	5000 250	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	11,300.00	0.00		11,300.00	25%	33,900.00	565.00
448	31	6613.1 250	Equalization Tank	M/L Helitech	103,250.00	36,137.50	67,112.50		103,250.00	100%	0.00	5,162.50
449	33	3613 250	Bolted Steel Wastewater Storage Tank-131' Tank	M Great Plains Structurs LLC	284,045.00					0%	284,045.00	0.00
450	33	3613 250	Bolted Steel Wastewater Storage Tank	L Great Plains Structurs LLC	94,290.00					0%	94,290.00	0.00
451	43	2139 250	Submersible Solids Handling Pump Equipment	M August Winter & Sons	104,000.00					0%	104,000.00	0.00
452	43	2139 250	Submersible Solids Handling Pump Equipment	L August Winter & Sons	156,538.00					0%	156,538.00	0.00
453	46	4123 250	Submersible Mixing Equipment-250 Equalization Tank	M August Winter & Sons	35,000.00					0%	35,000.00	0.00
454	46	4123 250	Submersible Mixing Equipment	L August Winter & Sons	83,053.00					0%	83,053.00	0.00
455	270	<b>Peak Flow Treatment</b>										
456	03	0000 270	270 Peak Flow Treatment Str							0%	0.00	0.00
457	03	0000 270	Rebar	M/L Harris Rebar (Ambassador Steel	39,475.00	24,425.00	0.00		24,425.00	62%	15,050.00	1,221.25
458	03	0000 270	Concrete	M Norwalk Ready Mix Concrete I	37,200.90					0%	37,200.90	0.00
459	03	0000 270	Form & place							0%	0.00	0.00
460	03	0000 270	Footings/Pads	L Williams Brothers Const. Inc.	26,439.08		13,219.54		13,219.54	50%	13,219.54	660.98
461	03	0000 270	Walls	L Williams Brothers Const. Inc.	185,141.70		9,257.09		9,257.09	5%	175,884.62	462.85
462	03	0000 270	SOG	L Williams Brothers Const. Inc.	54,810.68					0%	54,810.68	0.00
463	03	0000 270	Houskeeping Pads	L Williams Brothers Const. Inc.	5,734.80					0%	5,734.80	0.00
464	03	1000 270	270 Peak Flow	M Molin Concrete Products	6,642.00					0%	6,642.00	0.00
465	03	1000 270	270 Peak Flow	L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00	0.00
466	04	2000 270	270 Peak Flow Brick	M Seedorff Masonry, Inc.	11,090.00					0%	11,090.00	0.00
467	04	2000 270	270 Peak Flow CMU	M Seedorff Masonry, Inc.	6,960.00					0%	6,960.00	0.00
468	04	2000 270	270 Peak Flow Insulation	M Seedorff Masonry, Inc.	5,114.00					0%	5,114.00	0.00
469	04	2000 270	270 Peak Flow Brick	L Seedorff Masonry, Inc.	20,788.00					0%	20,788.00	0.00
470	04	2000 270	270 Peak Flow CMU	L Seedorff Masonry, Inc.	28,180.00					0%	28,180.00	0.00
471	04	2000 270	270 Peak Flow Insulation	L Seedorff Masonry, Inc.	2,421.00					0%	2,421.00	0.00
472	05	1200 270	270 Peak Flow Treatment	M HME, Inc	42,256.12		2,535.00		2,535.00	6%	39,721.12	126.75

1		CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020				
2						APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
473	05	1200	270	270 Peak Flow Treatment	L Williams Brothers Const. Inc.	33,800.00				0%	33,800.00	0.00
474	08	1113	270	Hollow Metal Doors and Frames	M Commercial Construction Products Co					0%	0.00	0.00
475	08	1113	270	Hollow Metal Doors and Frames	L Commercial Construction Products Co					0%	0.00	0.00
476	08	1116	270	Aluminum Doors and Frames	M Commercial Construction Products Co					0%	0.00	0.00
477	08	1116	270	Aluminum Doors and Frames	L Commercial Construction Products Co					0%	0.00	0.00
478	08	3323	270	Overhead Coilings Doors	M WD Door	8,157.50				0%	8,157.50	0.00
479	08	3323	270	Overhead Coilings Doors	L WD Door	928.25				0%	928.25	0.00
480	08	4313	270	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00	0.00
481	08	4313	270	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00	0.00
482	08	7100	270	Door Hardware	M Commercial Construction Products Co					0%	0.00	0.00
483	08	7100	270	Door Hardware	L Commercial Construction Products Co					0%	0.00	0.00
484	09	9000	270	Paints and Coatings 270 Peak Flow Treatment	M RP Coatings	12,500.00				0%	12,500.00	0.00
485	09	9000	270	Paints and Coatings	L RP Coatings	20,000.00				0%	20,000.00	0.00
486	13	3419	270	Metal Buildings System	M Riverview Construction Compa	41,804.00				0%	41,804.00	0.00
487	13	3419	270	Metal Buildings System	L Riverview Construction Compa	41,138.00				0%	41,138.00	0.00
488	21	0500	270	Fire Suppression	M Midwest Automatic Fire Sprink	3,880.00				0%	3,880.00	0.00
489	21	0500	270	Fire Suppression	L Midwest Automatic Fire Sprink	6,770.00				0%	6,770.00	0.00
490	23	0593	270	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	504.00				0%	504.00	0.00
491	23	1123	270	Facility Natural-Gas Piping	M Corn States Metal Fabricators	800.00				0%	800.00	0.00
492	23	1123	270	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00				0%	5,000.00	0.00
493	23	1123	270	Facility Natural-Gas Piping	L Corn States Metal Fabricators	4,600.00				0%	4,600.00	0.00
494	23	1123	270	HVAC Sequence of Operation	L Corn States Metal Fabricators	14,000.00				0%	14,000.00	0.00
495	23	3100	270	HVAC Ducts and Casings	M Corn States Metal Fabricators	25,850.00				0%	25,850.00	0.00
496	23	3100	270	HVAC Ducts and Casings	L Corn States Metal Fabricators	29,380.00				0%	29,380.00	0.00
497	23	3300	270	Air Duct Accessories	M Corn States Metal Fabricators	440.00				0%	440.00	0.00
498	23	3300	270	Air Duct Accessories	L Corn States Metal Fabricators	300.00				0%	300.00	0.00
499	23	3423	270	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00				0%	7,040.00	0.00
500	23	3423	270	HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00				0%	2,250.00	0.00
501	23	8101	270	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00				0%	7,740.00	0.00
502	23	8101	270	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00				0%	530.00	0.00
503	26	0000	270	Peak Flow Treatment	L Price Electric	250,000.00		25,000.00	25,000.00	10%	225,000.00	1,250.00
504	31	5000	270	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	11,300.00	0.00	11,300.00	50%	11,300.00	565.00
505	41	4116	270	Bulk Chemical Storage Tanks	M August Winter & Sons	65,000.00				0%	65,000.00	0.00
506	41	4116	270	Bulk Chemical Storage Tanks	L August Winter & Sons	43,000.00				0%	43,000.00	0.00
507	46	3334	270	Peristaltic Metering Pumps	M August Winter & Sons	86,000.00				0%	86,000.00	0.00
508	46	3334	270	Peristaltic Metering Pumps	L August Winter & Sons	35,500.00				0%	35,500.00	0.00
509	46	3383	270	Chemical Feed Accessories	M August Winter & Sons	169,000.00				0%	169,000.00	0.00
510	46	3383	270	Chemical Feed Accessories	L August Winter & Sons	50,000.00				0%	50,000.00	0.00
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M August Winter & Sons	1,389,000.00				0%	1,389,000.00	0.00
512	46	6442	270	Peak Flow Treatment-Cloth Media Filters	L August Winter & Sons	350,000.00		17,500.00	17,500.00	5%	332,500.00	875.00
513	320			<b>Oxidation Ditches</b>								0.00
514	03	0000	320	320 Oxidation Ditches						0%	0.00	0.00
515	03	0000	320	Rebar	M/L Harris Rebar (Ambassador Stee	464,630.00		0.00	170,408.00	37%	294,222.00	8,520.40
516	03	0000	320	Concrete	M Norwalk Ready Mix Concrete H	405,205.45				0%	405,205.45	0.00
517	03	0000	320	Form & place						0%	0.00	0.00
518	03	0000	320	Walls	L Williams Brothers Const. Inc.	1,980,990.88				0%	1,980,990.88	0.00
519	03	0000	320	Round Piers & Columns	L Williams Brothers Const. Inc.	1,823.18				0%	1,823.18	0.00
520	03	0000	320	Base Slab	L Williams Brothers Const. Inc.	413,406.45				0%	413,406.45	0.00
521	03	0000	320	Precast Hollowcore Slabs	L Williams Brothers Const. Inc.	19,118.70				0%	19,118.70	0.00
522	03	0000	320	Beams	L Williams Brothers Const. Inc.	89,986.95				0%	89,986.95	0.00
523	03	0000	320	Suspended Slab	L Williams Brothers Const. Inc.	106,384.05				0%	106,384.05	0.00
524	03	0000	320	Houskeeping Pads	L Williams Brothers Const. Inc.	3,758.40				0%	3,758.40	0.00

CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020						
				APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00						
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO-FINISH	
525	03	0000	320	Grouting	L Williams Brothers Const. Inc.	955.40				0%	955.40	0.00
526	03	1000	320	320 Oxidation Ditch	M Molin Concrete Products	53,849.00				0%	53,849.00	0.00
527	03	1000	320	320 Oxidation Ditch	L Williams Brothers Const. Inc.	21,008.00				0%	21,008.00	0.00
528	05	1200	320	320 Oxidation Ditch	M HME, Inc	101,417.04				0%	101,417.04	0.00
529	05	1200	320	320 Oxidation Ditch	L Williams Brothers Const. Inc.	67,600.00				0%	67,600.00	0.00
530	05	1200	320	320 Oxidation Structural Flow Splitter	M HME, Inc	5,667.98				0%	5,667.98	0.00
531	05	1200	320	320 Oxidation Structural Flow Splitter	L Williams Brothers Const. Inc.	3,900.00				0%	3,900.00	0.00
532	26	0000	320	Oxidation Ditches	M Price Electric	220,000.00				0%	220,000.00	0.00
533	31	5000	320	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	11,300.00	0.00	11,300.00	25%	33,900.00	565.00
534	31	6613.1	320	Oxidation Ditch	M/L Helitech	142,667.00	107,000.25	35,666.75	142,667.00	100%	0.00	7,133.35
535	35	2016.2	320	Slide Gates	M August Winter & Sons	39,000.00				0%	39,000.00	0.00
536	35	2016.2	320	Slide Gates	L August Winter & Sons	9,500.00				0%	9,500.00	0.00
537	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M August Winter & Sons	90,000.00				0%	90,000.00	0.00
538	46	4123	320	Submersible Mixing Equipment	L August Winter & Sons	89,747.00				0%	89,747.00	0.00
539	46	5361	320	Oxidation Ditch System Equipment (Base Bid)	M August Winter & Sons	1,051,600.00				0%	1,051,600.00	0.00
540	46	5361	320	Oxidation Ditch Sys: 40'	L August Winter & Sons	95,000.00				0%	95,000.00	0.00
541	350	<b>Secondary Treatment Bldg</b>								0%	0.00	0.00
542	03	0000	350	350 Secondary Treatment Bldg						0%	0.00	0.00
543	03	0000	350	Rebar	M/L Harris Rebar (Ambassador Steel)	49,265.00				0%	49,265.00	0.00
544	03	0000	350	Concrete	M Norwalk Ready Mix Concrete Inc.	32,261.43				0%	32,261.43	0.00
545	03	0000	350	Form & place						0%	0.00	0.00
546	03	0000	350	Walls	L Williams Brothers Const. Inc.	126,812.93				0%	126,812.93	0.00
547	03	0000	350	Base Slab	L Williams Brothers Const. Inc.	27,955.13				0%	27,955.13	0.00
548	03	0000	350	Suspended Slab	L Williams Brothers Const. Inc.	85,748.63				0%	85,748.63	0.00
549	03	0000	350	Houskeeping Pads	L Williams Brothers Const. Inc.	4,131.00				0%	4,131.00	0.00
550	03	0000	350	Columns	L Williams Brothers Const. Inc.	7,418.25				0%	7,418.25	0.00
551	03	1000	350	350 Secondary Treatment	M Molin Concrete Products	13,528.00				0%	13,528.00	0.00
552	03	1000	350	350 Secondary Treatment	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
553	04	2000	350	350 Secondary Treatment Brick	M Seedorff Masonry, Inc.	17,189.00				0%	17,189.00	0.00
554	04	2000	350	350 Secondary Treatment CMU	M Seedorff Masonry, Inc.	14,329.00				0%	14,329.00	0.00
555	04	2000	350	350 Secondary Treatment Insulation	M Seedorff Masonry, Inc.	5,853.00				0%	5,853.00	0.00
556	04	2000	350	350 Secondary Treatment Brick	L Seedorff Masonry, Inc.	36,454.00				0%	36,454.00	0.00
557	04	2000	350	350 Secondary Treatment CMU	L Seedorff Masonry, Inc.	52,419.00				0%	52,419.00	0.00
558	04	2000	350	350 Secondary Treatment Insulation	L Seedorff Masonry, Inc.	2,736.00				0%	2,736.00	0.00
559	05	1200	350	350 Secondary Treatment Bldg	M HME, Inc	23,415.12				0%	23,415.12	0.00
560	05	1200	350	350 Secondary Treatment Bldg	L Williams Brothers Const. Inc.	16,900.00				0%	16,900.00	0.00
561	06	1000	350	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42				0%	8,858.42	0.00
562	07	1713	350	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0%	9,113.81	0.00
563	07	1713	350	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				0%	6,370.00	0.00
564	07	5400	350	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetme	9,773.53				0%	9,773.53	0.00
565	07	5400	350	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetme	8,761.61				0%	8,761.61	0.00
566	07	6200	350	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetme	313.43				0%	313.43	0.00
567	07	6200	350	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetme	1,800.76				0%	1,800.76	0.00
568	08	1113	350	Hollow Metal Doors and Frames	M Commercial Construction Products Co					0%	0.00	0.00
569	08	1113	350	Hollow Metal Doors and Frames	L Commercial Construction Products Co					0%	0.00	0.00
570	08	1116	350	Aluminum Doors and Frames	M Commercial Construction Products Co					0%	0.00	0.00
571	08	1116	350	Aluminum Doors and Frames	L Commercial Construction Products Co					0%	0.00	0.00
572	08	3100	350	Access Doors and Panels	M Nystrom	647.57				0%	647.57	0.00
573	08	3100	350	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29				0%	490.29	0.00
574	08	4313	350	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00	0.00
575	08	4313	350	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00	0.00
576	08	7100	350	Door Hardware	M Commercial Construction Products Co					0%	0.00	0.00

CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020						
				APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00						
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL.	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
577	08	7100 350	Door Hardware	L Commercial Construction Products Co						0%	0.00	0.00
578	09	9000 350	Paints and Coatings 350 Sec Treatment Bldg	M RP Coatings	10,000.00					0%	10,000.00	0.00
579	09	9000 350	Paints and Coatings	L RP Coatings	40,000.00					0%	40,000.00	0.00
580	11	5353 350	Casework, Tops, Fixtures, Fume Hood	M Innovative Laboratory Systems	22,550.00					0%	22,550.00	0.00
581	11	5353 350	Casework, Tops, Fixtures, Fume Hood, ASHRAE Testing	L Innovative Laboratory Systems	3,200.00					0%	3,200.00	0.00
582	22	0500 350	350 Secondary Treatment	M August Winter & Sons, Inc.	45,000.00					0%	45,000.00	0.00
583	22	0500 350	350 Secondary Treatment	L August Winter & Sons, Inc.	50,000.00					0%	50,000.00	0.00
584	23	0593 350	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00					0%	1,008.00	0.00
585	23	0713 350	Duct Insulation	M Corn States Metal Fabricators	2,000.00					0%	2,000.00	0.00
586	23	0713 350	Duct Insulation	L Corn States Metal Fabricators	3,700.00					0%	3,700.00	0.00
587	23	0719 350	HVAC Piping Insulation	M Corn States Metal Fabricators	530.00					0%	530.00	0.00
588	23	0719 350	HVAC Piping Insulation	L Corn States Metal Fabricators	960.00					0%	960.00	0.00
589	23	1123 350	Facility Natural-Gas Piping	M Corn States Metal Fabricators	900.00					0%	900.00	0.00
590	23	1123 350	HVAC Sequence of Operation	M Corn States Metal Fabricators	7,000.00					0%	7,000.00	0.00
591	23	1123 350	Facility Natural-Gas Piping	L Corn States Metal Fabricators	7,500.00					0%	7,500.00	0.00
592	23	1123 350	HVAC Sequence of Operation	L Corn States Metal Fabricators	19,000.00					0%	19,000.00	0.00
593	23	2300 350	Refrigerant Piping	M Corn States Metal Fabricators	1,300.00					0%	1,300.00	0.00
594	23	2300 350	Refrigerant Piping	L Corn States Metal Fabricators	9,600.00					0%	9,600.00	0.00
595	23	3100 350	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,166.00					0%	30,166.00	0.00
596	23	3100 350	HVAC Ducts and Casings	L Corn States Metal Fabricators	87,824.00					0%	87,824.00	0.00
597	23	3300 350	Air Duct Accessories	M Corn States Metal Fabricators	530.00					0%	530.00	0.00
598	23	3300 350	Air Duct Accessories	L Corn States Metal Fabricators	350.00					0%	350.00	0.00
599	23	3423 350	HVAC Power Ventilators	M Corn States Metal Fabricators	3,520.00					0%	3,520.00	0.00
600	23	3423 350	HVAC Power Ventilators	L Corn States Metal Fabricators	1,200.00					0%	1,200.00	0.00
601	23	3700 350	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	700.00					0%	700.00	0.00
602	23	3700 350	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	1,180.00					0%	1,180.00	0.00
603	23	7433 350	Packaged MAU	M Corn States Metal Fabricators	12,800.00					0%	12,800.00	0.00
604	23	7433 350	Packaged MAU	L Corn States Metal Fabricators	750.00					0%	750.00	0.00
605	23	8101 350	Terminal Heat Transfer Units	M Corn States Metal Fabricators	3,870.00					0%	3,870.00	0.00
606	23	8101 350	Terminal Heat Transfer Units	L Corn States Metal Fabricators	270.00					0%	270.00	0.00
607	23	8127 350	Libert AC Units	M Corn States Metal Fabricators	22,400.00					0%	22,400.00	0.00
608	23	8127 350	Libert AC Units	L Corn States Metal Fabricators	2,800.00					0%	2,800.00	0.00
609	26	0000 350	Secondary Treatment/Clarifier	L Price Electric	200,000.00					0%	200,000.00	0.00
610	31	5000 350	Building excavation/backfill	M/L Iowa Earth Works	11,300.00					0%	11,300.00	0.00
611	41	2213 350	Bridge Crane	M Waite Equipment	17,000.00					0%	17,000.00	0.00
612	41	2213 350	Bridge Crane	L Waite Equipment	4,300.00					0%	4,300.00	0.00
613	41	2223 350	Hoist and Monorail System	M Waite Equipment	3,200.00					0%	3,200.00	0.00
614	41	2223 350	Hoist and Monorail System	L Waite Equipment	750.00					0%	750.00	0.00
615	43	2139 350	Submersible Solids Handling Pump Equipment	M August Winter & Sons	104,000.00					0%	104,000.00	0.00
616	43	2139 350	Submersible Solids Handling Pump Equipment	L August Winter & Sons	156,538.00					0%	156,538.00	0.00
617	380		<b>Secondary Clarifiers</b>									0.00
618	03	0000 380	380 Secondary Clarifiers							0%	0.00	0.00
619	03	0000 380	Rebar	M/L Harris Rebar (Ambassador Steel)	178,010.00					0%	178,010.00	0.00
620	03	0000 380	Concrete	M Norwalk Ready Mix Concrete II	147,096.17					0%	147,096.17	0.00
621	03	0000 380	Form & place							0%	0.00	0.00
622	03	0000 380	Walls	L Williams Brothers Const. Inc.	686,179.35					0%	686,179.35	0.00
623	03	0000 380	Base Slab	L Williams Brothers Const. Inc.	202,724.10					0%	202,724.10	0.00
624	03	0000 380	SOG	L Williams Brothers Const. Inc.	1,323.00					0%	1,323.00	0.00
625	03	0000 380	Suspended Slab	L Williams Brothers Const. Inc.	79,596.68					0%	79,596.68	0.00
626	03	0000 380	Grouting	L Williams Brothers Const. Inc.	20,280.38					0%	20,280.38	0.00
627	05	1200 380	380 Secondary Clarifier Flow Splitter	M HME, Inc	14,514.40					0%	14,514.40	0.00
628	05	1200 380	380 Secondary Clarifiers	M HME, Inc	20,663.54					0%	20,663.54	0.00

CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020						
				APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00						
1	2	3	4	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	-----WORK COMPLETED----- PREV APPL.	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
629	05	1200	380	380 Secondary Clarifier Flow Splitter	L Williams Brothers Const. Inc.	11,700.00				0%	11,700.00	0.00
630	05	1200	380	380 Secondary Clarifiers	L Williams Brothers Const. Inc.	19,500.00				0%	19,500.00	0.00
631	09	9000	380	Paints and Coatings 380 Sec Clarifiers	M RP Coatings	17,000.00				0%	17,000.00	0.00
632	09	9000	380	Paints and Coatings	L RP Coatings	67,000.00				0%	67,000.00	0.00
633	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	5,650.00	0.00	5,650.00	25%	16,950.00	282.50
634	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00				0%	22,600.00	0.00
635	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00				0%	22,600.00	0.00
636	31	6613.	380	Secondary Clarifier	M/L Helitech	39,416.00		35,474.40	35,474.40	90%	3,941.60	1,773.72
637	43	2112	380	Screw Centrifugal Pumps	M August Winter & Sons	34,000.00				0%	34,000.00	0.00
638	43	2112	380	Screw Centrifugal Pumps	L August Winter & Sons	9,000.00				0%	9,000.00	0.00
639	46	4323	380	Secondary Clarifier Mechanism	M August Winter & Sons	418,000.00				0%	418,000.00	0.00
640	46	4323	380	Secondary Clarifier Mechanism	L August Winter & Sons	250,000.00				0%	250,000.00	0.00
641	420	UV Disinfection Bldg								0%	0.00	0.00
642	03	0000	420	UV Disinfection Bldg						0%	0.00	0.00
643	03	0000	420	Rebar	M/L Harris Rebar (Ambassador Steel)	22,050.00	13,345.00	0.00	13,345.00	61%	8,705.00	667.25
644	03	0000	420	Concrete	M Norwalk Ready Mix Concrete	23,548.27				0%	23,548.27	0.00
645	03	0000	420	Form & place						0%	0.00	0.00
646	03	0000	420	Footings	L Williams Brothers Const. Inc.	6,125.63		1,531.41	1,531.41	25%	4,594.22	76.57
647	03	0000	420	Walls	L Williams Brothers Const. Inc.	155,512.60				0%	155,512.60	0.00
648	03	0000	420	Base Slab	L Williams Brothers Const. Inc.	26,534.93				0%	26,534.93	0.00
649	03	0000	420	SOG	Williams Brothers Const. Inc.	50,381.88				0%	50,381.88	0.00
650	03	0000	420	Houskeeping Pads	Williams Brothers Const. Inc.	7,682.85				0%	7,682.85	0.00
651	03	1000	420	Disinfection	M Molin Concrete Products	16,910.00				0%	16,910.00	0.00
652	03	1000	420	UV Vault	M Molin Concrete Products	6,000.00				0%	6,000.00	0.00
653	03	1000	420	Disinfection	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
654	04	2000	420	UV Disinfect Insulation	M Seedorff Masonry, Inc.	7,703.00				0%	7,703.00	0.00
655	04	2000	420	UV Disinfect Brick	M Seedorff Masonry, Inc.	22,164.00				0%	22,164.00	0.00
656	04	2000	420	UV Disinfect CMU	M Seedorff Masonry, Inc.	13,359.00				0%	13,359.00	0.00
657	04	2000	420	UV Disinfect CMU	L Seedorff Masonry, Inc.	49,870.00				0%	49,870.00	0.00
658	04	2000	420	UV Disinfect Insulation	L Seedorff Masonry, Inc.	3,383.00				0%	3,383.00	0.00
659	04	2000	420	UV Disinfect Brick	L Seedorff Masonry, Inc.	46,273.00				0%	46,273.00	0.00
660	05	1200	420	UV Value Vault	M HME, Inc	1,149.88				0%	1,149.88	0.00
661	05	1200	420	Disinfection	M HME, Inc	45,524.60		4,550.00	4,550.00	10%	40,974.60	227.50
662	05	1200	420	Disinfection	L Williams Brothers Const. Inc.	3,900.00				0%	3,900.00	0.00
663	06	1000	420	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42				0%	8,858.42	0.00
664	06	8000	420	Fiberglass Reinforced Plastic Fabrications	M Williams Brothers Const. Inc.	12,500.00				0%	12,500.00	0.00
665	06	8000	420	Fiberglass Reinforced Plastic Fabrications	L Williams Brothers Const. Inc.	1,875.00				0%	1,875.00	0.00
666	07	1713	420	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0%	9,113.81	0.00
667	07	1713	420	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				0%	6,370.00	0.00
668	07	5400	420	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetme	12,028.96				0%	12,028.96	0.00
669	07	5400	420	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetme	10,783.52				0%	10,783.52	0.00
670	07	6200	420	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetme	385.76				0%	385.76	0.00
671	07	6200	420	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetme	2,216.32				0%	2,216.32	0.00
672	08	1116	420	Aluminum Doors and Frames	M Commercial Construction Products Co					0%	0.00	0.00
673	08	1116	420	Aluminum Doors and Frames	L Commercial Construction Products Co					0%	0.00	0.00
674	08	3323	420	Overhead Coilings Doors	M WD Door	6,172.50				0%	6,172.50	0.00
675	08	3323	420	Overhead Coilings Doors	L WD Door	928.25				0%	928.25	0.00
676	08	4313	420	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00	0.00
677	08	4313	420	Alurhinum Framed Storefronts	L Commercial Construction Products Co					0%	0.00	0.00
678	08	7100	420	Door Hardware	M Commercial Construction Products Co					0%	0.00	0.00
679	08	7100	420	Door Hardware	L Commercial Construction Products Co					0%	0.00	0.00
680	09	9000	420	Paints and Coatings 420 Disinfection	M RP Coatings	3,000.00				0%	3,000.00	0.00

CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020						
				APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO: 0.00						
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
681	09	9000 420	Paints and Coatings	L RP Coatings	12,500.00					0%	12,500.00	0.00
682	22	0500 420	420 Disinfection	M August Winter & Sons, Inc.	70,000.00					0%	70,000.00	0.00
683	22	0500 420	420 Disinfection	L August Winter & Sons, Inc.	55,000.00		1,650.00		1,650.00	3%	53,350.00	82.50
684	23	0593 420	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	504.00					0%	504.00	0.00
685	23	0719 420	HVAC Piping Insulation	M Corn States Metal Fabricators	300.00					0%	300.00	0.00
686	23	0719 420	HVAC Piping Insulation	L Corn States Metal Fabricators	410.00					0%	410.00	0.00
687	23	1123 420	HVAC Sequence of Operation	M Corn States Metal Fabricators	3,400.00					0%	3,400.00	0.00
688	23	1123 420	HVAC Sequence of Operation	L Corn States Metal Fabricators	9,600.00					0%	9,600.00	0.00
689	23	2300 420	Refrigerant Piping	M Corn States Metal Fabricators	400.00					0%	400.00	0.00
690	23	2300 420	Refrigerant Piping	L Corn States Metal Fabricators	2,000.00					0%	2,000.00	0.00
691	23	3100 420	HVAC Ducts and Casings	M Corn States Metal Fabricators	8,620.00			0.00		0%	8,620.00	0.00
692	23	3100 420	HVAC Ducts and Casings	L Corn States Metal Fabricators	9,790.00					0%	9,790.00	0.00
693	23	3300 420	Air Duct Accessories	M Corn States Metal Fabricators	150.00					0%	150.00	0.00
694	23	3300 420	Air Duct Accessories	L Corn States Metal Fabricators	100.00					0%	100.00	0.00
695	23	3423 420	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00					0%	7,040.00	0.00
696	23	3423 420	HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00					0%	2,250.00	0.00
697	23	3700 420	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00					0%	350.00	0.00
698	23	3700 420	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00					0%	590.00	0.00
699	23	8101 420	Terminal Heat Transfer Units	M Corn States Metal Fabricators	3,870.00					0%	3,870.00	0.00
700	23	8101 420	Terminal Heat Transfer Units	L Corn States Metal Fabricators	270.00					0%	270.00	0.00
701	23	8127 420	Libert AC Units	M Corn States Metal Fabricators	22,400.00		0.00	20,500.00	20,500.00	92%	1,900.00	1,025.00
702	23	8127 420	Libert AC Units	L Corn States Metal Fabricators	2,800.00					0%	2,800.00	0.00
703	23	8417 420	Dehumidifiers	M Corn States Metal Fabricators	4,000.00		0.00	2,999.00	2,999.00	75%	1,001.00	149.95
704	23	8417 420	Dehumidifiers	L Corn States Metal Fabricators	350.00					0%	350.00	0.00
705	26	0000 420	UV	M Price Electric	40,000.00		4,000.00		4,000.00	10%	36,000.00	200.00
706	31	5000 420	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	11,300.00	0.00		11,300.00	50%	11,300.00	565.00
707	43	2136 420	Vertical Turbine Pumps	M August Winter & Sons	56,000.00					0%	56,000.00	0.00
708	43	2136 420	Vertical Turbine Pumps	L August Winter & Sons	125,000.00					0%	125,000.00	0.00
709	43	3263 420	Ultraviolet Disinfection Equipment	M August Winter & Sons	348,000.00					0%	348,000.00	0.00
710	43	3263 420	Ultraviolet Disinfection Equipment	L August Winter & Sons	80,000.00					0%	80,000.00	0.00
711	46	6124 420	Composite Sampler	M August Winter & Sons	9,500.00					0%	9,500.00	0.00
712	520	Aerobic Digester										0.00
713	03	0000 520	520 Aerobic Digester							0%	0.00	0.00
714	03	0000 520	Rebar	M/L Harris Rebar (Ambassador Steel)	480,515.00					0%	480,515.00	0.00
715	03	0000 520	Concrete	M Norwalk Ready Mix Concrete	218,299.34					0%	218,299.34	0.00
716	03	0000 520	Form & place							0%	0.00	0.00
717	03	0000 520	Walls	L Williams Brothers Const. Inc.	729,895.05					0%	729,895.05	0.00
718	03	0000 520	Base Slab	L Williams Brothers Const. Inc.	176,922.90					0%	176,922.90	0.00
719	03	0000 520	Suspended Slab	L Williams Brothers Const. Inc.	86,070.60					0%	86,070.60	0.00
720	05	1200 520	520 Aerobic Digester	M HME, Inc	25,269.22					0%	25,269.22	0.00
721	05	1200 520	520 Aerobic Digester	L Williams Brothers Const. Inc.	19,500.00					0%	19,500.00	0.00
722	09	9000 520	Paints and Coatings 520 Aerobic Digesters	M RP Coatings	200.00					0%	200.00	0.00
723	09	9000 520	Paints and Coatings	L RP Coatings	1,000.00					0%	1,000.00	0.00
724	31	5000 520	Building excavation/backfill	M/L Iowa Earth Works	45,200.00					0%	45,200.00	0.00
725	31	6613 520	Aerobic Digester	M/L Helitech	103,250.00					0%	103,250.00	0.00
726	46	4123 520	Submersible Mixing Equipment-520 Aerobic Digesters	M August Winter & Sons	90,000.00					0%	90,000.00	0.00
727	46	4123 520	Submersible Mixing Equipment	L August Winter & Sons	27,500.00					0%	27,500.00	0.00
728	46	5133 520	Flexible Membrane Diffused Aeration Equipment	M August Winter & Sons	155,000.00					0%	155,000.00	0.00
729	46	5133 520	Flexible Membrane Diffused Aeration Equipment	L August Winter & Sons	75,000.00					0%	75,000.00	0.00
730	550	Solids Processing Bldg										0.00
731	03	0000 550	550 Solids Processing Bldg							0%	0.00	0.00
732	03	0000 550	Rebar	M/L Harris Rebar (Ambassador Steel)	103,085.00					0%	103,085.00	0.00

1		CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020				
2						APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	----WORK COMPLETED----		MATERIALS	TOTAL COMPL.	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
733	03	0000	550	Concrete	M	Norwalk Ready Mix Concrete I				0%	62,738.55	0.00
734	03	0000	550	Form & place						0%	0.00	0.00
735	03	0000	550	Footings	L	Williams Brothers Const. Inc.				0%	29,324.03	0.00
736	03	0000	550	Walls	L	Williams Brothers Const. Inc.				0%	99,273.60	0.00
737	03	0000	550	SOG	L	Williams Brothers Const. Inc.				0%	48,090.38	0.00
738	03	0000	550	Suspended Slab	L	Williams Brothers Const. Inc.				0%	191,216.03	0.00
739	03	0000	550	Columns	L	Williams Brothers Const. Inc.				0%	28,033.43	0.00
740	03	0000	550	Mechanical Curbs	L	Williams Brothers Const. Inc.				0%	373.95	0.00
741	03	1000	550	550 Solids Process	M	Molin Concrete Products				0%	33,698.00	0.00
742	03	1000	550	550 Solids Process	L	Williams Brothers Const. Inc.				0%	10,504.00	0.00
743	04	2000	550	550 Solids Process Brick	M	Seedorff Masonry, Inc.				0%	31,959.00	0.00
744	04	2000	550	550 Solids Process CMU	M	Seedorff Masonry, Inc.				0%	17,861.00	0.00
745	04	2000	550	550 Solids Process Insulation	M	Seedorff Masonry, Inc.				0%	10,991.00	0.00
746	04	2000	550	550 Solids Process Brick	L	Seedorff Masonry, Inc.				0%	67,308.00	0.00
747	04	2000	550	550 Solids Process Insulation	L	Seedorff Masonry, Inc.				0%	4,784.00	0.00
748	04	2000	550	550 Solids Process CMU	L	Seedorff Masonry, Inc.				0%	66,418.00	0.00
749	05	1200	550	550 Solids Processing	M	HME, Inc				0%	60,231.44	0.00
750	05	1200	550	550 Solids Processing	L	Williams Brothers Const. Inc.				0%	42,900.00	0.00
751	06	1000	550	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.				0%	8,858.42	0.00
752	07	1713	550	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.				0%	9,113.81	0.00
753	07	1713	550	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.				0%	6,370.00	0.00
754	07	5400	550	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme				0%	24,584.52	0.00
755	07	5400	550	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme				0%	22,068.73	0.00
756	07	6200	550	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme				0%	489.73	0.00
757	07	6200	550	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme				0%	4,535.16	0.00
758	08	1116	550	Aluminum Doors and Frames	M	Commercial Construction Products Co				0%	0.00	0.00
759	08	1116	550	Aluminum Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00
760	08	3323	550	Overhead Coilings Doors	M	WD Door				0%	19,751.50	0.00
761	08	3323	550	Overhead Coilings Doors	L	WD Door				0%	2,784.87	0.00
762	08	4313	550	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00	0.00
763	08	4313	550	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00	0.00
764	08	7100	550	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00
765	08	7100	550	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00
766	09	9000	550	Paints and Coatings 550 Solids Processing	M	RP Coatings				0%	8,000.00	0.00
767	09	9000	550	Paints and Coatings	L	RP Coatings				0%	40,000.00	0.00
768	22	0500	550	550 Solids Processing	M	August Winter & Sons, Inc.				0%	35,000.00	0.00
769	22	0500	550	550 Solids Processing	L	August Winter & Sons, Inc.				0%	65,000.00	0.00
770	23	0593	550	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators				0%	1,008.00	0.00
771	23	0713	550	Duct Insulation	M	Corn States Metal Fabricators				0%	1,960.00	0.00
772	23	0713	550	Duct Insulation	L	Corn States Metal Fabricators				0%	3,640.00	0.00
773	23	0719	550	HVAC Piping Insulation	M	Corn States Metal Fabricators				0%	210.00	0.00
774	23	0719	550	HVAC Piping Insulation	L	Corn States Metal Fabricators				0%	350.00	0.00
775	23	1123	550	Facility Natural-Gas Piping	M	Corn States Metal Fabricators				0%	1,200.00	0.00
776	23	1123	550	HVAC Sequence of Operation	M	Corn States Metal Fabricators				0%	10,000.00	0.00
777	23	1123	550	Facility Natural-Gas Piping	L	Corn States Metal Fabricators				0%	5,300.00	0.00
778	23	1123	550	HVAC Sequence of Operation	L	Corn States Metal Fabricators				0%	26,000.00	0.00
779	23	2300	550	Refrigerant Piping	M	Corn States Metal Fabricators				0%	500.00	0.00
780	23	2300	550	Refrigerant Piping	L	Corn States Metal Fabricators				0%	3,100.00	0.00
781	23	3100	550	HVAC Ducts and Casings	M	Corn States Metal Fabricators			0.00	0%	51,720.00	0.00
782	23	3100	550	HVAC Ducts and Casings	L	Corn States Metal Fabricators				0%	58,760.00	0.00
783	23	3300	550	Air Duct Accessories	M	Corn States Metal Fabricators				0%	900.00	0.00
784	23	3300	550	Air Duct Accessories	L	Corn States Metal Fabricators				0%	600.00	0.00

1		CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020					
2						APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL.	%	BALANCE	RETAINAGE	
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
785	23	3423	550	HVAC Power Ventilators	M	Corn States Metal Fabricators		7,030.00			0%	7,030.00	0.00
786	23	3423	550	HVAC Power Ventilators	L	Corn States Metal Fabricators		2,250.00			0%	2,250.00	0.00
787	23	3700	550	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators		1,390.00			0%	1,390.00	0.00
788	23	3700	550	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators		2,370.00			0%	2,370.00	0.00
789	23	7433	550	Packaged MAU	M	Corn States Metal Fabricators		25,600.00			0%	25,600.00	0.00
790	23	7433	550	Packaged MAU	L	Corn States Metal Fabricators		1,500.00			0%	1,500.00	0.00
791	23	8127	550	Libert AC Units	M	Corn States Metal Fabricators		22,400.00	0.00	20,500.00	92%	1,900.00	1,025.00
792	23	8127	550	Libert AC Units	L	Corn States Metal Fabricators		2,800.00			0%	2,800.00	0.00
793	26	0000	550	Solids Processing/Digestion	M	Price Electric		100,000.00			0%	100,000.00	0.00
794	31	5000	550	Building excavation/backfill	M/L	Iowa Earth Works		45,200.00			0%	45,200.00	0.00
795	43	1123	550	Rotary Positive Displacement Aeration Blower	M	August Winter & Sons		267,000.00			0%	267,000.00	0.00
796	43	1123	550	Rotary Positive Displacement Aeration Blower	L	August Winter & Sons		117,000.00			0%	117,000.00	0.00
797	43	2116	550	Double Disc Pumping Equipment	M	August Winter & Sons		968,000.00			0%	968,000.00	0.00
798	43	2116	550	Double Disc Pumping Equipment	L	August Winter & Sons		252,000.00			0%	252,000.00	0.00
799	46	3390	550	Polymer Feed System	M	August Winter & Sons		57,000.00			0%	57,000.00	0.00
800	46	3390	550	Polymer Feed System	L	August Winter & Sons		55,000.00			0%	55,000.00	0.00
801	46	7133	550	Rotary Drum Sludge Thickening System	M	August Winter & Sons		416,000.00			0%	416,000.00	0.00
802	46	7133	550	Rotary Drum Sludge Thickening System	L	August Winter & Sons		250,000.00			0%	250,000.00	0.00
803	570	<b>Biosolids Storage</b>											
804	03	0000	570	570 Biosolids Storage							0%	0.00	0.00
805	03	0000	570	Rebar	M/L	Harris Rebar (Ambassador Steel)		95,900.00			0%	95,900.00	0.00
806	03	0000	570	Concrete	M	Norwalk Ready Mix Concrete Inc.		85,959.16			0%	85,959.16	0.00
807	03	0000	570	Form & place							0%	0.00	0.00
808	03	0000	570	Footings/Piers	L	Williams Brothers Const. Inc.		3,437.78			0%	3,437.78	0.00
809	03	0000	570	Walls	L	Williams Brothers Const. Inc.		103,142.03			0%	103,142.03	0.00
810	03	0000	570	Grade Beams	L	Williams Brothers Const. Inc.		104,188.95			0%	104,188.95	0.00
811	03	0000	570	Base Slabs	L	Williams Brothers Const. Inc.		37,083.83			0%	37,083.83	0.00
812	03	0000	570	SOG	L	Williams Brothers Const. Inc.		131,859.90			0%	131,859.90	0.00
813	03	0000	570	SOG Stairs	L	Williams Brothers Const. Inc.		5,799.60			0%	5,799.60	0.00
814	03	0000	570	Suspended Slab	L	Williams Brothers Const. Inc.		108,114.75			0%	108,114.75	0.00
815	03	0000	570	Houskeeping Pas	L	Williams Brothers Const. Inc.		9,162.45			0%	9,162.45	0.00
816	03	0000	570	Mechanical Curbs	L	Williams Brothers Const. Inc.		1,902.15			0%	1,902.15	0.00
817	03	1000	570	570 Biosolids Bldg	M	Molin Concrete Products		1,579.00			0%	1,579.00	0.00
818	03	1000	570	570 Biosolids Bldg	L	Williams Brothers Const. Inc.		10,504.00			0%	10,504.00	0.00
819	04	2000	570	570 Biosolids Insulation	M	Seedorff Masonry, Inc.		1,774.00			0%	1,774.00	0.00
820	04	2000	570	570 Biosolids Brick	M	Seedorff Masonry, Inc.		5,349.00			0%	5,349.00	0.00
821	04	2000	570	570 Biosolids CMU	M	Seedorff Masonry, Inc.		2,743.00			0%	2,743.00	0.00
822	04	2000	570	570 Biosolids Insulation	L	Seedorff Masonry, Inc.		784.00			0%	784.00	0.00
823	04	2000	570	570 Biosolids Brick	L	Seedorff Masonry, Inc.		10,746.00			0%	10,746.00	0.00
824	04	2000	570	570 Biosolids CMU	L	Seedorff Masonry, Inc.		11,553.00			0%	11,553.00	0.00
825	05	1200	570	570 Biosolids Storage	M	HME, Inc		12,121.64			0%	12,121.64	0.00
826	05	1200	570	570 Biosolids Storage	L	Williams Brothers Const. Inc.		33,800.00			0%	33,800.00	0.00
827	06	1000	570	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.		8,858.42			0%	8,858.42	0.00
828	07	1353	570	Elastomeric Deck Coverings	M	RP Coatings		4,000.00			0%	4,000.00	0.00
829	07	1353	570	Elastomeric Deck Coverings	L	RP Coatings		8,000.00			0%	8,000.00	0.00
830	07	1713	570	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.		7,800.00			0%	7,800.00	0.00
831	07	1713	570	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.		5,850.00			0%	5,850.00	0.00
832	07	5400	570	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetmetal		977.35			0%	977.35	0.00
833	07	5400	570	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetmetal		876.16			0%	876.16	0.00
834	07	6200	570	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetmetal		301.34			0%	301.34	0.00
835	07	6200	570	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetmetal		180.08			0%	180.08	0.00
836	08	1116	570	Aluminum Doors and Frames	M	Commercial Construction Products Co					0%	0.00	0.00

CONTINUATION SHEET														
											Application No.	3	PER. TO:	August 31, 2020
											APPL. DATE:	August 31, 2020	ENGINEER'S PROJECT NO.:	0.00
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL.	%	BALANCE	RETAINAGE		
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
837	08	1116	570	Aluminum Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00		
838	08	3100	570	Access Doors and Panels	M	Nystrom	647.57			0%	647.57	0.00		
839	08	3100	570	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29			0%	490.29	0.00		
840	08	4313	570	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00	0.00		
841	08	4313	570	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00	0.00		
842	08	7100	570	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00		
843	08	7100	570	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00		
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M	RP Coatings	800.00			0%	800.00	0.00		
845	09	9000	570	Paints and Coatings	L	RP Coatings	2,000.00			0%	2,000.00	0.00		
846	23	0593	570	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	756.00			0%	756.00	0.00		
847	23	1123	570	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00			0%	5,000.00	0.00		
848	23	1123	570	HVAC Sequence of Operation	L	Corn States Metal Fabricators	13,000.00			0%	13,000.00	0.00		
849	23	3100	570	HVAC Ducts and Casings	M	Corn States Metal Fabricators	10,770.00	0.00	6,460.00	60%	4,310.00	323.00		
850	23	3100	570	HVAC Ducts and Casings	L	Corn States Metal Fabricators	12,240.00			0%	12,240.00	0.00		
851	23	3300	570	Air Duct Accessories	M	Corn States Metal Fabricators	190.00			0%	190.00	0.00		
852	23	3300	570	Air Duct Accessories	L	Corn States Metal Fabricators	130.00			0%	130.00	0.00		
853	23	3423	570	HVAC Power Ventilators	M	Corn States Metal Fabricators	12,310.00			0%	12,310.00	0.00		
854	23	3423	570	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,940.00			0%	3,940.00	0.00		
855	23	8101	570	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00			0%	15,480.00	0.00		
856	23	8101	570	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00			0%	1,060.00	0.00		
857	33	3613	570	Bolted Steel Wastewater Storage Tank-120' Tank	M	Great Plains Structurs LLC	320,775.00			0%	320,775.00	0.00		
858	33	3613	570	Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC	100,090.00			0%	100,090.00	0.00		
859	31	6613	570	Biosblids Tank	M/L	Helitech	405,301.00	344,505.85	60,795.15	405,301.00	100%	0.00	20,265.05	
860	31	5000	570	Building excavation/backfill storage tank	M/L	Iowa Earth Works	22,600.00	5,650.00	0.00	5,650.00	25%	16,950.00	282.50	
861	43	2137	570	Chopper Pumps	M	August Winter & Sons	75,000.00			0%	75,000.00	0.00		
862	43	2137	570	Chopper Pumps	L	August Winter & Sons	160,000.00			0%	160,000.00	0.00		
863	46	4121	570	Jet Mixing Equipment	M	August Winter & Sons	85,000.00			0%	85,000.00	0.00		
864	46	4121	570	Jet Mixing Equipment	L	August Winter & Sons	111,000.00			0%	111,000.00	0.00		
865							0.00							
866				Original Contract total			45,600,000.00	3,498,283.35	1,382,054.28	276,291.00	5,156,628.62	11.3%	40,443,371.37	257,831.43

CONTINUATION SHEET				Application No. 3		PER. TO: August 31, 2020						
				APPL. DATE: August 31, 2020		ENGINEER'S PROJECT NO.: 0.00						
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
867	<b>CHANGE ORDERS</b>											
868										0%	0.00	0.00
869										0%	0.00	0.00
870										0%	0.00	0.00
871							0.00			0%	0.00	0.00
872										0%	0.00	0.00
873												
874				<b>TOTAL CHANGE ORDERS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>
875												
876				<b>TOTAL REVISED CONTRACT AMT</b>	<b>45,600,000.00</b>	<b>3,498,283.35</b>	<b>1,382,054.28</b>	<b>276,291.00</b>	<b>5,156,628.62</b>	11%	<b>40,443,371.37</b>	<b>257,831.43</b>





**CORN STATES METAL FABRICATORS, INC.**  
1323 MAPLE STREET • PO BOX 65635 • WEST DES MOINES, IA 50265  
PH. (515) 225-7961 • FAX (515) 225-9382 • E-MAIL [csmf@cornstates.com](mailto:csmf@cornstates.com)

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August 13, 2020

Williams Brothers Construction  
Attn: Misty Dietrich  
PO Box 1366  
Peoria, IL

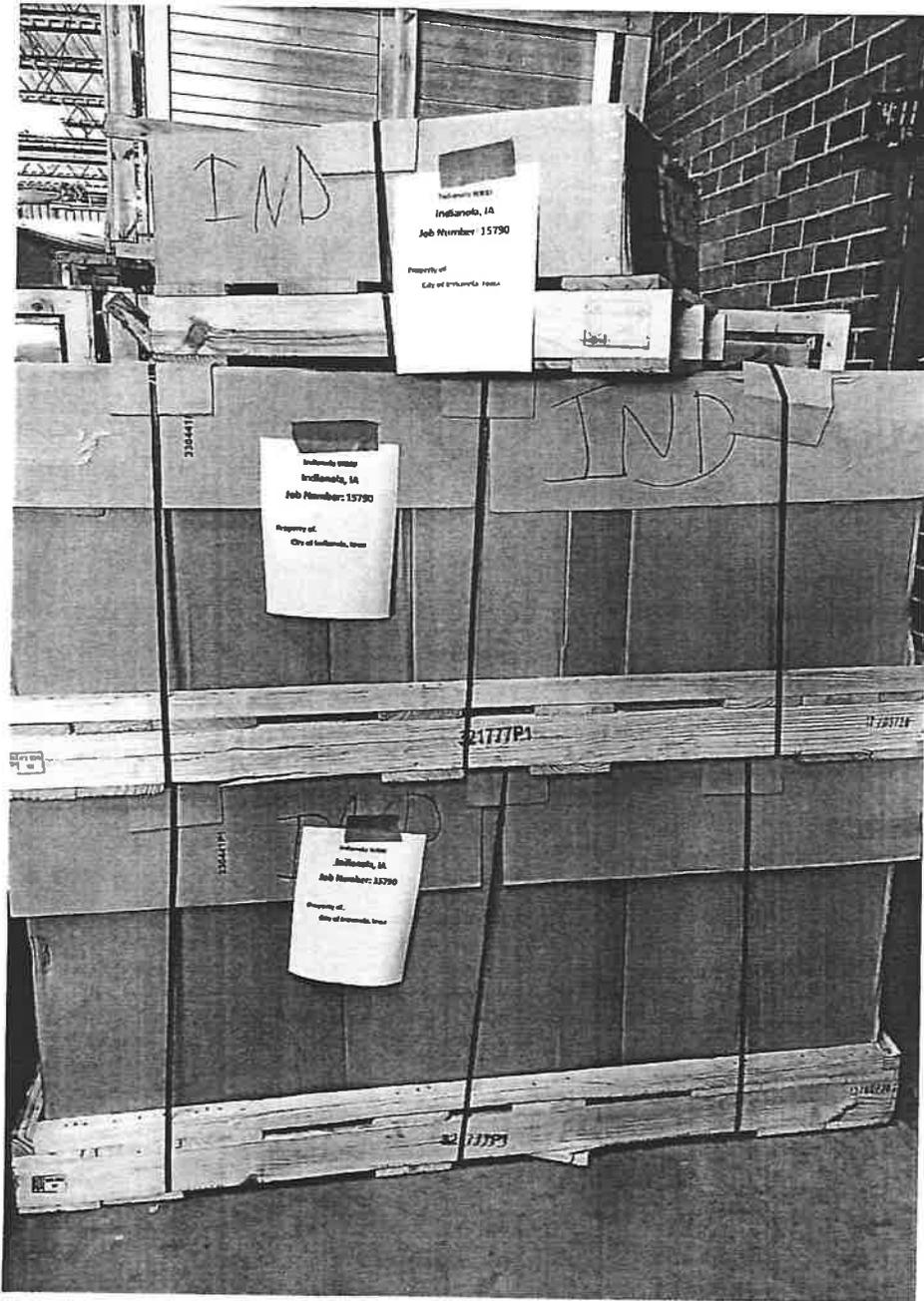
RE: Indianola WRRF  
Indianola, IA

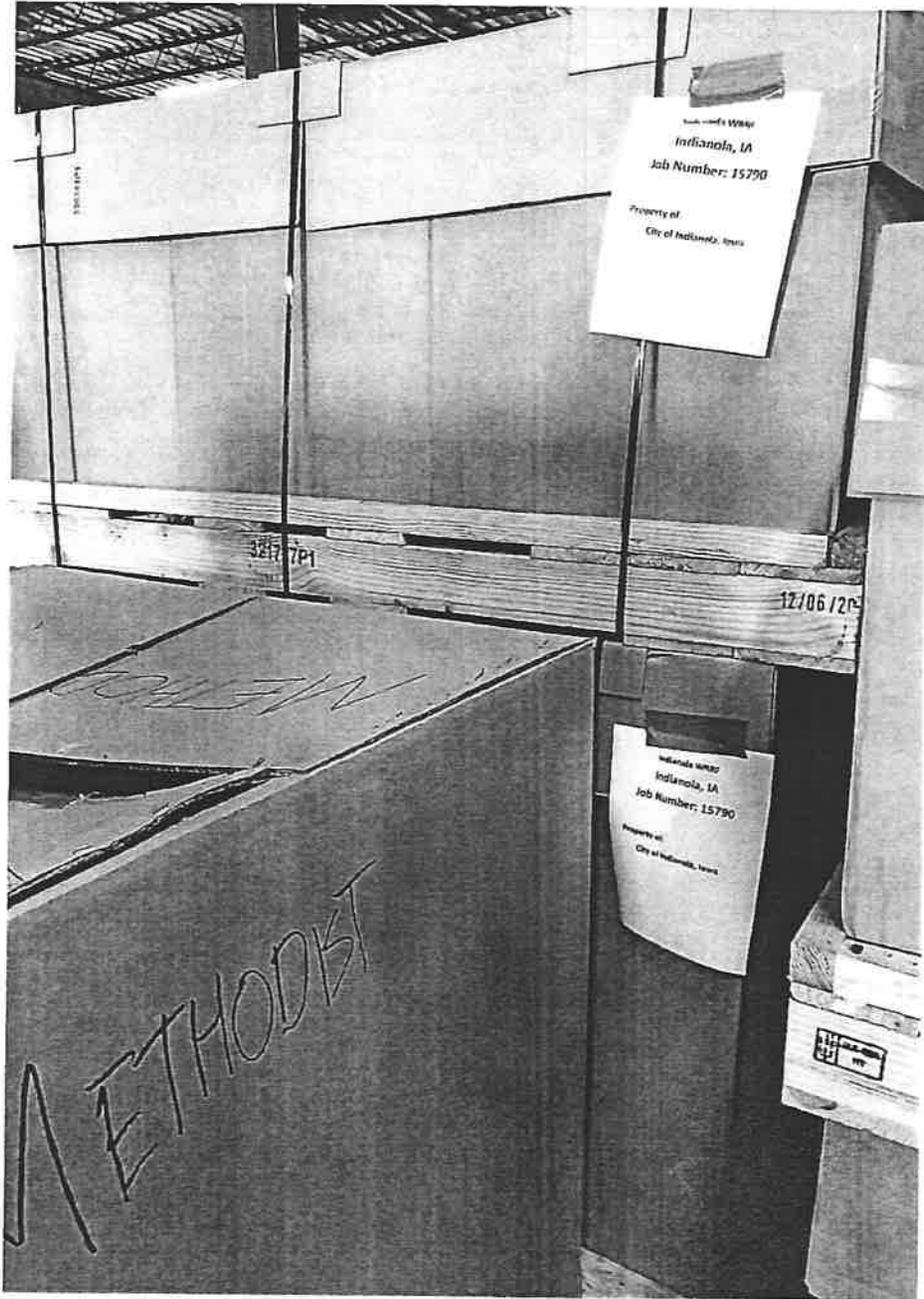
Dear Misty,

Due to the time schedule and limited site storage for the above referenced project, Corn States Metal Fabricators is staging materials on the job site, but it is not yet installed. Invoices, pictures, and a certificate of insurance for the materials will be included with the billings. Upon payment from the owner, the materials will become the property of the owner, but will remain under the custodianship of the contractor till jobsite installation.

Thank you for the opportunity to work with you on this project.  
Sincerely,

Mitch Golay  
Vice President











**DATA POWER**

**DATA POWER TECHNOLOGY, LLC**

(515) 727-0771  
10202 DOUGLAS AVE  
URBAN DALE IA 50322-2099  
ACCOUNTING@DPTGROUP.COM

**Invoice**

Invoice No.
20218

**Bill To:**

CORN STATES METAL FABRICATORS  
1323 MAPLE ST  
PO BOX 65635  
W. DES MOINES IA 50265

**Ship To:**

CORN STATES METAL FABRICATORS  
1323 MAPLE ST  
ATTN: INDIANOLA WWRF  
W. DES MOINES IA 50265

Date	Salesperson	Order Date	Order No.	Purchase Order No.	Special Instructions	
8/12/2020	NTE	6/30/2020	03042	6981-15790	20LES111 - CORN STATES	
Qty. Ordered	Qty. Shipped	U/M	Description / Stock Number	Unit Price	Total Price	
1.00	1.00		(4) LIEBERT MINI MATES AND MATCHING LIEBERT CONDENSING UNITS HERESITE COATING ON (6) TOTAL CONENSERS AND CONDENSING UNITS FACTORY CERTIFIED STARTUP	\$82,000.00	\$82,000.00	
			<u>Headworks</u> ✓ AC-2185 CU-2193  <u>BioSolids Processing</u> ✓ AC-5590 CU-5593	<u>Electric Service Building</u> ✓ AC-1010 CU-1011  <u>Disinfection</u> ✓ AC-4289 CU-4291		20,500 ✓ ea. bldg.
Payment/Terms: NET 30 A 4% fee will be added to all orders paid by credit card				Subtotal	\$82,000.00	
				7.000% Tax		
				Freight Charges		
				<b>Total Amount Due</b>	<b>\$82,000.00</b>	



**DATA-POWER**  
TECHNOLOGY GROUP

**DPT MECHANICAL, LLC**  
(515) 727-0771  
10202 DOUGLAS AVE  
URBAN DALE IA 50322  
ACCOUNTING@DPTGROUP.COM

**Invoice**

Invoice No.
11442

**Bill To:**

CORN STATES METAL FABRICATORS  
1323 MAPLE ST  
PO BOX 65635  
W. DES MOINES IA 50265

**Ship To:** CORN STATES METAL FABRICATORS  
1323 MAPLE ST  
ATTN: DUSTIN-JOB# 15790  
WEST DES MOINES IA 50265

Date	Salesperson	Order Date	Order No.	Purchase Order No.	Special Instructions
7/17/2020	JLE	6/30/2020	02064	6788-15790	20DPM252 - CORN STATES
Qty. Ordered	Qty. Shipped	Unit Price	Description / Stock Number	Unit Price	Total Price
1.00	1.00		1ST SHIPMENT - (1) YORK FURNACE, COIL, CONDENSING UNIT, AND ACCESSORIES REF PO# 6788-15790	\$11,425.00	\$11,425.00
<p><b>RECEIVED</b> JUL 20 2020 CORN STATES METAL</p>					
<p>Date Rec. <u>7/20/20</u> P.O. No. <u>6788-15790</u> <i>Indiana</i> RDG <u>#2</u> <i>W.I.</i></p>					
<p>Payment/Terms: NET 30 A 4% fee will be added to all orders paid by credit card</p>				Subtotal	\$11,425.00
				7.000% Tax	
				Freight Charges	
				<b>Total Amount Due</b>	<b>\$11,425.00</b>



# Quotation

# INVOICE

245 Hembree Park Drive, Suite 124  
 Roswell, GA 30076  
 800-934-9194  
 801-469-6774 (fax)  
 supportdesk@sylvane.com

Date 7/21/2020  
 Quote # E17123  
 Expires 8/20/2020  
 Exp. Close 7/21/2020  
 Project

**Bill To**

Corn States Metal  
 1708 17th St.  
 West Des Moines IA 50265  
 United States

Item	Quantity	Description	Options	Rate	Amount
hi7908	10	Quest HI-E Dry 195 Dehumidifier		2,999.00	29,990.00
	2,999	← 1- headworks			
	2,999	← 1- Disinfection			

RECEIVED

JUL 21 2020

CORN STATES METAL

Date Rec. 7/21/20  
 P.O. No. 15429, 15790  
 RDG #2

15429 = 23,992.00

15790 = 5,998.00

Hello and thank you for your interest in our product line.  
 Our Contact info: DougZ@sylvane.com or (800) 934-9194 Ex. 810  
 Please let us know if you have any questions we can help with.

**Total** \$29,990.00

**APPLICATION AND CERTIFICATE FOR PAYMENT**

TO OWNER:  
Williams Brothers Construction  
PO Box 1366  
Peoria IL 61654  
FROM CONTRACTOR:  
Ambassador Steel Fabrication, LLC  
1401 N. 15th Ave. E.  
Newton, IA 50208

PROJECT:  
Indianola Water Resource Recover Facility  
Grimes Street  
Indianola IA 50125  
VIA ARCHITECT:

APPLICATION #: 003R  
PERIOD TO: 08/19/20  
PROJECT NOS: 2323-530  
AMB Job # 00520017  
CONTRACT DATE: 02/07/20

Distribution to:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Const. Mgr
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Contractor

CONTRACT FOR: Material and Labor

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	1,790,000.00
2. Net change by Change Orders	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	1,790,000.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)		267,245.11
<b>5. RETAINAGE:</b>		
a. 5% of Completed Work (Columns D+E on Continuation Sheet)	\$	13,362.26
b. of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet	\$	13,362.26
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	253,882.85
<b>7. LESS PREVIOUS CERTIFICATES FOR PAYMENT</b> (Line 6 from prior Certificate)		
	\$	91,995.25
8. CURRENT PAYMENT DUE	\$	161,887.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,536,117.15

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR: Ambassador Steel Fabrication LLC

By: Taya A. Myers Date: 8/31/20

Taya A. Myers, Credit/Contracts

State of: Indiana  
County of: Dekalb

Subscribed and sworn to before me this 31st day of August



CINDY I. WOOLARD  
Notary Public  
DeKalb County, State of Indiana  
Commission Number 710893  
My Commission Expires 3/31/2026

Notary Public: Cindy I. Woolard  
My Commission expires:

**CERTIFICATE FOR PAYMENT**

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ \_\_\_\_\_  
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

**CONTINUATION SHEET**

ATTACHMENT TO PAY APPLICATION  
 PROJECT: PO 20954205  
 Indianola Water Resource Recover Facility  
 Grimes Street  
 Indianola IA 50125

APPLICATION NUMBER: 003R  
 APPLICATION DATE: 08/31/20  
 PERIOD TO: 08/19/20  
 ARCHITECT'S PROJECT NO: 2323-530

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
	UNIT PRICE								
1	Electrical Service Bldg.	8,400.00						8,400.00	
2	Admin. Vehicle Storage	34,855.00						34,855.00	
3	Headworks	119,015.00						119,015.00	
4	Grit Building	74,040.00	59,067.11			59,067.11	80%	14,972.89	2,953.36
5	Equalization Tank	90,735.00						90,735.00	
6	Peak Flow Treatment Str.	39,475.00	24,425.00			24,425.00	62%	15,050.00	1,221.25
7	Oxidation Ditches	464,630.00		170,408.00		170,408.00	37%	294,222.00	8,520.40
8	Secondary Treatment Bldg.	49,265.00						49,265.00	
9	Secondary Clairifiers	178,010.00						178,010.00	
10	BioSolids Storage Tank	62,765.00						62,765.00	
11	BioSolids Storage Bldg	33,135.00						33,135.00	
12	Solids Processing Bldg	103,085.00						103,085.00	
13	Aerobic Digesters Structure	480,515.00						480,515.00	
14	Disinfection Bldg	22,050.00	13,345.00			13,345.00	61%	8,705.00	667.25
15	Sitework	30,025.00						30,025.00	
16									
17									
18									
19									
20									
21									
22									
23									
24									
SUBTOTALS PAGE 2		1,790,000.00	96,837.11	170,408.00		267,245.11	15%	1,522,754.89	13,362.26





Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution determining Water Resource Recovery Department property to be surplus and authorizing sale of property.

**Information**

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**Fiscal Impact**

**Attachments**

Memorandum

Resolution for Surplus Property

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— WATER RESOURCE RECOVERY FACILITY —

September 15, 2020

To: Honorable Mayor and City Council

CC: Ryan J. Waller, City Manager

From: Rick Graves, WPC Supt.

re: Selling Surplus Items

Mayor and City Council,

This year my department purchased a new hydraulic trash pump to replace three trash pumps that needed to be worked on whenever we needed to use them. Along with the pumps there is a 3,000-gallon poly tank with hold down straps that hasn't been used in several years. Please see the attached pictures.

If council approves, I will list it on [www.govdeals.com](http://www.govdeals.com) site. I have used this site several times and it is an auction site where anyone can bid.

Sincerely,

Rick Graves WPC Supt.



— WATER RESOURCE RECOVERY FACILITY —



City of Indianola  
**RESOLUTION NO. 2020-**

**RESOLUTION DETERMINING WATER RESOURCE RECOVERY DEPARTMENT PROPERTY TO BE SURPLUS  
AND AUTHORIZING SALE OF PROPERTY**

**WHEREAS**, the City of Indianola owns the following property which was purchased with public funds:

Water Resource Recovery Facility Department – (3) Gas powered trash pumps and (1) 3,000 gallon poly tank with tie down straps.

**WHEREAS**, the City is no longer using said property and City staff is recommending disposal of it; and

**WHEREAS**, the City Council agrees that the property is surplus; and

**WHEREAS**, the City Council believes it to be in the best interest of the City to sell the property in a commercially reasonable manner.

**NOW THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Indianola, Iowa that the above-described property is determined to be surplus property.

**BE IT FURTHER RESOLVED** by the City Council that the City staff is hereby authorized to determine the commercially reasonable manner to dispose of said property and to take all steps necessary, including execution of any transfer documents, required to carry out the sale of the property.

**APPROVED** this 21<sup>st</sup> day of September 2020

\_\_\_\_\_  
Kelly B. Shaw, Mayor

**ATTEST:**

\_\_\_\_\_  
Andrew J. Lent, City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution approving an amendment to the agreement with Snyder and Associates for the Iowa Avenue paving project.

**Information**

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**Fiscal Impact**

**Attachments**

Memorandum for Iowa Avenue  
Resolution Approving Amendment

---



— 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: September 21, 2020  
Re: Amendment to the agreement with Snyder and Assoc. for Iowa Avenue Paving Project

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The City Council, at their meeting on November 4, 2019, authorized a contract with Snyder and Associates, Inc. for engineering design and construction phase services related to the Iowa Avenue paving project. This project has recognized the need for pavement and stormwater improvements on East Iowa Avenue, from 15<sup>th</sup> Street to approximately 0.25 miles east of 15<sup>th</sup> Street. The current project schedule is listed below:

- Bid Letting: October 1, 2020
- Public Hearing: October, 19 2020
- Construction: November 2020 – August 2021

The project itself has experienced an increase in scope, where additional project requirements were identified related to the United States Department of Commerce’s Economic Development Administration (EDA) Grant program, Megellen Pipeline Permit requirements, and the construction phase services. A summary of the change in scope is listed below:

- Significant modifications from standard Statewide Urban Design and Specifications (SUDAS) to comply with Federal EDA requirements.
- Site certification and title opinion for right of way and permits needed for the project.
- Additional certification on qualifications of the recommended low bidder during bid evaluation period.
- Davis-Bacon Prevailing Wage rate assurance documentation during construction.
- Additional services for the construction inspection phase to ensure quality control and requirements for the construction service is being fulfilled.

Accordingly, Amendment No. 1 to the previously approved agreement has been presented by Snyder and Associates, Inc. in the amount of \$62,162, bringing the total contract amount from \$113,580 to \$175,752. Staff is recommending Council approve Amendment No. 1 to the agreement with Snyder and Associates, Inc. as presented.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH SNYDER AND ASSOCIATES, INC. FOR THE IOWA AVENUE PAVING PROJECT**

**WHEREAS**, the City Council of the City of Indianola, Iowa, has heretofore deemed it necessary and desirable to approve the East Iowa Avenue Paving Project (will be known as the "Project"), which includes pavement and stormwater improvements on East Iowa Avenue, from 15th Street to approximately 0.25 miles east of 15th Street; and,

**WHEREAS**, on November 4, 2019, the City Council of the City of Indianola, Iowa, authorized the execution of a Professional Services Agreement, Supplemental Agreement No. 22, with Snyder & Associates, Inc., by Resolution No. 2019-213, for the aforementioned project; and,

**WHEREAS**, the project itself has experienced an increase in scope, where additional project requirements were identified related to the United States Department of Commerce's Economic Development Administration (EDA) Grant program, Megellen Pipeline Permit requirements, and the construction phase services; and

**WHEREAS**, Snyder & Associates, Inc. have submitted Amendment No. 1 to the Professional Services Agreement, Supplemental Agreement No. 22, for the project in the amount of \$62,162.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola, Iowa that Amendment No. 1, to the Supplemental Agreement No. 22, for increase in scope for the project in the amount of \$62,162 (total contract amount of \$175,752) is approved and the Mayor is authorized to execute all necessary documents associated with the project.

Passed this 21<sup>st</sup> day of September 2020.

\_\_\_\_\_  
Kelly B. Shaw  
Mayor

Attest:

\_\_\_\_\_  
Andrew J. Lent  
City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Third and final consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to standard penalty.

**Information**

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**Fiscal Impact**

**Attachments**

Standard Penalty Ordinance

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO STANDARD PENALTY**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 1.14 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**1.14 STANDARD PENALTY.** Unless another penalty is expressly provided by this Code of Ordinances for violation of any particular provision, section, or chapter, any person failing to perform a duty required by this Code of Ordinances or otherwise violating any provision of this Code of Ordinances or any rule or regulation adopted herein by reference shall, upon conviction, be subject to a fine of at least \$105.00 but not to exceed \$855.00, and shall specifically exclude imprisonment.

*(Code of Iowa, Sec. 364.3[2] and 903.1[1a])*

**SECTION 2. 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 3. 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 on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

**Meeting Date:** 09/21/2020

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**Information**

**Subject**

Third and final consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to tobacco use.

**Information**

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**Fiscal Impact**

**Attachments**

Tobacco Ordinance

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO TOBACCO USE**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 46.02 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**46.02 CIGARETTES AND TOBACCO.** It is unlawful for any person under 21 years of age to smoke, use, possess, purchase, or attempt to purchase any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes. Possession of tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes by an individual under 21 years of age shall not constitute a violation of this section if the individual under 21 years of age possesses the tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes as part of the person's employment and said person is employed by a person who holds a valid permit under Chapter 453A of the *Code of Iowa* or who lawfully offers for sale or sells cigarettes or tobacco products.

*(Code of Iowa, Sec. 453A.2)*

**SECTION 2. SECTION MODIFIED.** Section 121.07 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**121.07 PERSONS UNDER LEGAL AGE.** A person shall not sell, give, or otherwise supply any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to any person under 21 years of age. The provision of this section includes prohibiting person under 21 years of age from purchasing tobacco, tobacco products, alternative nicotine products, vapor products, and cigarettes from a vending machine. If a retailer or employee of a retailer violates the provisions of this section, the Council shall, after written notice and hearing, and in addition to the other penalties fixed for such violation, assess the following:

1. For a first violation, the retailer shall be assessed a civil penalty in the amount of \$300.00. Failure to pay the civil penalty as ordered under this subsection shall result in automatic suspension of the permit for a period of 14 days.
2. For a second violation within a period of two years, the retailer shall be assessed a civil penalty in the amount of \$1,500.00 or the retailer's permit shall be suspended for a period of 30 days. The retailer may select its preference in the penalty to be applied under this subsection.
3. For a third violation within a period of three years, the retailer shall be assessed a civil penalty in the amount of \$1,500.00 and the retailer's permit shall be suspended for a period of 30 days.
4. For a fourth violation within a period of three years, the retailer shall be assessed a civil penalty in the amount of \$1,500.00 and the retailer's permit shall be suspended for a period of 60 days.
5. For a fifth violation within a period of four years, the retailer's permit shall be revoked.

The Clerk shall give 10 days' written notice to the retailer by mailing a copy of the notice to the place of business as it appears on the application for a permit. The notice shall state the reason for the contemplated action and the time and place at which the retailer may appear and be heard.

*(Code of Iowa, Sec. 453A.2, 453A.22 and 453A.36[6])*

**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 on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

**Meeting Date:** 09/21/2020

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**Information**

**Subject**

Third and final consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, pertaining to animal control.

**Information**

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**Fiscal Impact**

**Attachments**

Animal Control Ordinance

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO ANIMAL CONTROL**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 55.01 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**55.01 DEFINITIONS.** The following terms are defined for use in this chapter.

1. “Advertise” means to present a commercial message in any medium, including (but not limited to) print, radio, television, sign, display, label, tag, or articulation.

*(Code of Iowa, Sec. 717E.1)*

2. “Animal” means a nonhuman vertebrate.

*(Code of Iowa, Sec. 717B.1)*

3. “Animal shelter” means a facility which is used to house or contain dogs or cats, or both, and which is owned, operated, or maintained by an incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of such animals.

*(Code of Iowa, Sec. 162.2)*

4. “At large” means off the premises of the owner and not under the control of a competent person, restrained within a motor vehicle, or housed in a veterinary hospital or kennel. A dog is not at large if it is in the confines of a City-owned off-leash dog park provided that such dog and its handler are at all times in compliance with all the rules for such park.

5. “Business” means any enterprise relating to any of the following:

*(Code of Iowa, Sec. 717E.1)*

- A. The sale or offer for sale of goods or services.
- B. A recruitment for employment or membership in an organization.
- C. A solicitation to make an investment.
- D. An amusement or entertainment activity.

6. “Commercial establishment” means an animal shelter, boarding kennel, commercial breeder, commercial kennel, dealer, pet shop, pound, public auction, or research facility.

*(Code of Iowa, Sec. 717.B1)*

7. “Fair” means any of the following:

*(Code of Iowa, Sec. 717E.1)*

- A. The annual fair and exposition held by the Iowa State Fair Board pursuant to Chapter 173 of the *Code of Iowa* or any fair event conducted by a fair under the provisions of Chapter 174 of the *Code of Iowa*.
- B. An exhibition of agricultural or manufactured products.

C. An event for operation of amusement rides or devices or concession booths.

8. “Game” means a “game of chance” or “game of skill” as defined in Section 99B.1 of the *Code of Iowa*.

*(Code of Iowa, Sec. 717E.1)*

9. “Injury” means an animal’s disfigurement; the impairment of an animal’s health; or an impairment to the functioning of an animal’s limb or organ, or the loss of an animal’s limb or organ.

*(Code of Iowa, Sec. 717.B1)*

10. “Livestock” means an animal belonging to the bovine, caprine, equine, ovine or porcine species, ostriches, rheas, and emus; farm deer (as defined in Section 170.1 of the *Code of Iowa*); or poultry.

*(Code of Iowa, Sec. 717.1)*

11. “Owner” means any person owning, keeping, sheltering, or harboring an animal.

12. “Pet” means a living dog, cat, or an animal normally maintained in a small tank or cage in or near a residence, including but not limited to a rabbit, gerbil, hamster, mouse, parrot, canary, mynah, finch, tropical fish, goldfish, snake, turtle, gecko, or iguana.

*(Code of Iowa, Sec. 717E.1)*

13. “Pound” means a facility for the prevention of cruelty to animals operated by the State, a municipal corporation, or other political subdivision of the State for the purpose of impounding or harboring seized stray, homeless, abandoned, or unwanted dogs, cats, or other animals; or a facility operated for such a purpose under a contract with any municipal corporation or incorporated society.

*(Code of Iowa, Sec. 162.2)*

14. “Research facility” means any school or college of medicine, veterinary medicine, pharmacy, dentistry, or osteopathic medicine, or hospital, diagnostic or research laboratories, or other educational or scientific establishment situated in the State concerned with the investigation of, or instruction concerning the structure or function of living organisms, the cause, prevention, control, or cure of diseases or abnormal conditions of human beings or animals.

*(Code of Iowa, Sec. 162.2)*

15. “Veterinarian” means a veterinarian licensed pursuant to Chapter 169 of the *Code of Iowa* who practices veterinary medicine in the State.

*(Code of Iowa, Sec. 717.B1)*

**SECTION 2. SECTION MODIFIED.** Section 55.02 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**55.02 ANIMAL NEGLECT.**

1. It is unlawful for a person who owns or has custody of an animal and confines that animal to fail to provide the animal with any of the following conditions for the animal’s welfare:

*(Code of Iowa, Sec. 717B.3)*

A. Access to food in an amount and quality reasonably sufficient to satisfy the animal’s basic nutrition level to the extent that the animal’s health or life is endangered.

B. Access to a supply of potable water in an amount reasonably sufficient to satisfy the animal's basic hydration level to the extent that the animal's health or life is endangered. Access to snow or ice does not satisfy this requirement.

C. Sanitary conditions free from excessive animal waste or the overcrowding of animals to the extent that the animal's health or life is endangered.

D. Ventilated shelter reasonably sufficient to provide adequate protection from the elements and weather conditions suitable for the age, species, and physical condition of the animal so as to maintain the animal in a state of good health to the extent that the animal's health or life is endangered. The shelter must protect the animal from wind, rain, snow, or sun and have adequate bedding to provide reasonable protection against cold and dampness. A shelter may include a residence, garage, barn, shed, or doghouse.

E. Grooming, to the extent it is reasonably necessary to prevent adverse health effects or suffering.

F. Veterinary care deemed necessary by a reasonably prudent person to relieve an animal's distress from any of the following:

(1) A condition caused by failing to provide for the animal's welfare as described in this section.

(2) An injury or illness suffered by the animal causing the animal to suffer prolonged pain and suffering.

2. This section does not apply to any of the following:

A. A person operating a commercial establishment under a valid authorization issued or renewed under Section 162.2A of the *Code of Iowa*, or a person acting under the direction or supervision of that person, if all of the following apply:

(1) The animal, as described in Subsection 1, was maintained as part of the commercial establishment's operation.

(2) In providing conditions for the welfare of the animal, as described in Subsection 1, the person complied with the standard of care requirements provided in Section 162.10A[1] of the *Code of Iowa*, including any applicable rules adopted by the Department of Agriculture and Land Stewardship applying to: (i) a State licensee or registrant operating pursuant to Section 162.10A[2a] or [2b] of the *Code of Iowa*; or (ii) a permittee operating pursuant to Section 162.10A[2c] of the *Code of Iowa*.

B. A research facility if the research facility has been issued or renewed a valid authorization by the Department of Agriculture and Land Stewardship pursuant to Chapter 162 of the *Code of Iowa*, and performs functions within the scope of accepted practices and disciplines associated with the research facility.

**SECTION 3. SECTION MODIFIED.** Section 55.04 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**55.04 ABANDONMENT OF CATS AND DOGS.** It is unlawful for a person who owns or has custody of a cat or dog to relinquish all rights in and duties to care for the cat or dog. This section does not apply to any of the following:

*(Code of Iowa, Sec. 717B.8)*

1. The delivery of a cat or dog to another person who will accept ownership and custody of the cat or dog.
2. The delivery of a cat or dog to an animal shelter or that has been issued or renewed a valid authorization by the Department of Agriculture and Land Stewardship under Chapter 162 of the *Code of Iowa*.
3. A person who relinquishes custody of a cat at a location in which the person does not hold a legal or equitable interest, if previously the person had taken custody of the cat at the same location and provided for the cat's sterilization by a veterinarian.

**SECTION 4. SECTION ADDED.** Chapter 55 of the Code of Ordinances of the City of Indianola, Iowa, is amended by adding a new Section 55.18 which is hereby adopted to read as follows:

**55.18 TAMPERING WITH A RABIES VACCINATION TAG.** It is unlawful to tamper with a rabies vaccination tag.

*(Code of Iowa, Sec. 351.45)*

1. A person commits the offense of tampering with a rabies vaccination tag if all of the following apply:
  - A. The person knowingly removes, damages, or destroys a rabies vaccination tag as described in Section 351.35 of the *Code of Iowa*.
  - B. The rabies vaccination tag is attached to a collar worn by a dog, including as provided in Sections 351.25 and 351.26 of the *Code of Iowa*.
2. This section shall not apply to an act taken by any of the following:
  - A. The owner of the dog, an agent of the owner, or a person authorized to take action by the owner.
  - B. A peace officer.
  - C. A veterinarian.
  - D. An animal shelter or pound.

**SECTION 5. SECTION ADDED.** Chapter 55 of the Code of Ordinances of the City of Indianola, Iowa, is amended by adding a new Section 55.19 which is hereby adopted to read as follows:

**55.19 TAMPERING WITH AN ELECTRONIC HANDLING DEVICE.** It is unlawful to tamper with an electronic handling device.

*(Code of Iowa, Sec. 351.46)*

1. A person commits the offense of tampering with an electronic handling device if all of the following apply:
  - A. The person knowingly removes, disables, or destroys an electronic device designed and used to maintain custody or control of the dog or modify the dog's behavior.

B. The electronic device is attached to or worn by the dog or attached to an item worn by the dog, including (but not limited to) a collar, harness, or vest.

2. This section shall not apply to an act taken by any of the following:

A. The owner of the dog, an agent of the owner, or a person authorized to take action by the owner.

B. A peace officer.

C. A veterinarian.

D. An animal shelter or pound.

**SECTION 6. 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 7. 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 on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

**Meeting Date:** 09/21/2020

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**Information**

**Subject**

Third and final consideration of an Ordinance amending various sections of the Code of Ordinances of the City of Indianola regarding fees.

**Information**

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**Fiscal Impact**

**Attachments**

Fee Ordinance

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**ORDINANCE NO. 2020 - \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA, IOWA REGARDING VARIOUS FEES.**

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

**Section 1.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

**96.02 PERMIT FEE.**

There are two classes of building sewer permits:

1. For residential and commercial service; and
2. For service to establishments producing industrial waste.

A permit and inspection fee required by this section shall be as set by Resolution of the City Council and ~~of \$100.00 for a residential or commercial building sewer permit when a “Y” is available in the public sewer for connection of the building sewer, and \$200.00 when a “Y” is not available in the public sewer for connection of the building sewer, and \$300.00 for an industrial building sewer permit shall be paid to the City at the time the application is filed. In the event a portion of the sanitary sewer service line is replaced, a permit and inspection fee of \$20.00 is required.~~

**Section 2.** The following section be and is hereby amended by inserting the underlined language as follows:

**134.04 RIGHT-OF-WAY INSTALLATION PERMITS.**

1. A right-of-way user shall obtain, by application to the Building and Zoning Department, a permit for installation in the City right-of-way whenever the right-of-way user desires to place, construct, or bury anything in the City right-of-way. No permit is required if the Building and Zoning Official determines that the work is routine maintenance. Such application shall be accompanied by:

E. A fee for a permit required by this section shall be as set by Resolution of the City Council.

**Section 3.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

### **135.14 CURB CUTS.**

2. Fee. The fee for a permit required by this section is ~~\$20.00.~~ shall be as set by Resolution of the City Council.

**Section 4.** The following section be and is hereby amended by inserting the underlined language as follows:

### **136.07 PERMIT REQUIRED.**

No person shall remove, reconstruct, or install a sidewalk unless such person has obtained a permit from the City and has agreed in writing that said removal, reconstruction, or installation will comply with all ordinances and requirements of the City for such work. A written application for such permit shall be filed with the City. The fee for a permit required by this section shall be as set by Resolution of the City Council.

**Section 5.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

### **141.03 ISSUANCE OF PERMIT.**

The Building Official may, after review and consideration of any application as above required, issue a permit to an applicant. Any such permit issued shall be to plant trees in strict compliance with terms and provisions of this chapter. A copy of the application and plan or drawing as finally approved by the Building Official shall be kept on file in the office of the Building Official. All such permits shall be issued upon the express condition that they may be revoked at any time by the Building Official and that all trees planted pursuant to said permit may be removed by the City without liability to any person or property for such removal. Further, no such permit shall be issued until the applicant shall have executed and filed with the Building Official an indemnification agreement whereby said applicant agrees to save and hold harmless the City from any and all liability for damage or injury to person or property proximately caused by trees planted, moved or removed pursuant to said permit. All street trees shall be planted within 120 days after approval unless an extension is requested in writing by the applicant and approved by the Building Official. An extension of one year can be granted for good reasons. If the 120 days elapses, a new permit with fee shall be required to plant street trees. The fee for a permit required by this section shall be as set by Resolution of the City Council and A \$5.00 fee for each permit shall be paid prior to application approval.

**Section 6.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

### **165.33 HEARINGS, APPEALS AND NOTICE.**

Appeals to the Board of Adjustment concerning interpretation or administration of this chapter may be taken by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision of the Administrative Officer. Such appeals shall be taken

within a reasonable time, not to exceed 60 days, by filing with the Administrative Officer and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The Administrative Officer shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken. The Board of Adjustment shall fix a reasonable time for the hearing of appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent or attorney. A fee as set by Resolution of the City Council of ~~\$100.00~~ shall be paid to the Administrative Officer at the time the notice of appeals is filed, which the Administrative Officer shall forthwith pay over to the credit of the General Revenue Fund of the City.

**Section 7.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

### **165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES.**

Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee as set by Resolution of the City Council of ~~\$200.00~~ and shall contain the following information:

**Section 8.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

### **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 as set by Resolution of the City Council. ~~which is as follows:~~

~~Site plan review — one acre or less — \$ 50.00~~

~~Site plan review — more than one acre — \$ 100.00~~

**Section 9.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

## **167.14 FEES.**

Every applicant for a sign permit shall pay such fee to the Clerk as set by Resolution of the City Council. ~~in the following amount:~~

- ~~1. Signs 24 square feet or less—\$25.00~~
- ~~2. Signs over 24 square feet and not more than 100 square feet—\$50.00~~
- ~~3. Signs over 100 square feet—\$75.00 plus 20 cents per square foot over 100 square feet.~~

In computing the area of a sign, only one face of a double face sign shall be taken as the area of the sign.

**Section 10.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

### **167.22 EXEMPTION; APPLICATION TO COUNCIL.**

Whenever, because of unusual circumstances, there are practical difficulties involved in carrying out the provisions of this chapter, the Council may grant a specific exemption for individual situations, provided the Council shall first find that a special and unusual, individual circumstance makes the strict application of this chapter impractical and that the exemption granted with appropriate safeguards is in conformity with the intent and purpose of this chapter. Any person requesting an exemption from the strict application of this chapter may make application to the Council for the granting of such application, provided that:

1. A written application for such an exemption is submitted indicating the section of this chapter from which the applicant requests the exemption and stating the grounds on which it is requested. The application shall be filed with the Clerk and shall be accompanied by a fee as set by Resolution of the City Council. ~~of \$30.00.~~

**Section 11.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

### **167.23 APPEAL PROCEDURE.**

If an applicant is aggrieved by a decision of the administrative officer which involves the interpretation or administration of this chapter said applicant may appeal the decision to the Council, as follows:

1. A written application stating the decision appealed from, the date of the decision and the reason that the applicant feels that the administrative officer was in error shall be filed with the Clerk. The application shall be accompanied by a fee as set by Resolution of the City Council. ~~of \$30.00.~~

**Section 12.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

**167.30 TEMPORARY SIGNS.**

7. Fees. Every applicant for a temporary sign permit shall pay a fee to the Clerk as set by Resolution of the City Council. ~~follows: \$25.00 for the first 10-day period; \$5.00 for the second 10-day period; and \$25.00 for each 3-day period.~~

**Section 13.** The following section be and is hereby amended by inserting the underlined language as follows:

**170.29 SPECIFICATIONS.**

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, accompanied by a fee as set by resolution of the City Council, and construction shall not be started until the plans and specifications have been approved.

**Section 14.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows

**170.36 FEES.**

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council. ~~of \$150.00 and an additional charge of \$10.00 for each lot in excess of 10 included within the plat, which shall be credited to the General Fund of the City. Each plat of survey submitted for approval shall be accompanied by a fee of \$25.00 which shall be credited to the General Fund of the City. In addition, each final plat submitted for approval shall be accompanied by a fee of \$100.00 and an additional charge of \$10.00 for each lot in excess of 10 included within the plat, which shall be credited to the General Fund of the City.~~

**Section 15. Repealer.** All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

**Section 16. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and approved  
this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kelly B. Shaw, Mayor

ATTEST:

\_\_\_\_\_  
Andrew J. Lent, City Clerk

The foregoing Ordinance No. \_\_\_\_\_ was adopted by the Council for the City of  
Indianola, Iowa, on \_\_\_\_\_, 2020, and was published on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Andrew J. Lent, City Clerk

**Meeting Date:** 09/21/2020

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**Information**

**Subject**

Third and final consideration of an Ordinance amending Chapter 165 of the Code of Ordinances of the City of Indianola, regarding preschools, schools and churches.

**Information**

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**Fiscal Impact**

**Attachments**

Ordinance

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**ORDINANCE NO. 2020 - \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 165, REGARDING PRESCHOOLS AND CHILDCARE CENTERS.**

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

**Section 1.** The following section be and is hereby amended by inserting the underlined language as follows:

**165.03 DEFINITIONS.**

The following terms are defined for use in this chapter:

“Childcare Home: means a private residence where childcare is provided to five (5) or fewer children at any one time and that is not registered with the State of Iowa. (See Chapter 237A.3 of the State Code of Iowa.)

**Section 2.** The following section be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

**165.09 SCHEDULES OF DISTRICT REGULATIONS.**

The following schedules of district regulations are hereby adopted and declared to be a part of this ordinance:

A-1 Agricultural	C-1 Office Park Commercial District
R-1 Single-Family Residential	C-2 Highway Commercial
R-2 Single- and Two-Family Residential	C-3 General Retail and Office
R-3 Mixed Residential	C-4 Planned Commercial District
R-4 Multiple-Family [Residential]	M-1 Limited Industrial
R-5 Planned Residential	M-2 General Industrial
R-6 Mobile Home Residential	

<b>A-1</b>	<b>AGRICULTURAL</b>	<b>A-1</b>
<b>PERMITTED PRINCIPAL USES AND STRUCTURES</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>	
<u>Childcare Home</u>	<u>1 space plus 1 space per employee</u>	

<b>R-1</b>	<b>SINGLE- FAMILY RESIDENTIAL</b>	<b>R-1</b>
<b>PERMITTED PRINCIPAL USES AND STRUCTURES</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>	
<u>Childcare Home</u>	<u>1 space plus 1 space per employee</u>	
<b>SPECIAL EXCEPTION USES AND STRUCTURES</b>		
<p>Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <p><u>5. Preschools or other child care, but not including childcare homes, and provided that no operations shall commence in any building nearer than 150 feet to any building wherein there is the sale of beer, wine or liquor for consumption on the premises, and all preschools or day care centers shall be licensed by the State of Iowa, and all operations shall have one off-street parking stall per employee.</u></p>		

<b>R-2</b>	<b>SINGLE- AND TWO- FAMILY RESIDENTIAL</b>	<b>R-2</b>
<b>PERMITTED PRINCIPAL USES AND STRUCTURES</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>	
6. <u>Childcare Home</u> <del>Private kindergartens and day nurseries</del>	1 space plus 1 space per employee	
<b>SPECIAL EXCEPTION USES AND STRUCTURES</b>		
<p>Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <p><u>5. Preschools or other child care, but not including childcare homes, and provided that no operations shall commence in any building nearer than 150 feet to any building wherein there is the sale of beer, wine or liquor for consumption on the premises, and all preschools or day care centers shall be licensed by the State of Iowa, and all operations shall have one off-street parking stall per employee.</u></p>		

<b>R-3</b>	<b>MIXED RESIDENTIAL</b>	<b>R-3</b>
<b>PERMITTED PRINCIPAL USES AND STRUCTURES</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>	
14. <u>Childcare Home</u> <del>Private kindergartens and day nurseries</del>	1 space plus 1 space per employee	
<b>SPECIAL EXCEPTION USES AND STRUCTURES</b>		
<p>Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <p><u>7. Preschools or other child care, but not including childcare homes, and provided that no operations shall commence in any building nearer than 150 feet to any building wherein there is the sale of beer, wine or liquor for consumption on the premises, and all preschools or day care centers shall be licensed by the State of Iowa, and all operations shall have one off-street parking stall per employee.</u></p>		

<b>R-4</b>	<b>MULTIPLE FAMILY</b>	<b>R-4</b>
<b>PERMITTED PRINCIPAL USES AND STRUCTURES</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>	
11. <u>Childcare Home and other childcare services, including preschools</u> <del>Private kindergartens and day nurseries</del>	1 space plus 1 space per employee	

<b>R-6</b>	<b>MOBILE HOME RESIDENTIAL DISTRICT</b>	<b>R-6</b>
<b>PERMITTED PRINCIPAL USES AND STRUCTURES</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>	
3. <u>Childcare Home</u>	<u>1 space plus 1 space per employee</u>	

<b>C-2</b>	<b>HIGHWAY COMMERCIAL</b>	<b>C-2</b>
<b>SPECIAL EXCEPTION USES AND STRUCTURES</b>		
<p>Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <p>2. Preschools or <u>other child care, but not including childcare homes</u> , and <u>provided that no operations shall commence</u> <del>day care centers provided that no preschool or day care center shall commence operations</del> in any building nearer than 150 feet to any building wherein there is the sale of beer, wine or liquor for consumption on the premises, and all preschools or day care centers shall be licensed by the State of Iowa, and all <del>day care and preschool centers</del> <u>operations</u> shall have one off-street parking stall per employee.</p>		

<b>C-3</b>	<b>GENERAL RETAIL AND OFFICE</b>	<b>C-3</b>
<b>SPECIAL EXCEPTION USES AND STRUCTURES</b>		
<p>Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <p>1. Preschools <u>or other child care, but not including childcare homes</u> provided that no <del>preschool operation</del> shall have a front or side yard abutting Highway 65-69 or Highway 92; no <del>preschool operation</del> shall exist within a building fronting the City Square; and no <del>preschool operation</del> shall commence operations in any building nearer than 150 feet to any building wherein there is the sale of beer, wine or liquor for consumption on the premises.</p>		

<b>C-4</b>	<b>PLANNED COMMERCIAL DISTRICT</b>	<b>C-4</b>
<b>CLASS TWO</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>	
<u>23. Childcare services, including preschools, but not including childcare homes</u>	<u>1 space plus 1 space per employee</u>	

**Section 3. Repealer.** All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

**Section 4. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kelly B. Shaw, Mayor

ATTEST:

\_\_\_\_\_  
Andrew J. Lent, City Clerk

The foregoing Ordinance No. \_\_\_\_\_ was adopted by the Council for the City of Indianola, Iowa, on \_\_\_\_\_, 2020, and was published on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Andrew J. Lent, City Clerk

**Meeting Date:** 09/21/2020

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**Information**

**Subject**

Second consideration of an Ordinance amending Chapter 160 of the Code of Ordinances of the City of Indianola, making certain amendments to the adopted Fire Code.

**Information**

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**Fiscal Impact**

**Attachments**

Fire Code Ordinance

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA, IOWA MAKING CERTAIN AMENDMENTS TO THE ADOPTED FIRE CODE.**

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

**Section 1.** The following section be and is hereby amended by adding the underlined language as follows:

**160.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.**

The following sections of the *International Fire Code*, 2018 edition, including Appendix Chapters B, C, D, I, K, and M (see *International Fire Code* Section 101.2.1, 2018 edition), as published by the International Code Council, are hereby revised:

Delete Code Section: IFC 105.6.40. Replace with the following language:

**105.6.40 Pyrotechnic special effects material.** An operational permit is required for use and handling of pyrotechnic special effects material. Pyrotechnic Permits shall be valid for a single event on the date applied for unless the Fire Chief gives special permission for weather related delays according to APA Standard 87-1 and NFPA 1124.

Add Code Section: IFC 107.2.3

**107.2.3 Fire Protection System Inspection and Maintenance.** All inspection, testing, and maintenance reports on fire protection systems and extinguishers shall be digitally submitted for review by the Indianola Fire Department through the vendor Brycer-Compliance Engine, according to 2018 IFC

Add to Code Section: IFC 202

**ALARM COMPANY.** Any person, firm, partnership, corporations or association who owns, manages, conducts or carries on the business of installing, servicing, maintaining, monitoring, replacing, or removing of fire protection equipment in any building or other property within the jurisdiction of the city.

**MALFUNCTION.** Any unintentional activation of any alarm system caused by a mechanical malfunction, flaw in the design, installation, or maintenance of the system. This shall not include any activation caused by extraordinary violent conditions of nature such as tornadoes, floods, and earthquakes.

**INTENTIONAL MISUSE.** Any intentional activation of an alarm system when no fire or other emergency exists or is in progress.

**RECURRING ALARM.** Three (3) or more alarms in a twenty-four (24) hour period.

Delete Code Section: IFC 307. Replace with the following language:

## **SECTION 307**

### **OPEN BURNING WITHIN CITY LIMITS IS PROHIBITED**

**307.1 General.** No person shall kindle or maintain any bonfire, rubbish or waste material fire within the City Limits.

#### **Exceptions:**

1. The Fire Chief may permit open burning supervised by the Fire Department for training purposes 307.2 and 307.2.1
2. The Fire Chief may permit open burning at public gatherings under legitimate sponsorship of civic, fraternal, religious, educational or similar organizations only after proper permits have been obtained from the Fire Chief or designee. Portable outdoor fireplaces are prohibited in the city limits, remove section 307.4.3.
3. Open burning in barbecue grills used solely for purposes of preparation of food and commercially manufactured outdoor fireplaces that limit the size of the combustible material to a burn area 24"x24"x12" and must be completely enclosed or covered with wire mesh with no opening greater than 1"x1". Combustible materials will be limited to charcoal or wood logs only. No brush, leaves, paper or waste materials will be burned in grills.
4. LP or Natural Gas fueled outdoor fireplaces equipped with automatic shut off safety valves shall be permitted as such fireplace complies with Section 307.2.1 and 308.1 of the 2018 International Fire Code and NFPA 58.
5. The Fire Chief or designee may permit open burning for a land developer to burn trees that have been removed for building construction, subject to the time of year and location of material adjacent to structures.
6. Permitted burning in residential areas shall be a minimum of one thousand (1000) feet from the nearest structure.
7. Permitted burning in commercial and industrial areas shall be subject to the location of adjacent structures and at the discretion of the Fire Chief or his/her designated Fire Official.

**307.2 Permits.** Whenever under the terms of the IFC 2018 Section 105.2.3 a permit is required from the Chief of the Fire Department or a designated Fire Official. Application for the permit shall be made to the office of the City Clerk or Chief of the Fire Department. Burn Permits shall be valid for a period of one hundred eighty (180) days for one (1) burning occurrence.

Delete Code Section: IFC 506.1. Replace with the following language:

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The box will be installed at the owner's expense and will only be used as a fire department tool to gain access in an emergency. Existing properties are required to install a key vault system any time improvements are made to the property that require a building permit. The key vault per city requirement will be purchased from The Knox Company specific to the City of Indianola requirements.

Add Code Section: IFC 907.1.4

**907.1.4 Addressable Fire Alarms.** Upon new installation and/or system upgrades where there are 10 or more initiating devices within the properties that are required, the installer will install a fire alarm system that shall be addressable to each device and display the individual device location on the fire alarm panel and any annunciator panel within the system.

Add Code Section: IFC 907.1.5

**907.1.5 Smoke Detectors.** In addition to meeting the requirements of IFC 2018 section 907.2.17.1, all businesses located on the Public Square, the area with addresses 100 through 200 blocks on Salem, Ashland, Howard and Buxton, also known as the Public Square will be required to install smoke detectors with the issuance of a building permit for change of occupancy or remodel. Smoke detectors will be installed one per/500 square feet. The make-up of the square requires additional fire safety precautions IEBC 803.4, NFPA 72.

Add Code Section: IFC 907.11

**907.11 False Alarms.** No person shall knowingly or intentionally activate any alarm system when no emergency exists. Any person who knowingly or intentionally activates any false alarm shall be guilty of a municipal infraction Chapter 4 of this code.

**Exception:** No person shall knowingly or intentionally test any actively monitored alarm system without first notifying and receiving approval from the Warren County Sheriff's Office Dispatch Center.

**907.11.1 False Alarm Fees.** A service charge shall be made for each false alarm beyond the number permitted in this section. The service charge for each of these shall be as follows:

<u>Number of False Alarms in a Calendar Year</u>	<u>Service Charge</u>
<u>3 or less</u>	<u>\$0.00</u>
<u>4</u>	<u>\$50.00</u>
<u>6</u>	<u>\$100.00</u>
<u>Each additional occurrence beyond 6</u>	<u>\$200.00</u>

Add Code Section: IFC 907.12

**907.12. Failure to Respond Penalty.** After being personally notified, failure of an alarm owner or responsible party to respond to the location of an activated alarm following a request from the fire or police department will be subject to a municipal infraction according to 4.03, 4.04.

Add Code Section: IFC 907.13

**907.13 Response.** In the case of a fire alarm, the alarms will not be reset until the fire department has had the opportunity to fully investigate the location within any building and determine the reason for the alarm signal.

**Section 2. Repealer.** All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

**Section 3. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and approved

this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kelly B. Shaw, Mayor

ATTEST:

\_\_\_\_\_  
Andrew J. Lent, City Clerk/CFO

The foregoing Ordinance No. \_\_\_\_\_ was adopted by the Council for the City of

Indianola, Iowa, on \_\_\_\_\_, 2020, and was published on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Andrew J. Lent, City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, accepting easements, accepting street lots, and approving the Final Plat for Treeline Plat 1, located in the 1000, 1100 and 1200 blocks of North 7th Court, as well as the 800 block of East Iowa Avenue.

**Information**

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**Fiscal Impact**

**Attachments**

Treeline Memorandum  
Letter  
Final Plat  
Certification Letter  
Staff Report  
Treeline Resolution

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## COMMUNITY DEVELOPMENT

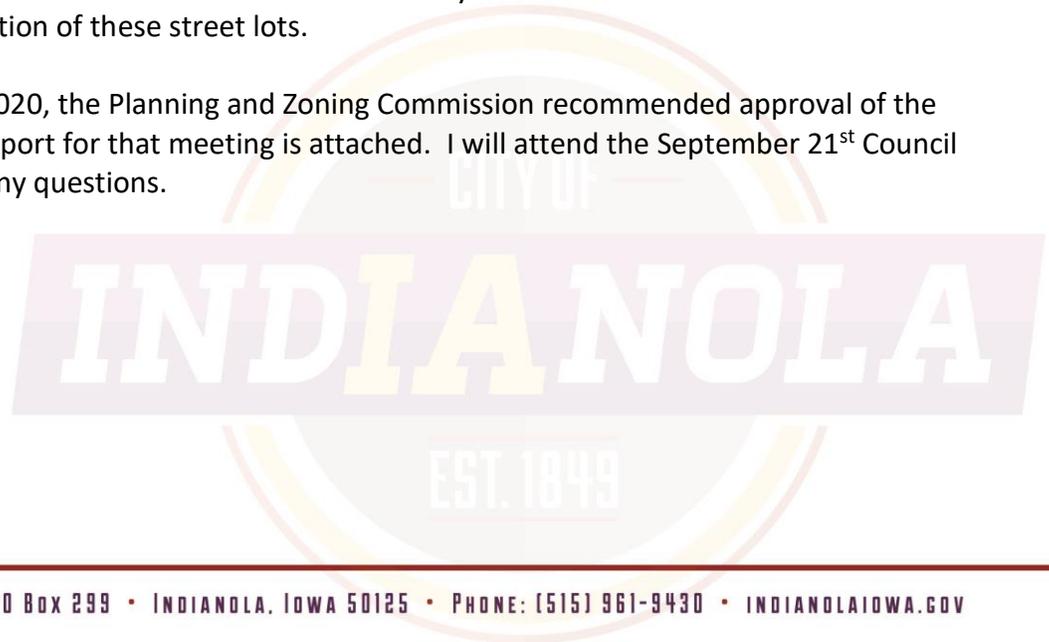
To: Mayor and City Council  
From: Charlie E. Dissell, Community and Economic Development Director  
CC: Ryan Waller, City Manager  
Date: September 16, 2020  
Re: Resolution Accepting Public Improvements and Four-Year Maintenance Bonds for Sanitary Sewer, Storm Sewer, Water and Streets, Accepting Street Lots, and Approving the Final Plat for Treeline Plat 1.

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As the City Council may recall, the preliminary plat for Treeline Plat 1 was approved by the Council on May 5<sup>th</sup>, 2020. On August 20<sup>th</sup>, 2020, City staff inspected the improvements and provided the Developer with a punchlist of items that needed to be corrected prior to the City accepting the improvements. All items on the punchlist have been completed and this was verified by City staff during a reinspection on September 2<sup>nd</sup>, 2020. The engineer on this project for the developer, Chad D. Devore, has submitted a letter stating that the construction is in substantial compliance with the approved construction plans and specifications. The letter is attached.

Staff is recommending that the City Council approve and accept the public improvements, including all streets, sanitary sewer, storm sewer and water infrastructure. The City Clerk is in receipt of four (4) year maintenance bonds for all street, sanitary sewer, storm sewer and water infrastructure that has been installed as part of Treeline Plat 1. Staff recommends the Council accept those maintenance bonds. This plat includes three street lots that will be dedicated to the City of Indianola for North 7<sup>th</sup> Court and East Kentucky Avenue. Staff recommends the Council accept dedication of these street lots.

On September 15<sup>th</sup>, 2020, the Planning and Zoning Commission recommended approval of the final plat. The staff report for that meeting is attached. I will attend the September 21<sup>st</sup> Council meeting if you have any questions.





July 31, 2020

Mr. Charlie Dissell, AICP  
Community and Economic Development Director  
City of Indianola  
110 N. 1<sup>st</sup> Street  
Indianola, Iowa 50125

RE: TREELINE PLAT 1 -FINAL PLAT SUBMITTAL  
OUTLOT "Y", FOX RUN PLAT 1  
INDIANOLA, IOWA  
S&A PROJECT NO. 120.0122.01

Dear Charlie:

On behalf of Ted Grob of Savannah Homes, Inc., as Applicant, please find accompanying the Final Plat for the above referenced project. We respectfully request the City's review and approval of these documents to allow construction to proceed this spring. The Final Plat has been prepared in accordance with City of Indianola and SUDAS design standards and ordinances.

Submittal materials being mailed down to you are as follows:

1. Four (4) full-size, folded copies of the Final Plat, and
2. Final Plat filing fee of \$340.00.

We wanted to get the Final Plat down to you to receive your review of the document so that when the public improvements are completed and accepted, we are ready to move the Final Plat through the approval process. Let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Ted Grob, Savannah Homes, Inc. (w/electronic enclosures emailed)  
file (electronic)

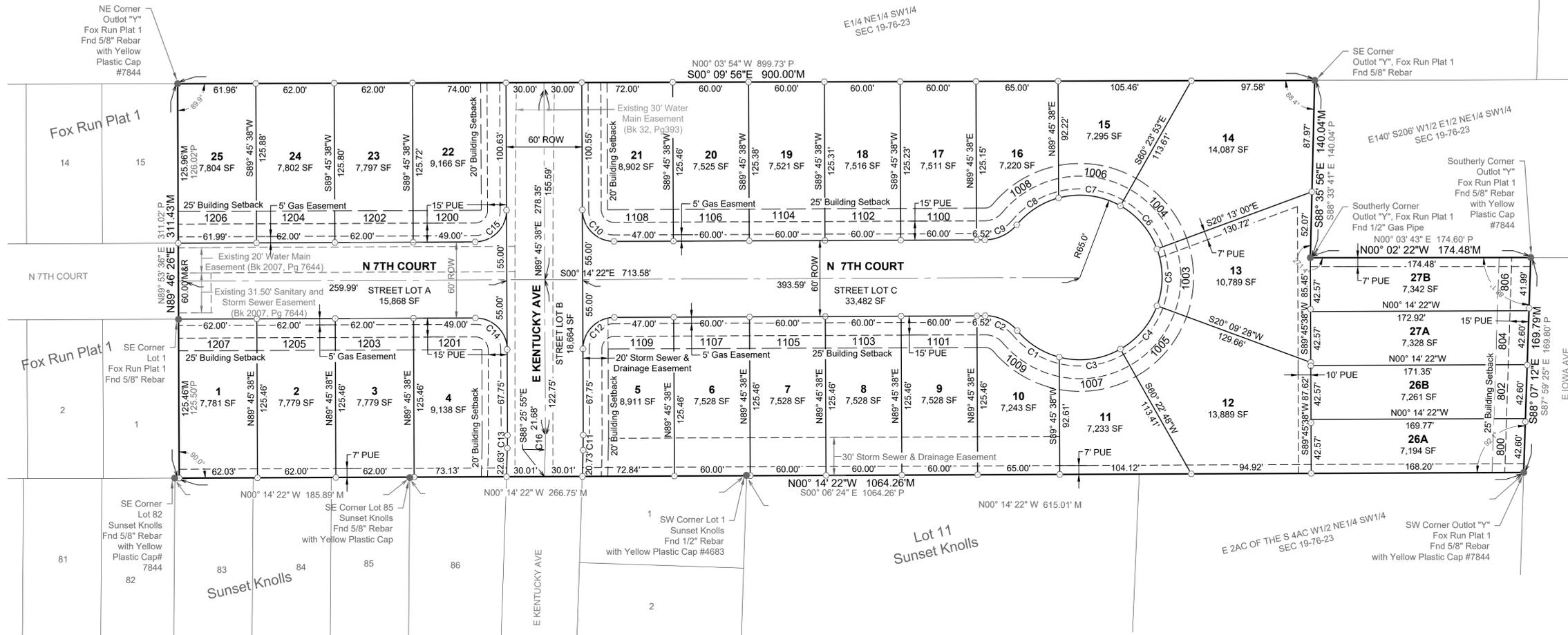
# TREELINE PLAT 1

## FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

### INDEX LEGEND

SURVEYOR'S NAME:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
EGRIFFIN@SNYDER-ASSOCIATES.COM  
SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.  
SURVEY LOCATED:  
OUTLOT "Y", FOX RUN PLAT 1  
REQUESTED BY:  
SAVANNAH HOMES, INC.  
RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023



### CURVE TABLE

CURVE #	Δ	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°12'41"	65.00'	39.95'	N32°08'59"E	39.32'
C2	49°59'41"	33.00'	28.79'	N24°45'29"E	27.89'
C3	44°09'51"	65.00'	50.10'	N07°32'17"W	48.87'
C4	40°13'20"	65.00'	45.63'	N49°43'52"W	44.70'
C5	40°22'27"	65.00'	45.80'	S89°58'14"W	44.86'
C6	40°10'53"	65.00'	45.58'	S49°41'34"W	44.66'
C7	44°37'29"	65.00'	50.63'	S07°17'23"W	49.36'
C8	35°12'41"	65.00'	39.95'	S32°37'42"E	39.32'
C9	49°59'41"	33.00'	28.79'	S25°14'12"E	27.89'
C10	90°00'00"	25.00'	39.27'	S44°45'38"W	35.36'
C11	1°48'26"	380.00'	11.99'	N89°20'08"W	11.99'
C12	89°59'56"	25.00'	39.27'	N45°14'20"W	35.36'
C13	1°48'26"	320.00'	10.09'	S89°20'08"E	10.09'
C14	90°00'00"	25.00'	39.27'	N44°45'38"E	35.36'
C15	89°59'57"	25.00'	39.27'	S45°14'20"E	35.36'
C16	1°48'26"	350.00'	11.04'	S89°20'08"E	11.04'

### PLAT DESCRIPTION

OUTLOT "Y", FOX RUN PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND CONTAINING 7.06 ACRES (307,937 SQUARE FEET).  
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### OWNER/DEVELOPER

SAVANNAH HOMES, INC.  
800 SOUTH 50TH STREET  
WEST DES MOINES, IA 50265  
CONTACT: TED GROB  
PHONE: 515-221-2333

### ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.  
CONSULTING ENGINEERS & PLANNERS  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
(515)964-2020  
CHAD DEVORE, P.E.  
ERIN GRIFFIN, PLS

### NOTES

- PUBLIC UTILITY EASEMENTS SHALL CONVEY TO THE CITY, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT WITHIN THE AREAS SHOWN ON THE PLAT AND DESCRIBED IN THE EASEMENT, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC LINES CONSISTING OF POLES, WIRES, CABLES, CONDUITS, FIXTURES, ANCHORS AND OTHER SIMILAR EQUIPMENT, INCLUDING THE RIGHT TO TRIM OR REMOVE TREES WITHIN SUCH AREAS WHERE NECESSARY TO SECURE A CLEARANCE OF 4 FEET FROM THE WIRES OR POLES, TOGETHER WITH THE RIGHT TO EXTEND TO ANY TELEPHONE, TELEGRAPH, ELECTRIC OR POWER COMPANY, THE RIGHT TO USE SEPARATELY OR JOINTLY WITH THE CITY, THE AREAS INCLUDED IN THE EASEMENT FOR THE PURPOSES ABOVE ENUMERATED.
- THE UNADJUSTED ERROR OF CLOSURE IS LESS THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND LESS THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUALS LOTS.
- THE DEVELOPER IS RESPONSIBLE TO INSTALL STREETLIGHTS IN THE PLAT.
- ALL HOMES SHALL HAVE AT LEAST ONE RAIN BARREL CONNECTED TO A DOWNSPOUT.
- AN INFILTRATION TRENCH WITH SUBDRAIN IS PROPOSED IN THE REAR OF LOTS 5-10.

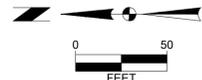
### ZONING

R-3: MIXED RESIDENTIAL

### BULK REGULATIONS:

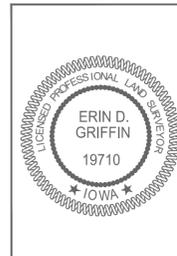
SINGLE-FAMILY DWELLING (LOTS 1-25)  
MINIMUM LOT AREA = 7,200SF  
MINIMUM LOT WIDTH = 60'  
FRONT YARD SETBACK = 25'  
REAR YARD SETBACK = 30'  
SIDE YARD SETBACK = 8'

TWO-FAMILY DWELLING (LOTS 26A-27B)  
MINIMUM LOT AREA = 8,400SF  
MINIMUM LOT WIDTH = 70'  
FRONT YARD SETBACK = 25'  
REAR YARD SETBACK = 30'  
SIDE YARD SETBACK = 8'  
(0' ALONG COMMON LOT LINE)



### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	—	
Section Line	—	
1/4 Section Line	—	
1/4 1/4 Section Line	—	
Easement Line	—	



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.

Erin D. Griffin, PLS Date \_\_\_\_\_  
License Number 19710  
My License Renewal Date is December 31, 2021  
Pages or sheets covered by this seal:  
SHEET 1 OF 1

MARK	REVISION	DATE	BY
	Checked By: BKC	Scale: 1" = 50'	
	Engineer: CDD	Date: 07-14-20	
	Technician: SDB	T-R-S: 79N-23W-19	

Project No.: 120.0122.01  
Sheet 1 of 1

INDIANOLA, IOWA

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

TREELINE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

Project No.: 120.0122.01  
Sheet 1 of 1

September 3, 2020

Mr. Charlie Dissell, AICP  
Community and Economic Development Director  
City of Indianola  
110 N. 1<sup>st</sup> Street  
Indianola, Iowa 50125

RE: TREELINE PLAT 1  
CERTIFICATE OF COMPLETION  
S&A PROJECT NO. 120.0122.01

Dear Charlie:

This letter is to certify that we have inspected the construction in Treeline Plat 1 and find the construction to be in substantial compliance with the approved Construction Documents and Specifications.

If there are additional questions or comments on this project, please contact me at your convenience.  
Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC.



Chad D. DeVore, P.E.

Enclosure

cc: Ted Grob, Savannah Homes, Inc. (w/enclosures)  
File (electronic)



# Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## Staff Report

## Planning and Zoning Commission

**Date of Meeting:** September 15, 2020

**Agenda Item:** 7. A. Consider recommendation on request for approval of a Final Plat for Treeline Plat 1, located in the 1000, 1100 and 1200 blocks of North 7th Court, as well as the 800 block of East Iowa Avenue.

**Application Type:** Final Subdivision Plat

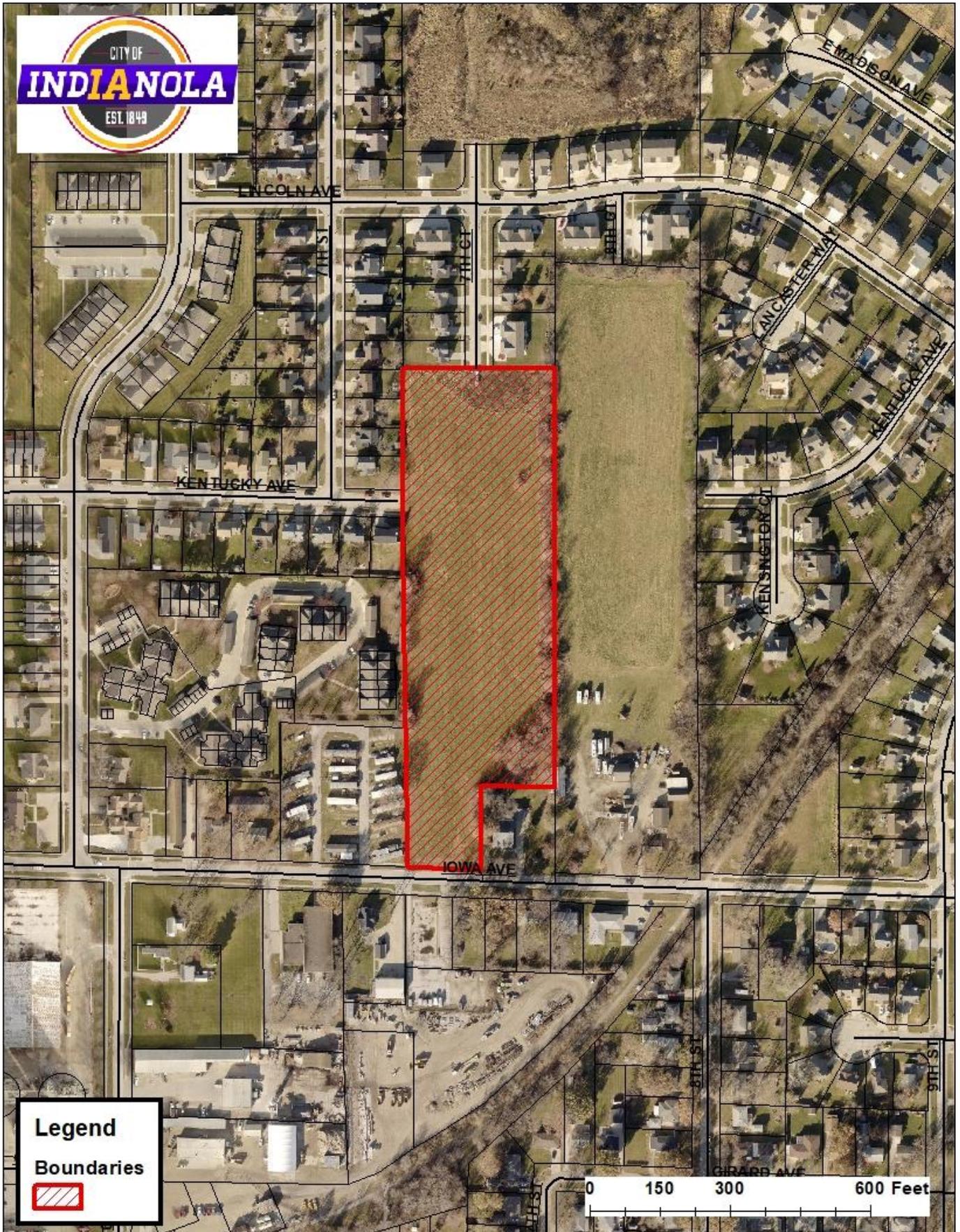
**Applicant:** Ted Grob of Savannah Homes, Inc.

**Zoning:** R-3, Mixed Residential

**Comprehensive Plan Designation:** Mixed/High Density Residential (2011 Comprehensive Plan)

**Application Summary:** Request for final plat approval of a 29-lot residential subdivision

# AERIAL MAP



## Legend

Boundaries



0 150 300 600 Feet

## APPLICABLE CODE SECTIONS

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

### **170.06 FINAL PLATTING PROCEDURE.**

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

### **170.10 FINAL PLAT REQUIREMENTS.** The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
  - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
  - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
  - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
  - D. Accurate metes and bounds description of the boundary.
  - E. Street names.
  - F. Complete curve notes for all curves included in the plat.
  - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
  - H. Lot numbers and dimensions.
  - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
  - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
  - K. Building lines and dimensions.
  - L. The location, type, material and size of all monuments and markers.
  - M. The name of the subdivision.
  - N. The name and address of the owner and the subdivider.
  - O. North point, scale and date.
  - P. Certification by a registered land surveyor of the State of Iowa.
  - Q. Certification of dedication of streets, easements and other public property.
  - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
  - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

## ANALYSIS

The request is for final plat approval of a 29-lot residential subdivision, which includes 25 single-family lots, and 4 two-family lots. The preliminary plat of this subdivision was approved by the City Council on May 4, 2020 and included all lots shown on the final plat and matches the preliminary plat that was approved. The plat includes an

extension of North 7<sup>th</sup> Court to the south, where it will terminate in a cul-de-sac, and East Kentucky Avenue to the east, where it will terminate in a dead-end on the east end of the awaiting future development.

Grading, paving and utilities are completed for this subdivision, and City staff has inspected those improvements. All maintenance bonds for the improvements have been received. Letters were mailed to property owners within 200 feet of this property on September 3, 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 final plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the final plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final plat, 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 2, recommending the final plat be approved with the following conditions:

1. All easement documents, as well as all attachments as required by Section 354.11 of the Iowa Code shall be reviewed by staff prior to recordation and then recorded with the final plat.

City of Indianola  
RESOLUTION NO. 2020-\_\_\_\_\_

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND FOUR-YEAR MAINTENANCE BONDS FOR  
SANITARY SEWER, STORM SEWER, WATER AND STREETS, ACCEPTING EASEMENTS, ACCEPTING STREET  
LOTS, AND APPROVING THE FINAL PLAT FOR TREELINE PLAT 1**

**WHEREAS**, a final plat for Treeline Plat 1 has been submitted to the City of Indianola; and,

**WHEREAS**, the City of Indianola has jurisdiction of such plats pursuant to the Subdivision Regulation Ordinance of Indianola, Iowa, located in Chapter 170, of the Code of Ordinances, Indianola, Iowa; and,

**WHEREAS**, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which approves the plat; and,

**WHEREAS**, existing public utility easements, sanitary sewer and storm sewer overland flowage easements are maintained through this platting process, and

**WHEREAS**, pursuant to the Code of Ordinances, Indianola, Iowa, Section 170.05(5), the Council must pass a resolution approving or rejecting the final plat, and

**WHEREAS**, the Council finds that all the requirements of the Code of Ordinances, Indianola, Iowa, regarding subdivision regulations and the final plat for Treeline Plat 1 have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Indianola City Council as follows:

1. All public improvements, including all streets, sanitary sewer, storm sewer and water infrastructure installed as part of the approved construction documents for Treeline Plat 1 are hereby approved and accepted.
2. All applicable maintenance bonds have been received and are hereby accepted.
3. All easements dedicated to the City of Indianola are hereby accepted.
4. Lots A, B and C are hereby accepted.
5. All attachments as required by Section 354.11 of the Iowa Code shall be reviewed by staff prior to recordation and then recorded with the final plat.
6. The final plat for Treeline Plat 1 is hereby approved.

**APPROVED** this 21<sup>st</sup> day of September 2020.

\_\_\_\_\_  
Kelly B. Shaw, Mayor

**ATTEST:**

\_\_\_\_\_  
Andrew J. Lent, City Clerk

Meeting Date: 09/21/2020

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**Information**

**Subject**

Prior and final approval on Urban Revitalization Designations.

**Information**

The following comprise a list of prior and final Urban Revitalization Designations. All paperwork is in order.

**Prior:**

- 610 S Y St — Multi-residential — Ronnie and Marie Konrad
- 612 S Y St — Multi-residential — Evert and Karen McCarl
- 817 Trail Ridge — Townhome — Ground Breaker Homes
- 819 Trail Ridge — Townhome — Ground Breaker Homes
- 821 Trail Ridge — Townhome — Ground Breaker Homes
- 823 Trail Ridge — Townhome — Ground Breaker Homes
- 825 Trail Ridge — Townhome — Ground Breaker Homes
- 827 Trail Ridge — Townhome — Ground Breaker Homes
- 1703 Detroit Place — SFD — Jerry's Homes
- 1705 E Euclid — SFD — Jerry's Homes
- 1707 E Euclid — SFD — Jerry's Homes
- 1707 Detroit Place — SFD — Jerry's Homes
- 1709 E Euclid — SFD — Jerry's Homes
- 1709 Detroit Place — SFD — Jerry's Homes

**Final:**

- 610 S Y St — Multi-residential — Ronnie and Marie Konrad
- 612 S Y St — Multi-residential — Evert and Karen McCarl

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**Fiscal Impact**

**Attachments**

*No file(s) attached.*

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Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution approving salaries.

**Information**

This action sets salaries in accordance with the personnel management guide, union contracts and seasonal salaries.

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**Fiscal Impact**

**Attachments**

Resolution Approving Salaries

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City of Indianola  
**RESOLUTION NO 2020-  
RESOLUTION APPROVING SALARIES**

This action sets salaries in accordance with the personnel management guide, union contract and seasonal salaries.

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

Krissa Cihaski, Office Assistant – Administration, from CE1-3 \$14.40/hour to CE1-3.5 \$14.625/hour

Passed and approved this 21<sup>st</sup> day of September 2020.

\_\_\_\_\_  
Kelly B. Shaw, Mayor

ATTEST:

\_\_\_\_\_  
Andrew J. Lent , City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Annual update from the CEO of the YMCA of Greater Des Moines.

**Information**

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**Fiscal Impact**

**Attachments**

*No file(s) attached.*

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Meeting Date: 09/21/2020

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**Information**

**Subject**

Discussion and direction regarding sewer rate billing by IMU.

**Information**

Included in the packet is correspondence between City staff and IMU staff.

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**Fiscal Impact**

**Attachments**

Emails

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## Ryan Waller

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**From:** Ryan Waller  
**Sent:** Wednesday, September 16, 2020 1:15 PM  
**To:** Heather Hulen; John Parker; Bob Kling; Kelly Shaw; Gwen Schroder; Greta Southall; Greg Marchant  
**Cc:** Doug Fulton; Andy Lent; Jackie Raffety; Rick Graves  
**Subject:** FW: Users and Rates  
**Attachments:** 4.13.2020 email.pdf; 4.21.2020 email.pdf; 6.24.2020 email.pdf; Ord. 1632 Increase Sanitary Sewer Fee April 2020.pdf

Good afternoon, all.

I hope everyone is doing well.

The purpose of this email is to provide information to you regarding an issue surrounding the City's sewer rates billed by IMU.

Based on the Wednesday, September 16, 2020 11:12 AM email from Dianna Lane (highlighted in **yellow** and found immediately below my signature block) IMU billing **did not implement** the approved sewer rate adjustments (approved in April 2020 by the City Council) for a certain block of customer types. This means that the correct revenue has not been charged/collected for three months.

Below, for your reference, is the email exchange that provides the full context and ultimately revealed this information (you will need to start at the bottom and scroll upward).

For informational purposes germane to this issue, please find pdf copies of the following three emails from Jackie Raffety to IMU regarding the sewer rate adjustments:

1. An email exchange from April 13, 2020 between Dianna Lane and Jackie Raffety regarding the proposed sewer rate adjustments. In her email, Jackie provides a copy of the ordinance containing the sewer rate adjustments and indicates she will follow-up once approved.
2. An email from April 21, 2020 from Jackie to IMU staff providing notice that the ordinance was approved. A copy of the ordinance containing the new sewer rates was attached. I have attached the copy of the ordinance that was provided.
3. An email exchange from June 24, 2020 between Dianna Lane and Jackie Raffety regarding the effective date of the new rates. In her email to Dianna, Jackie notes the rates are effective June 1<sup>st</sup> and due in July.

I will be responding to Dianna momentarily advising her to hold off on back billing until we receive direction from the City Council.

If there are any questions, please let me know.

Ryan



**Ryan J. Waller**

City Manager

[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)

p: 515.962.5274

110 N. 1<sup>st</sup> Street – Indianola, Iowa 50125

---

**From:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>

**Sent:** Wednesday, September 16, 2020 11:12 AM

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

**Cc:** Andy Lent <[alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)>; Chris DesPlanques <[cdesplanques@indianolaiowa.gov](mailto:cdesplanques@indianolaiowa.gov)>; Jackie Raffety <[jraffety@indianolaiowa.gov](mailto:jraffety@indianolaiowa.gov)>

**Subject:** RE: Users and Rates

The business customers were not changed, and will start working with our developers on the back billing.

Dianna

---

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

**Sent:** Wednesday, September 16, 2020 11:04 AM

**To:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>

**Cc:** Andy Lent <[alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)>; Chris DesPlanques <[cdesplanques@indianolaiowa.gov](mailto:cdesplanques@indianolaiowa.gov)>; Jackie Raffety <[jraffety@indianolaiowa.gov](mailto:jraffety@indianolaiowa.gov)>; Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>

**Subject:** Users and Rates

Hi all.

Thanks for your email, Dianna. Can you please clarify the discrepancy you are seeing between the sewer rate ordinance that was shared with you/IMU in April and the website? Have the utility bills not included all approved and scheduled increases?

I may be misunderstanding something but the ordinance that was provided back in April stipulates the increases for the different user groups and those rates are correct on the website.

Regardless of the clarification, please make sure that all involved in billing are using the provided ordinances. These are the legal documents that provide that guidance and legal authority.

If there are ever any questions or need for clarification on these, please be sure that those questions are raised ASAP.

Thank you!

Ryan

Ryan J. Waller  
City Manager  
City of Indianola

On Sep 16, 2020 at 10:40 AM, <[Dianna Lane](mailto:Dianna.Lane@indianolaiowa.gov)> wrote:

Hi Andy,

I am working with the developers on a report for you. We would have to run multiple reports, however, are running into some trouble combining them. We are working to get one report with all the information.

I went to the city website: <https://www.indianolaiowa.gov/163/Water-Pollution-Control>

The below rate changes are listed on the website, however, it does not mention business customer rate changes, only residential.

## Sewer Rates

Revenue for the department is generated on the monthly utility bills. The rate is based on each water meter. Sewer rates are evaluated for funding for the department. On April 20, 2020, Ordinance #1632 to increase the sewer rates effective below.

- Residential Sewer Rates: First 1,000 gallons

I then pulled the ordinance and it states each contributor which would seem like all customers.

Just to clarify all customers should have a rate increase?

I will get with the developers, as they may have used the incorrect website information to change the rates.

Dianna

---

**From:** Andy Lent <[alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)>

**Sent:** Tuesday, September 15, 2020 4:40 PM

**To:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>

**Cc:** Chris DesPlanques <[cdesplanques@indianolaiowa.gov](mailto:cdesplanques@indianolaiowa.gov)>; Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>

**Subject:** RE: Users and Rates

In the meantime, can you just send me a rate schedule for sanitary sewer?

Thanks,  
Andy

---

Andrew Lent  
City Clerk/CFO  
City of Indianola, Iowa  
P: 515-962-5246  
E: [alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)

---

**From:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>  
**Sent:** Tuesday, September 15, 2020 4:33 PM  
**To:** Andy Lent <[alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)>  
**Cc:** Chris DesPlanques <[cdesplanques@indianolaiowa.gov](mailto:cdesplanques@indianolaiowa.gov)>; Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>  
**Subject:** RE: Users and Rates

Hi Andy,

I have sent this to our developers to create a report for us. I will let you know as soon as I hear back from them.

Dianna

---

**From:** Andy Lent <[alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)>  
**Sent:** Tuesday, September 15, 2020 3:32 PM  
**To:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>  
**Cc:** Chris DesPlanques <[cdesplanques@indianolaiowa.gov](mailto:cdesplanques@indianolaiowa.gov)>; Ryan Waller <[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)>  
**Subject:** Users and Rates

Dianna,

Please send me a report of users, addresses, and the rates they are being charged for sanitary sewer.

Thanks,  
Andy

---

Andrew Lent  
City Clerk/CFO  
City of Indianola, Iowa  
110 N 1<sup>st</sup> Street  
Indianola, IA 50125  
Population (2018 Est.) 15,653  
P: 515-962-5246  
E: [alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)



**THE FOLLOWING ARE THE REFERENCED  
ATTACHMENTS INCLUDED IN EMAIL TO  
CITY COUNCIL**

**(listed in order as they appear):**

**4.13.2020 email\_attachment 1**

**4.21.2020 email\_attachment 2**

**6.24.2020 email\_attachment 3**

## Ryan Waller

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**From:** Jackie Raffety  
**Sent:** Tuesday, September 15, 2020 2:16 PM  
**To:** Ryan Waller  
**Subject:** FW: Sewer Rate  
**Attachments:** Ord. Increase Sanitary Sewer Fee April 20201.pdf

From April 13 when Dianna reached out to me about the new rates

**Jackie Raffety**  
Deputy City Clerk  
City of Indianola  
110 N 1<sup>st</sup> St  
Indianola, IA 50125  
515-961-9410, option 1  
515-962-5240



---

**From:** Jackie Raffety  
**Sent:** Monday, April 13, 2020 1:09 PM  
**To:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>  
**Cc:** Andy Lent <[alent@indianolaiowa.gov](mailto:alent@indianolaiowa.gov)>  
**Subject:** RE: Sewer Rate

Attached is the ordinance. I will let you know when it has been approved. Please note that the rate change will take affect with the July 1 statements as is stated in the ordinance.

---

**From:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>  
**Sent:** Monday, April 13, 2020 12:35 PM  
**To:** Jackie Raffety <[jraffety@indianolaiowa.gov](mailto:jraffety@indianolaiowa.gov)>  
**Subject:** Sewer Rate

As listed in the resolution what is the estimated new sewer rates and what is the effective date in the resolution? Just trying to prepare the new system in the event it is approved.

Dianna Lane  
Utility Services Supervisor



## Ryan Waller

---

**From:** Jackie Raffety  
**Sent:** Tuesday, September 15, 2020 2:15 PM  
**To:** Ryan Waller  
**Subject:** FW: Sewer rate Ordinance  
**Attachments:** Ord. 1632 Increase Sanitary Sewer Fee April 2020.pdf

Sent April 21

**Jackie Raffety**  
Deputy City Clerk  
City of Indianola  
110 N 1<sup>st</sup> St  
Indianola, IA 50125  
515-961-9410, option 1  
515-962-5240



---

**From:** Jackie Raffety  
**Sent:** Tuesday, April 21, 2020 1:26 PM  
**To:** Dianna Lane <dlane@indianolaiowa.gov>; Chris Longer <clonger@indianolaiowa.gov>; Chris DesPlanques <cdesplanques@indianolaiowa.gov>  
**Cc:** Andy Lent <alent@indianolaiowa.gov>  
**Subject:** Sewer rate Ordinance

The attached ordinance was approved at the April 20 City Council meeting. Please note the rate increase takes effect on the July 1, 2020 billing statement.

**Jackie Raffety**  
Deputy City Clerk  
City of Indianola  
110 N 1<sup>st</sup> St  
Indianola, IA 50125  
515-961-9410, option 1  
515-962-5240



## Ryan Waller

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**From:** Jackie Raffety  
**Sent:** Tuesday, September 15, 2020 2:15 PM  
**To:** Ryan Waller  
**Subject:** FW: Sewer Rates  
**Attachments:** Ord. 1632 Increase Sanitary Sewer Fee April 2020.pdf

**Jackie Raffety**  
Deputy City Clerk  
City of Indianola  
110 N 1<sup>st</sup> St  
Indianola, IA 50125  
515-961-9410, option 1  
515-962-5240



---

**From:** Jackie Raffety  
**Sent:** Wednesday, June 24, 2020 3:56 PM  
**To:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>  
**Cc:** Chris DesPlanques <[cdesplanques@indianolaiowa.gov](mailto:cdesplanques@indianolaiowa.gov)>  
**Subject:** RE: Sewer Rates

Per the attached ordinance, the rates go into effect on June 1 so it would be the bill that is due in July.

---

**From:** Dianna Lane <[dlane@indianolaiowa.gov](mailto:dlane@indianolaiowa.gov)>  
**Sent:** Wednesday, June 24, 2020 3:31 PM  
**To:** Jackie Raffety <[jraffety@indianolaiowa.gov](mailto:jraffety@indianolaiowa.gov)>  
**Cc:** Chris DesPlanques <[cdesplanques@indianolaiowa.gov](mailto:cdesplanques@indianolaiowa.gov)>  
**Subject:** Sewer Rates

Are the sewer rates effective on the rendered July bill, or for July 1 usage? I could go either way based on the resolution.

Just needing to know if i need to add the rate change for this month or next.

Thanks  
Dianna

Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution denying a Final Plat for Bussanmas Estates, located at 1409 West 6th Avenue.

**Information**

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**Fiscal Impact**

**Attachments**

Bussanmas Memorandum  
Plat  
Resolution Denying Plat

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## COMMUNITY DEVELOPMENT

To: Mayor and City Council  
From: Charlie E. Dissell, Community and Economic Development Director  
CC: Ryan Waller, City Manager  
Date: September 16, 2020  
Re: Resolution denying a Final Plat for Bussanmas Estates, located at 1409 West 6th Avenue.

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On July 8, 2020, a final plat was submitted for Bussanmas Estates, located at 1409 West 6th Avenue. During the review of this item, it was realized that the parcel is zoned A-1, Agricultural, and thus, requires a minimum lot size of 15 acres. The proposed lot is 3.23 acres. Staff provided the applicant with a few options, which included rezoning the ground, or keeping the ground as is.

At its meeting on August 11<sup>th</sup>, the Planning and Zoning Commission tabled this agenda item, and referred it back to the applicant and staff to review the proposed options. On August 25<sup>th</sup>, the applicant did indicate to staff, via e-mail, that a decision had been made to keep the current lot as is. At its September 15<sup>th</sup> meeting, the Planning and Zoning Commission recommended this subdivision plat be denied as it did not meet the minimum lot size requirement of the A-1, Agricultural Zoning District. I will attend your September 21<sup>st</sup> meeting if you have any questions.



# BUSSANMAS ESTATES MINOR SUBDIVISION PLAT

COUNTY: WARREN  
 LOCATION: PART OF THE E $\frac{1}{2}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$  of SECTION 26, TOWNSHIP 76 NORTH, RANGE 24 WEST and PARCEL "D" of SECTION 34, TOWNSHIP 76 NORTH, RANGE 24 WEST

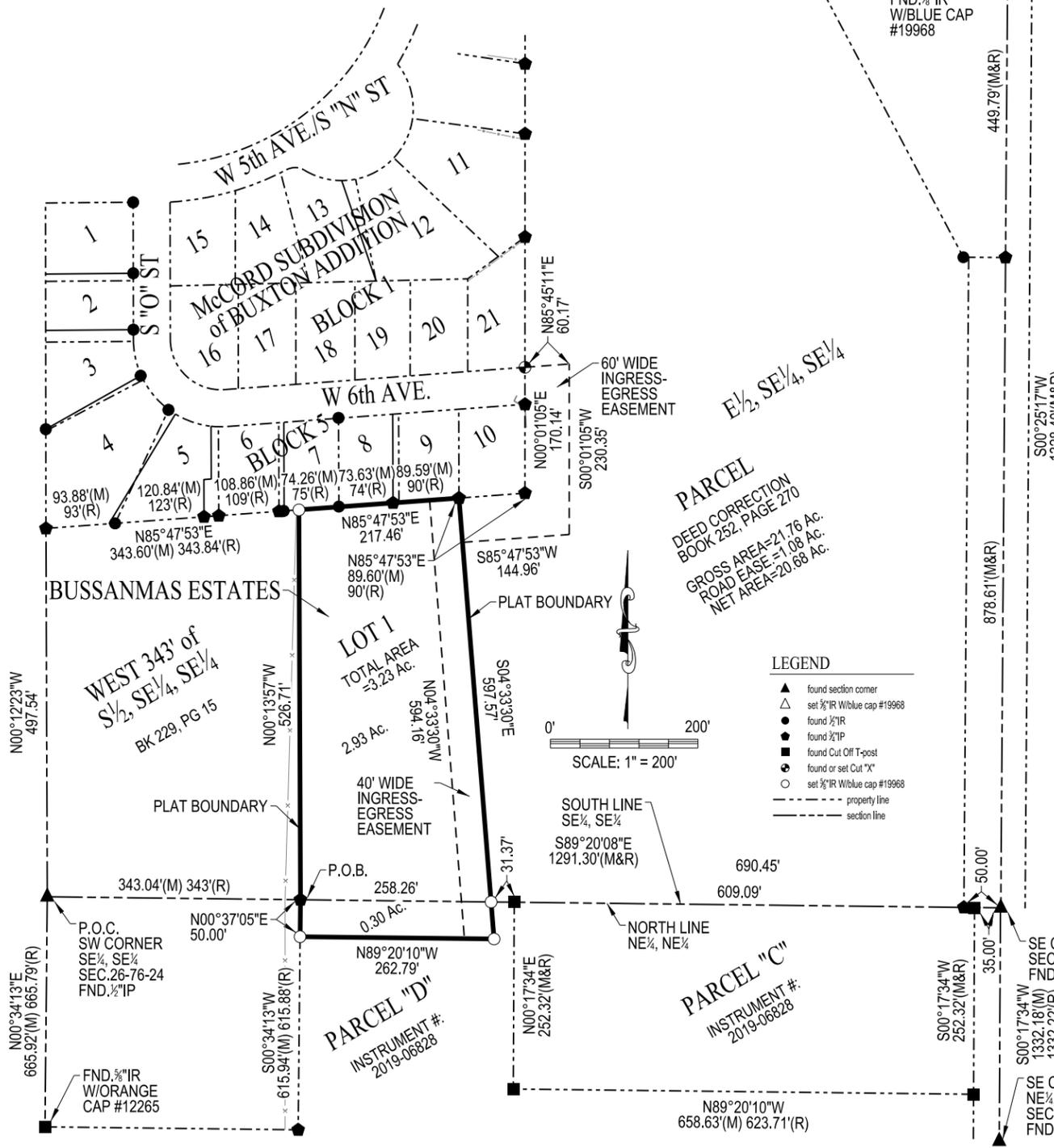
SURVEY FOR REQUESTOR: WILLIAM BUSSANMAS

PROPRIETOR: CAPONE PROPERTY MANAGEMENT, LLC  
 1820 N 7th STREET, INDIANOLA, IOWA 50125

SURVEYOR AND SURVEY COMPANY:  
 MATT THOMAS, PLS  
 THOMAS LAND SURVEYING, LLC  
 6230 90th AVENUE, INDIANOLA, IA 50125

RETURN TO AND PREPARED BY:  
 MATT THOMAS, 6230 90th AVENUE,  
 INDIANOLA, IOWA 50125  
 (515) 494-6663

DATE OF SURVEY: 11-11-2018 THRU 01-04-2019



**LEGAL DESCRIPTION: BUSSANMAS ESTATES**

A parcel of land now included in and forming a part of the Southeast Quarter of the Southeast Quarter of Section 26 and a part of PARCEL "D", as recorded in INSTRUMENT #: 2019-06828 in the Office of Warren County Recorder, in the Northeast Quarter of the Northeast Quarter of Section 34, All in Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 26, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa; thence South 89°20'08" East along the South Line of the Southeast Quarter of the Southeast Quarter of said Section 26, a distance of 343.04 feet to the Point of Beginning, also being the Northwest Corner of PARCEL "D" of the Northeast Quarter of the Northeast Quarter of Section 34, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, as recorded in INSTRUMENT #: 2019-06828 in the Office of Warren County Recorder; thence North 00°13'57" West, a distance of 526.71 feet to a point on the South Line of BLOCK 5 of McCORD SUBDIVISION of BUXTON ADDITION, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa; thence North 85°47'53" East along said South Line, a distance of 217.46 feet to the Southeast Corner of LOT 9 of said BLOCK 5; thence South 04°33'30" East, a distance of 597.57 feet; thence North 89°20'10" West, a distance of 262.79 feet to a point on the West Line of said PARCEL "D" thence North 00°37'05" East along said West Line, a distance of 50.00 feet to the Point of Beginning, containing 3.23 Acres, subject to all easements, restrictions and covenants of record.

**LEGAL DESCRIPTION: Ingress-Egress Easement**

A parcel of land now included in and forming a part of the Southeast Quarter of the Southeast Quarter of Section 26 and a part of PARCEL "D", as recorded in INSTRUMENT #: 2019-06828 in the Office of Warren County Recorder, in the Northeast Quarter of the Northeast Quarter of Section 34, All in Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of LOT 21 of BLOCK 1 of McCORD SUBDIVISION of BUXTON ADDITION, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa; thence North 85°45'11" East, a distance of 60.17 feet; thence South 00°01'05" West, a distance of 230.35 feet; thence South 85°47'53" West, a distance of 140.96 feet; thence South 04°33'30" East, a distance of 537.57 feet; thence North 89°20'10" West, a distance of 40.17 feet; thence North 04°33'30" West, a distance of 594.16 feet to a point on the South Line of BLOCK 2 of said McCORD SUBDIVISION of BUXTON ADDITION; thence North 85°47'53" East along said South Line, a distance of 40.00 feet; thence continuing North 85°47'53" East along said South Line, a distance of 89.60 feet to the Southeast Corner of said McCORD SUBDIVISION of BUXTON ADDITION; thence North 00°01'05" East along the East Line of said McCORD SUBDIVISION of BUXTON ADDITION, a distance of 170.14 feet to the Point of Beginning, containing 42,886 Square Feet (0.98 Acres).

**TLS**  
 THOMAS LAND SURVEYING, LLC  
 6230 90th AVENUE INDIANOLA, IA 50125  
 TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 07-08-2020

Name: (Printed or typed) Matthew J. Thomas  
 License Number: 19968  
 My license renewal date is December 31, 2021.  
 Pages or sheets covered by this seal: THIS SHEET

<b>BUSSANMAS ESTATES MINOR SUBDIVISION PLAT</b>				
REQUESTED BY TITLE HOLDER: CAPONE PROPERTY MANAGEMENT, LLC				
PROJECT NUMBER	20065	COUNTY	DATE DRAWN	YEAR
		WARREN	07-08-2020	2020
			SHEET NO.	195 1

City of Indianola  
**RESOLUTION NO. 2020-\_\_\_\_\_**

**RESOLUTION DENYING THE FINAL PLAT FOR BUSSANMAS ESTATE**

**WHEREAS**, a final plat for Bussanmas Estates has been submitted to the City of Indianola; and,

**WHEREAS**, the City of Indianola has jurisdiction of such plats pursuant to the Subdivision Regulation Ordinance of Indianola, Iowa, located in Chapter 170, of the Code of Ordinances, Indianola, Iowa; and,

**WHEREAS**, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which denies the plat; and,

**WHEREAS**, pursuant to the Code of Ordinances, Indianola, Iowa, Section 170.05(5), the Council must pass a resolution approving or rejecting the final plat, and

**WHEREAS**, the Council finds that all the requirements of the Code of Ordinances, Indianola, Iowa, regarding subdivision regulations and the final plat for Bussanmas Estate have not been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Indianola City Council, that the final plat for Bussanmas Estate is hereby denied.

**APPROVED** this 21<sup>st</sup> day of September 2020.

\_\_\_\_\_  
Kelly B. Shaw, Mayor

**ATTEST:**

\_\_\_\_\_  
Andrew J. Lent, City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution approving a request for an alternative method of approval for a site plan for Cabin Coffee, located at 910 East 2nd Avenue.

**Information**

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**Fiscal Impact**

**Attachments**

Cabin Coffee Memorandum  
Request  
Cabin Coffee Elevations  
Cabin Coffee Renderings  
Site Plan  
Staff Report  
Resolution Approving Plan

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## COMMUNITY DEVELOPMENT

To: Mayor and City Council  
From: Charlie E. Dissell, Community and Economic Development Director  
CC: Ryan Waller, City Manager  
Date: September 16, 2020  
Re: Resolution approving a request for an alternative method of approval for a site plan for Cabin Coffee, located at for 910 East Second Avenue

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At its September 21<sup>st</sup> meeting, the City Council will be asked to approve a request for an alternative method of approval for a site plan for the proposed Cabin Coffee located at 910 East Second Avenue. Cabin Coffee proposes to build a café at 910 East 2nd Avenue. A site plan for this building was submitted to the City on August 27, 2020. The current site plan shows a building that is 1,935 square feet and includes a drive thru. The site provides for 20 parking stalls.

Section 166.11 of the Code of Ordinances of Indianola, Iowa pertaining to the site planning standards along highway corridors in the City requires that a minimum of 100 percent of the building wall surface that faces Highway 92 to meet the design standards, and walls that adjoin a wall that fronts Highways 92 shall have 30 percent meet the design standards. The purpose of the architectural design standards is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds.

The south side of the proposed building is the side that fronts Highway 92 and requires 100%, while the east and west sides require 30%. The current site plan proposes 3'-2" of Versetta Stone on the south and east sides of the building, or approximately 33% of the building wall. The west side includes the stone only around the drive thru window. The remainder of the building is proposed to be a Diamind Kote siding/trim with a color and texture that gives the building a wood look resembling a cabin. As such, the east side meets code, while the south and west sides do not. The proposed elevations and perspectives are attached to this report.

On September 15, 2020, the Planning and Zoning Commission reviewed the request and recommend the alternative method of approval for a site plan be approved. I will attend your September 21<sup>st</sup> meeting to answer any questions you may have.

September 14, 2020

Charlie E. Dissell, AICP  
Director of Community & Economic Development  
City of Indianola  
110 North 1<sup>st</sup> Street  
Indianola, Iowa 50125

Re: Cabin Coffee – Indianola Alternate Façade Request

Hartman Trapp Architecture Studio is pleased to provide this letter on behalf of the Owner requesting approval of an alternate façade design that deviates from the City of Indianola design requirements.

Due to changes in the service industry from COVID, we were directed to reduce the building square footage for a more efficient coffee shop focused on drive-thru traffic and exterior seating areas. We have also been asked to provide cost-effective design with limited amount of stone as an accent to the facades along Highway 65-92 (South) and South 8th Street (East). This is a deviation to the requirement that 100% of the building surface that faces Highway 65-92 consists of culture stone or masonry veneer. The alternate design reduces the amount of the stone to the 30% guideline to align with and match the adjoining wall facing east, South 8th street.

The alternate facade design acknowledges the corner lot condition by extending the natural stone accent from the east face, which is the main entrance to the building, and wraps around to the south façade under the covered seating area while remaining sensitive the residential scale of the adjacent properties. The exterior cultured stone accent has been removed entirely from north and west façades, except for cladding the drive-thru bump out entirely with cultured stone to highlight and create a focal point visible from Highway 65-92.

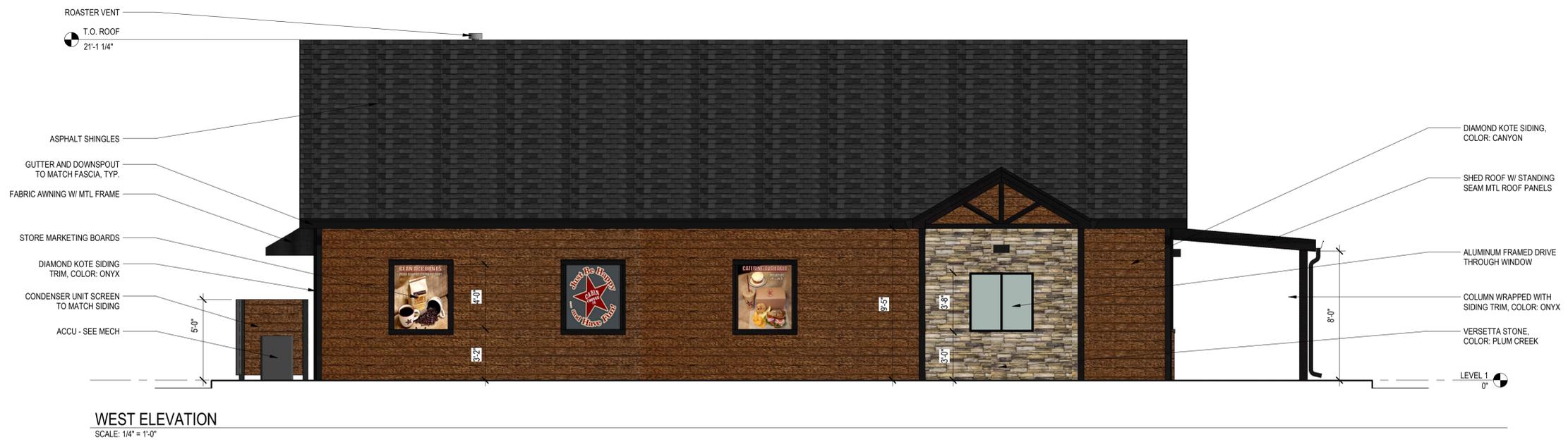
We hope you find that the alternate exterior façade design of the Cabin Coffee is acceptable, meets the spirit of the City Ordinance, and is approved by City Staff and the Planning Commission.

Thank You,



Thomas A Trapp, AIA LEED AP





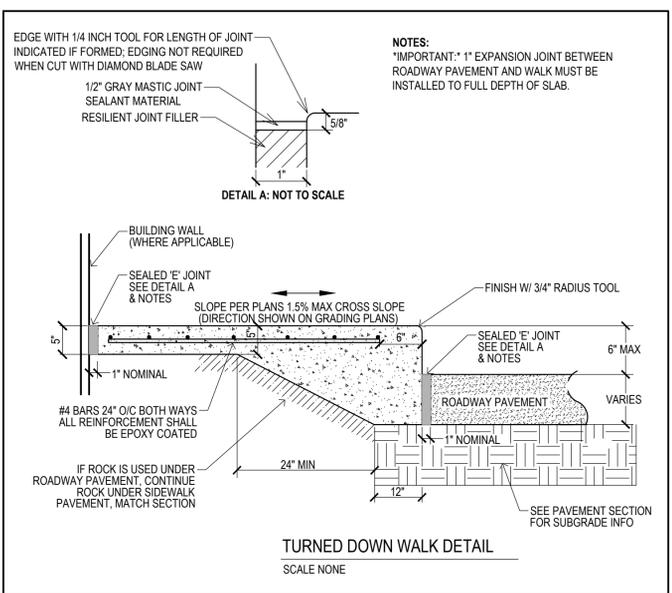
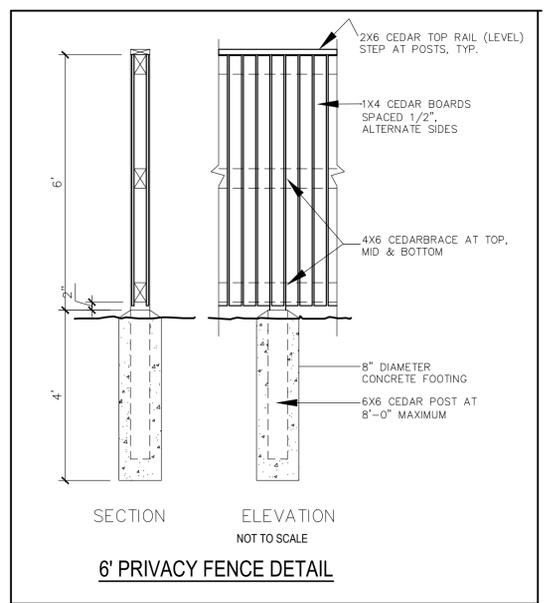
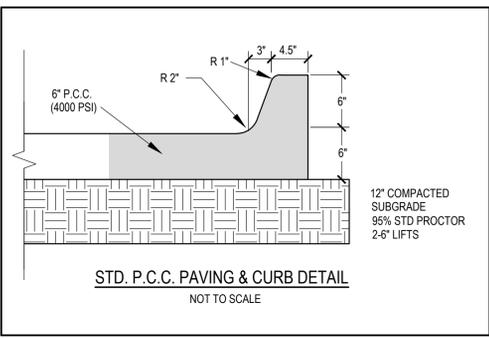
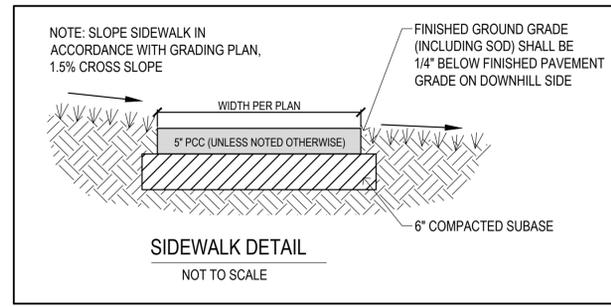
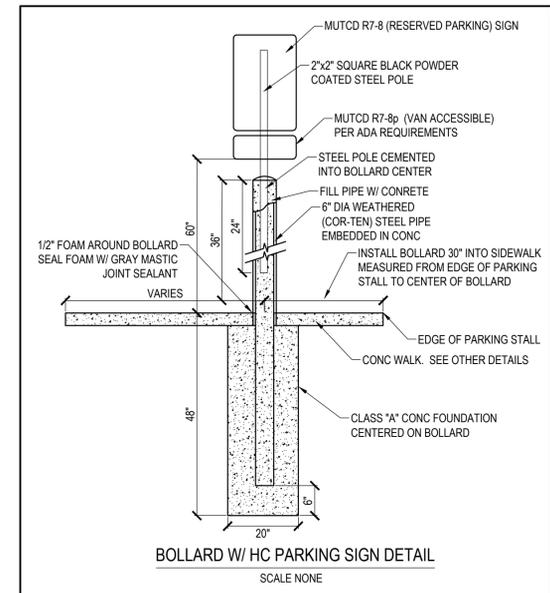






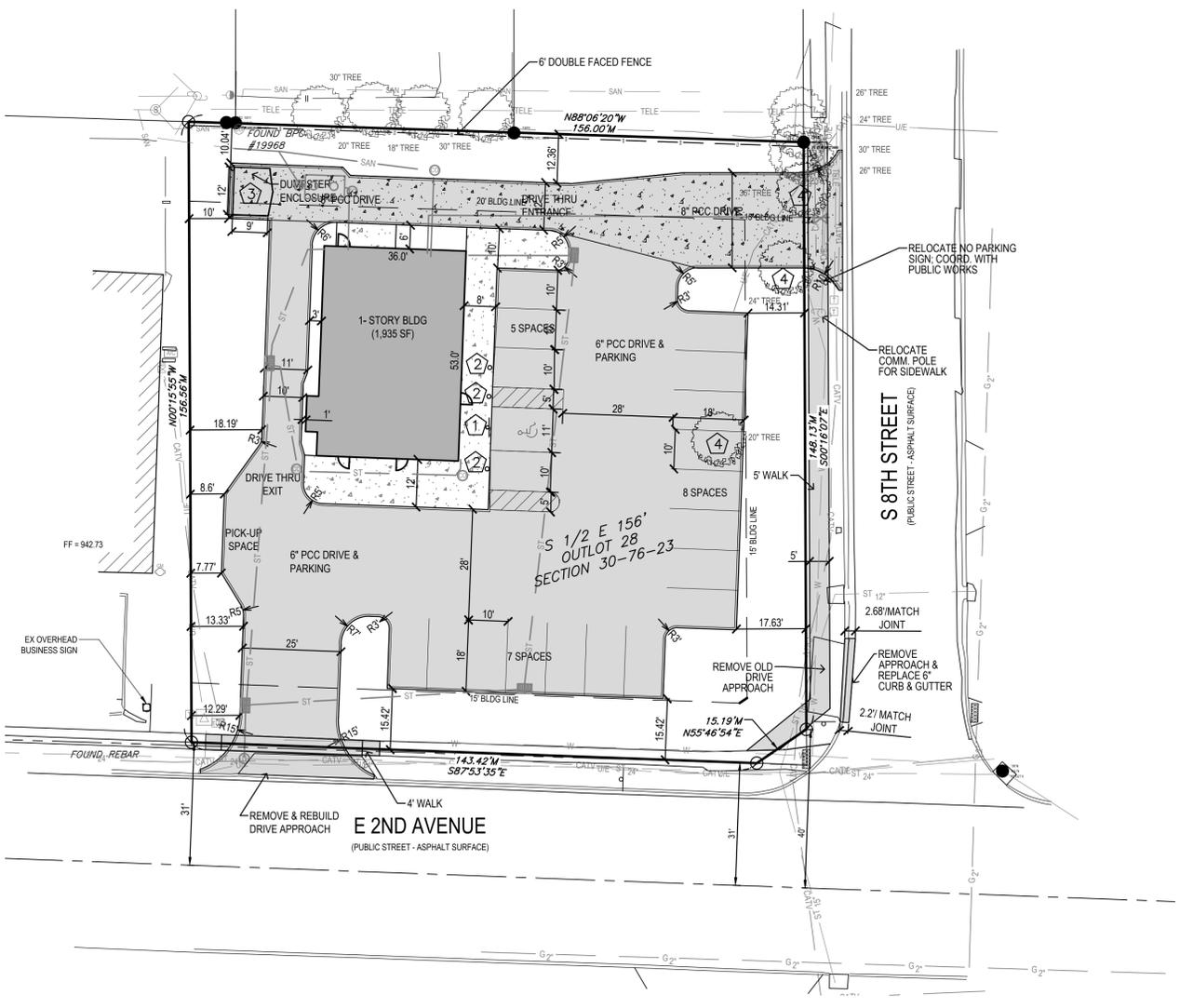
PRELIMINARY- NOT FOR CONSTRUCTION

8/25/2020 5:07:38 PM M:\LAND PROJECTS 2019\190588 COFFEE CABIN 910 EAST 2ND AVE INDIANOLA\MG2\LAYOUT.DWG



- PAVING NOTES:**
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE AREA AS SOON AFTER THE PAVING AS POSSIBLE.
  2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBGRADE PRIOR TO ANY PAVEMENT BEING PLACED.
  3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
  4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
  5. SAWCUT NEW PAVEMENT INTO SQUARES BETWEEN APPROXIMATELY 12' X 12' AND 15' X 15'. LENGTH SHALL NOT EXCEED 150% OF WIDTH.
  6. PLACE 1/2" EXPANSION JOINT MATERIAL (FIBERBOARD) AROUND ALL STRUCTURES (MANHOLES, JUNCTION BOXES, POLES, BOLLARDS, ETC.) IN PAVEMENT; NEXT TO BUILDING, AND ALONG ADJACENT SIDEWALKS.
  7. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE TYPE 'L-1' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE TYPE 'B' JOINTS.
  8. ALL TRANSVERSE JOINTS SHALL BE TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

- PAVEMENT MARKING NOTES:**
1. PAINT A 4" YELLOW LINE FOR ALL STRIPING IN NEW PAVEMENT. SEE PLAN FOR LOCATION.
  2. PAINT SHALL BE SOLVENT-BASED.

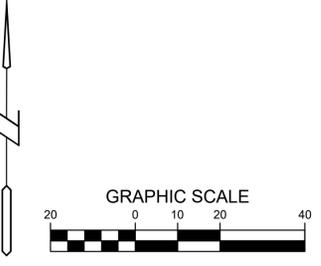


**KEYED NOTES:**

- 1 BOLLARD WITH ADA PARKING SIGNS (SEE DETAIL)
- 2 BOLLARD WITH OUT PARKING SIGNS
- 3 TRASH DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 4 REMOVE TREE

**LEGEND:**

- PCC PAVING: 8" DRIVE TO DUMPSTER, AND DUMPSTER LOCATION
- 6" PARKING LOT & 5" SIDEWALKS



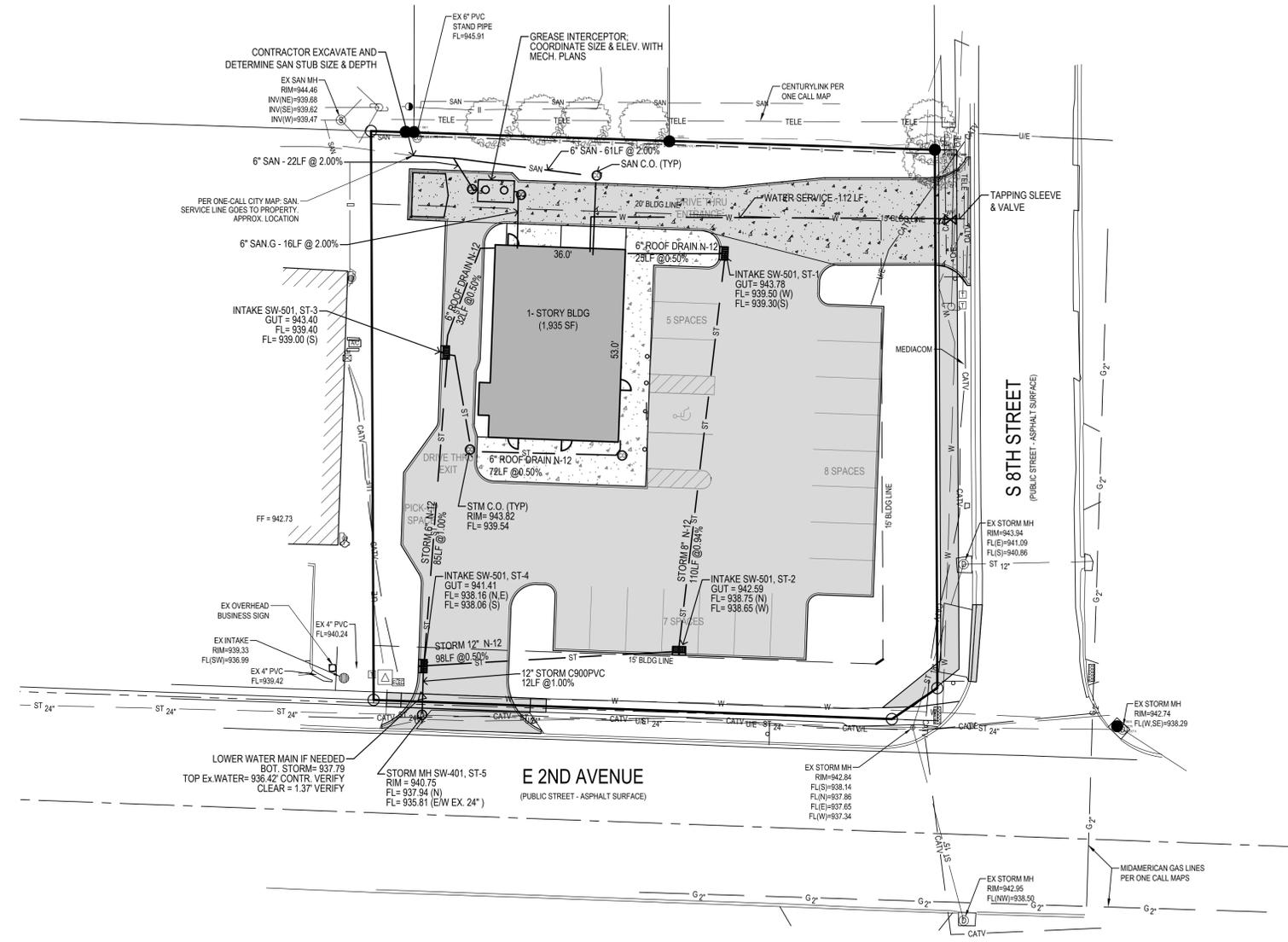
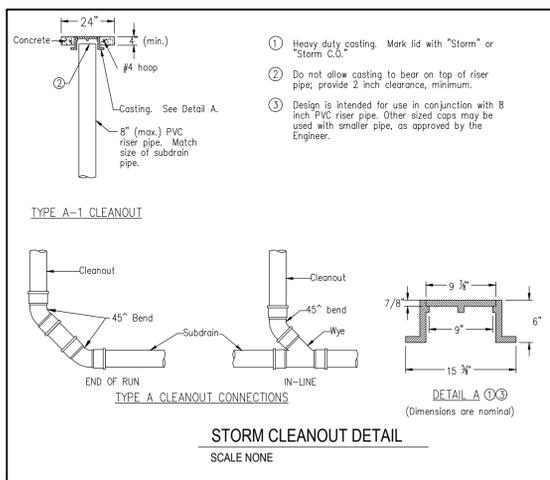
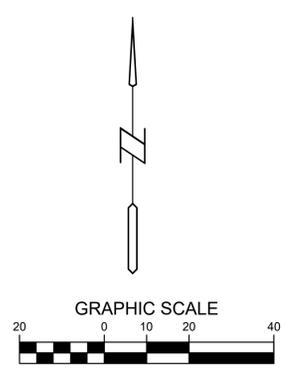
**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515)276-0467 Fax: (515)276-0217  
 Civil Engineering & Land Surveying Established 1959

**CABIN COFFEE COMPANY**  
 910 E. 2ND AVE., INDIANOLA, IA

**LAYOUT PLAN**

REFERENCE NUMBER:	
DRAWN BY:	CEJ
CHECKED BY:	RHB
REVISION DATE:	8-25-20
PROJECT NUMBER:	190588
SHEET NUMBER:	C2.1





- UTILITY NOTES:**
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  - EXISTING SANITARY SERVICE STUB SIZE AND ELEVATION IS UNKNOWN. CONTRACTOR SHALL EXCAVATE STUB END AND DETERMINE. COORDINATE WITH BUILDING PLUMBING CONTRACTOR FOR ALLOWABLE/REQUIRED ELEVATIONS AND GRADES.
  - ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
  - FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
  - STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
  - STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
  - STORM SEWER CONNECTION AT SW CORNER OF SITE CROSSES WATERMAIN. CONTRACTOR SHALL POT HOLE WATER MAIN AT CROSSING POINT BEFORE BEGINNING CONSTRUCTION AND RELAY DEPTH INFORMATION TO OWNER. IF DEPTH OF WATER MAIN DOES NOT ALLOW CROSSING, THEN WATER MAIN WILL NEED TO BE LOWERED AS ADDITIONAL WORK NEGOTIATED WITH THE OWNER.
  - STORM SEWER AT WATER MAIN CROSSING SHALL BE C900 WATER MAIN PIPE.

- UTILITY CONFLICT NOTES:**
- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
  - CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.

**CABIN COFFEE COMPANY**  
910 E. 2ND AVE., INDIANOLA, IA

REFERENCE NUMBER:

DRAWN BY:  
CEJ

CHECKED BY:  
RHB

REVISION DATE:  
8-25-20

PROJECT NUMBER:  
190588

SHEET NUMBER:  
C4.1

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying  
Established 1959

**UTILITY PLAN**

**LANDSCAPE NOTES:**

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

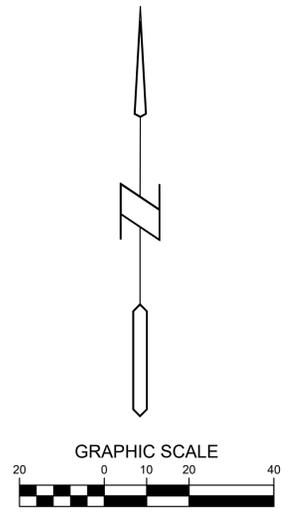
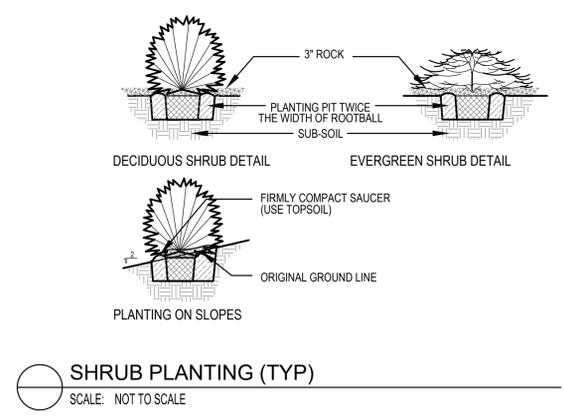
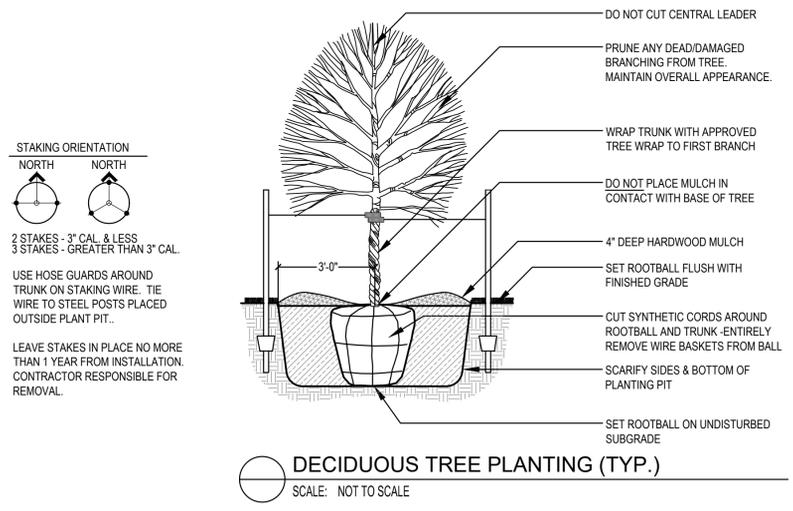
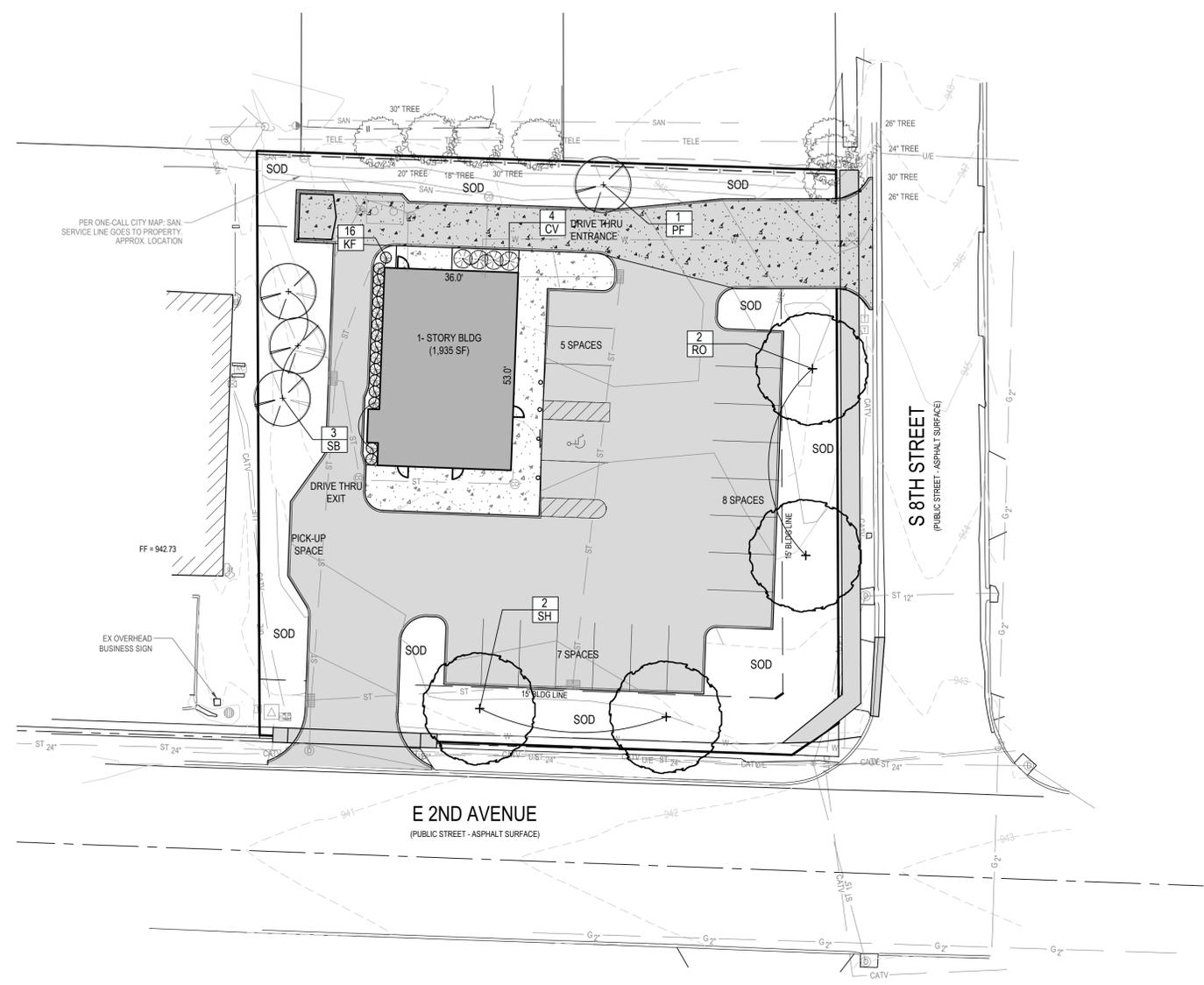
**PLANTING SCHEDULE**

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
SH	2	SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS INERMS 'SKYLINE'	2.0" CAL	B&B	MATCHED SPECIMENS
RO	2	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
SB	3	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	8" HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
PF	1	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	1.5" CAL	B&B	MATCHED SPECIMENS
CV	4	COMPACT VIBURNUM	VIBURNUM TRILOBUM 'COMPACTA'	#5	CONT	FULL FORM - MATCHED
KF	16	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER

**SOD:** PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

**GENERAL LANDSCAPE REQUIREMENTS**

TOTAL SQUARE FOOTAGE OF PROJECT AREA	24,451 SF
<b>GREEN SPACE</b>	
10% OF SITE = 24,451 X 10% =	2,445 SF
PROVIDED =	7,888 SF (32%)
<b>HIGHWAY CORRIDOR</b>	
50% OF GREEN SPACE IN FRONT OF BUILDING	
2,445 SF X 50% =	1,223 SF
PROVIDED =	2,550 SF
<b>TREES</b>	
2 OR 2 PER 3000 SF = 2 X 2445/3000SF =	2 TREES
<b>SHRUBS</b>	
6 OR 3 PER 3000 SF = 3 X 2445 / 3000SF =	6 SHRUBS



**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217  
Civil Engineering & Land Surveying Established 1959

**CABIN COFFEE COMPANY**  
910 E. 2ND AVE., INDIANOLA, IA

**LANDSCAPE PLAN**

REFERENCE NUMBER:	
DRAWN BY:	CEJ
CHECKED BY:	RHB
REVISION DATE:	8-25-20
PROJECT NUMBER:	190588
SHEET NUMBER:	C5.1



# Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## Staff Report

## Planning and Zoning Commission

**Date of Meeting:** September 15, 2020

**Agenda Item:** 7. C. Consider recommendation on request for alternative method of approval for a site plan for Cabin Coffee, located at 910 East 2nd Avenue.

**Application Type:** Site Plan

**Applicant:** Rick H. Baumhover of Bishop Engineering

**Address:** 910 East 2<sup>nd</sup> Avenue

**Comprehensive Plan Designation:** Regional Mixed Use

**Application Summary:** Request for alternative method of approval for a site plan for Crow's Nest RV Park, requesting approval of a plan that does not meet the design standards of highway corridors.

## 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

**166.11 HIGHWAY CORRIDORS.**

- 1. Purpose. The purpose of the architectural design standards found in this section is to recognize the importance of Highways 65-69 and 92 to the City’s image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds. Improvement of the highway corridors through Indianola should be undertaken by devising an overall long-range plan. The plan must focus on unifying and enhancing the appearance not only of the public right-of-way but also of the private property abutting it.
- 2. Enforcement Area. All improvements and/or developments that are subject to the requirements of this chapter and are property zoned C-2 (Highway Commercial), A-1 (Agricultural), R-1 (Single-Family Residential), R-2 (Single and Two-Family Residential, R-3 (Mixed Residential) and M-2 (General Industrial).
- 3. Design Standards.
  - A. A minimum of 100 percent of the building wall surface that faces Highway 65-69 or 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 65-69 or 92 shall consist of 30 percent full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Said 30 percent shall be for the entire depth of the walls at ground level and shall not be achieved in a vertical configuration. On corner lots, all walls that face the side street shall comply with the requirements of this paragraph regarding walls that face highways. Areas for glazing or overhead doors (or similar doors for vehicle entrances only) shall be excluded from the total wall area in making this determination. If E.F.I.S. is being utilized for more than 50 percent of the total wall surface, architectural accenting consisting of a minimum of 20 percent of the wall surface is required. The use of colors, materials, façade projections, recesses, articulated roof lines, enhanced entrances, lighting, windows and awnings can be used to make the improvement aesthetically companionable, provided accenting does not exceed more than 20 percent of the elevation that faces the highway. This regulation shall not be construed to prevent the use of innovative materials or progressive structural designs. Plans or designs which deviate from the full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure,

pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units requirements found in this paragraph may be submitted to the Planning and Zoning Commission and Council for their review and approval. The provisions of this paragraph also apply to all buildings with street frontage in Blocks 7, 8, 9, 12, 13, 16, 17 and 18, Original Town Plat, Indianola, Iowa.

B. Unpainted metal siding is prohibited.

## **ANALYSIS**

Cabin Coffee proposes to build a café at 910 East 2<sup>nd</sup> Avenue. A site plan for this RV park was submitted to the City on August 27, 2020. The current site plan shows a building that is 1,935 square feet and includes a drive thru. The site provides for 20 parking stalls.

Section 166.11 of the Code of Ordinances of Indianola, Iowa pertaining to the site planning standards along highway corridors in the City requires that a minimum of 100 percent of the building wall surface that faces Highway 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 92 shall consist of 30 percent of the material noted above. The purpose of the architectural design standards is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds.

The south side of the proposed building is the side that fronts Highway 92 and requires 100%, while the east and west sides require 30%. The current site plan proposes 3'-2" of Versetta Stone on the south and east sides of the building, or approximately 33% of the building wall. The west side includes the stone only around the drive thru window. The remainder of the building is proposed to be a Diamind Kote siding/trim with a color and texture that gives the building a wood look resembling a cabin. As such, the east side meets code, while the south and west sides do not. The proposed elevations and perspectives are attached to this report.

## **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**

While the standards of the Code are not meet, it is Staff's opinion that the intent and purpose of the design standards are still met. As such, 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.

City of Indianola  
**RESOLUTION NO. 2020-\_\_\_\_\_**

**RESOLUTION APPROVING A REQUEST FOR AN ALTERNATIVE METHOD OF APPROVAL FOR A SITE PLAN FOR CABIN COFFEE, LOCATED AT 910 EAST 2<sup>ND</sup> AVENUE**

**WHEREAS**, on August 27, 2020, a site plan for a café was submitted to the City; and,

**WHEREAS**, said site plan proposes a building that is 1,935 square feet and includes a drive thru and 20 parking stalls; and,

**WHEREAS**, Section 166.11 of the Code of Ordinances of Indianola, Iowa pertaining to the site planning standards along highway corridors in the City requires that a minimum of 100 percent of the building wall surface that faces Highway 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 92 shall consist of 30 percent of the material noted; and,

**WHEREAS**, the purpose of the architectural design standards is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds; and,

**WHEREAS**, the east side meets code, while the south and west sides do not. The south side of the proposed building is the side that fronts Highway 92 and requires 100%, while the east and west sides require 30%. The current site plan proposes 3'-2" of Versetta Stone on the south and east sides of the building, or approximately 33% of the building wall. The west side includes the stone only around the drive thru window. The remainder of the building is proposed to be a Diamind Kote siding/trim with a color and texture that gives the building a wood look resembling a cabin.

**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 September 15, 2020, the Planning and Zoning Commission reviewed the request and recommend the alternative method of approval for a site plan be approved; 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.

**APPROVED** this 21<sup>st</sup> day of September 2020.

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Kelly B. Shaw, Mayor

**ATTEST:**

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Andrew J. Lent, City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution approving a Final Plat for Grand Meadows Estate, located within two miles of the City of Indianola.

**Information**

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**Fiscal Impact**

**Attachments**

Grand Meadows Memorandum  
Application  
Plat  
Comments  
Staff Report  
Resolution Approving Final Plat

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## COMMUNITY DEVELOPMENT

To: Mayor and City Council  
From: Charlie E. Dissell, Community and Economic Development Director  
CC: Ryan Waller, City Manager  
Date: September 16, 2020  
Re: Resolution Approving the Final Plat for Grand Meadows Estate.

---

A subdivision plat for Grand Meadows Estate has been submitted to the City for approval. While this subdivision plat is not located within the corporate limits of the City, it is within two miles of the City, and requires Council approval as such. The Comprehensive Plan does designate this area as Agriculture, and this area is not located inside a growth priority area. A preliminary plat of this subdivision was not required as there were no infrastructure improvements associated with this subdivision.

A comment was received from a neighbor of this subdivision regarding some damage that has occurred on an adjacent road due to the development of this site. As the Council is aware, since this proposed subdivision is located outside the City, the City does not have jurisdiction on the roads. These comments have been forwarded to Warren County and are being addressed by the County Engineer.

On September 15<sup>th</sup>, 2020, the Planning and Zoning Commission recommended approval of the final plat. The staff report for that meeting is attached. I will attend the September 21<sup>st</sup> Council meeting if you have any questions.



# LAND DIVISION APPLICATION

## Community Development

110 North 1<sup>st</sup> Street, Indianola, Iowa 50125-0299  
 (515) 961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)



### PROPERTY OWNER

(Last Name) Williams TD&K Development LLC  
 (First Name) Tim  
 (Address) 15152 Newbold St.  
 (City) Indianola (State) IA (Zip) 50125  
 (Phone) 515-201-7839 (Email) timwilliams2219@gmail.com

### APPLICANT (if not Property Owner)

(Last Name) \_\_\_\_\_  
 (First Name) \_\_\_\_\_  
 (Address) \_\_\_\_\_  
 (City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip) \_\_\_\_\_  
 (Phone) \_\_\_\_\_ (Email) \_\_\_\_\_

### PLAT OF SURVEY

#### Submittal Requirements:

*All submittal requirements must be completed.  
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$75 per request
- Proposed plat of survey (hard copy)
- Proposed plat of survey (electronic copy)
- Legal description (electronic in word format)
- Other Information as required by Director

### PRELIMINARY PLAT

#### Submittal Requirements:

*All submittal requirements must be completed.  
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- Proposed preliminary plat (hard copy)
- Proposed preliminary plat (electronic copy)
- Legal description (electronic in word format)
- All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

### FINAL PLAT

#### Submittal Requirements:

*All submittal requirements must be completed.  
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- Proposed final plat (hard copy)
- Proposed final plat (electronic copy)
- Legal description (electronic in word format)
- All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature 

Name (printed) Tim Williams

Date 9-3-2020

**FOR OFFICE USE ONLY:** Code to 45685 (prelim & final)  
 Code to 45686 (plat of survey)

Date Received: \_\_\_\_\_

Receipt No: \_\_\_\_\_

Receipt Amount: \_\_\_\_\_

# GRAND MEADOW ESTATES - MINOR SUBDIVISION PLAT

## in the NE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub> of SEC.13-T75N-R24W

COUNTY: WARREN  
 LOCATION: NE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub> of SECTION 13-T75N-R24W

**INDEX LEGEND**

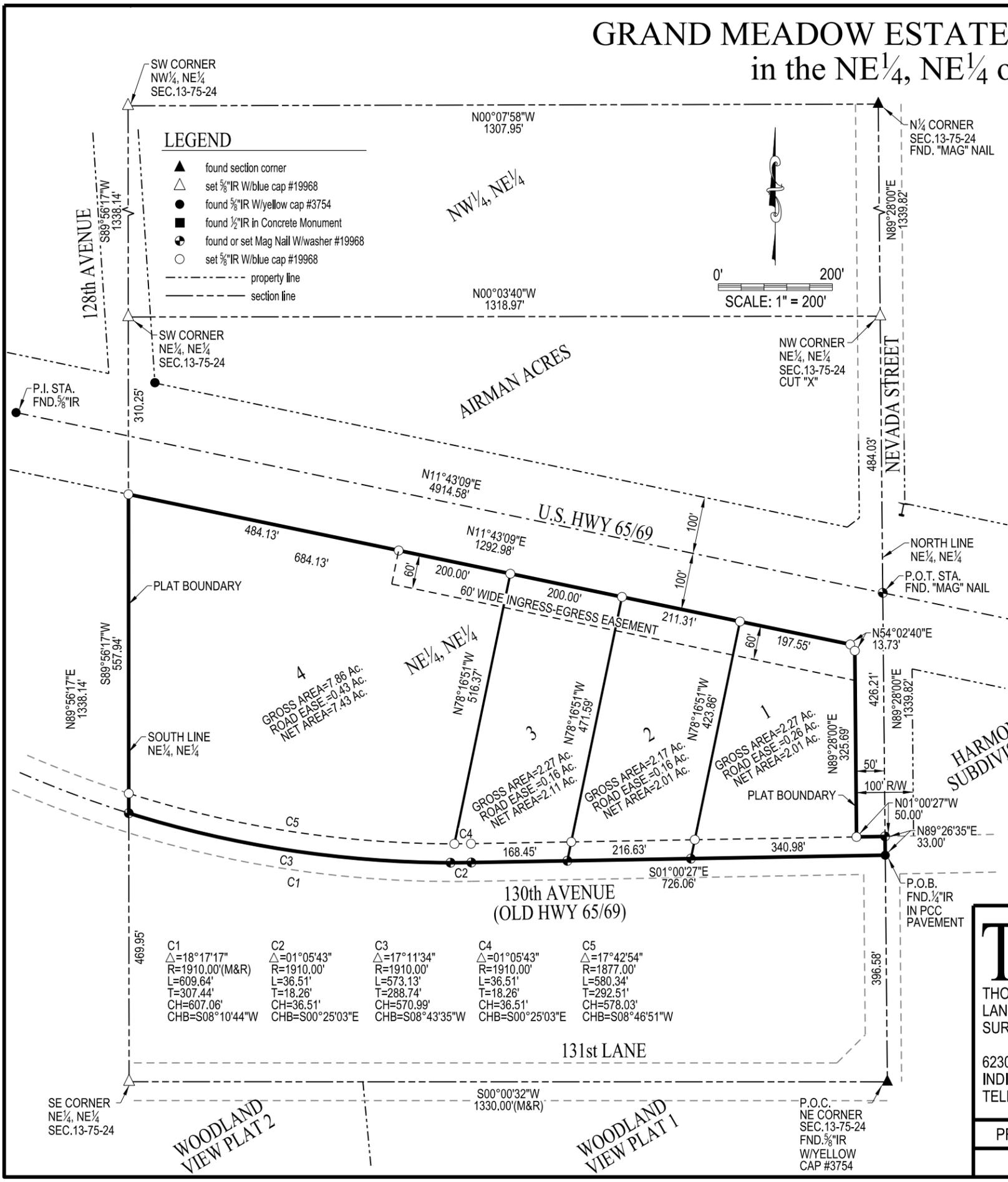
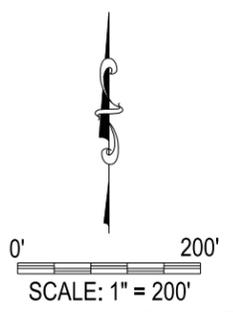
SURVEY FOR PROPRIETOR: TD & K DEVELOPMENT, LLC  
 15152 NEWBOLD STREET, INDIANOLA, IOWA 50125

SURVEYOR AND SURVEY COMPANY:  
 MATT THOMAS, PLS  
 THOMAS LAND SURVEYING, LLC  
 6230 90th AVENUE, INDIANOLA, IA 50125

RETURN TO AND PREPARED BY:  
 MATT THOMAS, 6230 90th AVENUE,  
 INDIANOLA, IOWA 50125  
 (515) 494-6663

DATE OF SURVEY: 06-22-2020 THRU 07-15-2020

- LEGEND**
- ▲ found section corner
  - △ set 5/8" IR W/blue cap #19968
  - found 5/8" IR W/yellow cap #3754
  - found 1/2" IR in Concrete Monument
  - found or set Mag Nail W/washer #19968
  - set 5/8" IR W/blue cap #19968
  - - - property line
  - section line



**LEGAL DESCRIPTION: GRAND MEADOW ESTATES**

A parcel of land now included in and forming a part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 75 North, Range 24 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section 13, Township 75 North, Range 24 West of the 5th P.M., Warren County, Iowa; thence South 89°28'00" West along the North Line of the Northeast Quarter of the Northeast Quarter of said Section 13, a distance of 396.58 feet to a point on the Centerline of 130th Avenue (Old Highway 65/69); thence South 01°00'27" East along the Centerline of 130th Avenue (Old Highway 65/69), a distance of 726.06 feet; thence Southwesterly along a curve concave Northwesterly having a radius of 1910.00 feet, an arc length of 609.64 feet, a chord length of 607.06 feet and a chord bearing of South 08°10'44" West along the Centerline of 130th Avenue (Old Highway 65/69) to a point on the South Line of the Northeast Quarter of the Northeast Quarter of said Section 13; thence South 89°56'17" West along the South Line of the Northeast Quarter of the Northeast Quarter of said Section 13, a distance of 557.94 feet to a point on the East Right-of-Way Line of U.S. Highway 65/69; thence North 11°43'09" East along the East Right-of-Way Line of U.S. Highway 65/69, a distance of 1292.98 feet to a point on the South Right-of-Way Line of Nevada Street; thence North 54°02'40" East along the South Right-of-Way Line of Nevada Street, a distance of 13.73 feet; thence North 89°28'00" East along the South Right-of-Way Line of Nevada Street, a distance of 325.69 feet to a point on the West Right-of-Way Line of 130th Avenue (Old Highway 65/69); thence North 01°00'27" West along the West Right-of-Way Line of 130th Avenue (Old Highway 65/69), a distance of 50.00 feet to a point on the North Line of the Northeast Quarter of the Northeast Quarter of said Section 13; thence North 89°26'35" East along the said North Line, a distance of 33.00 feet to the Point of Beginning, containing 14.57 Acres, which includes 1.01 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

C1 Δ=18°17'17" R=1910.00'(M&R) L=609.64' T=307.44' CH=607.06' CHB=S08°10'44"W	C2 Δ=01°05'43" R=1910.00' L=36.51' T=18.26' CH=36.51' CHB=S00°25'03"E	C3 Δ=17°11'34" R=1910.00' L=573.13' T=288.74' CH=570.99' CHB=S08°43'35"W	C4 Δ=01°05'43" R=1910.00' L=36.51' T=18.26' CH=36.51' CHB=S00°25'03"E	C5 Δ=17°42'54" R=1877.00' L=580.34' T=292.51' CH=578.03' CHB=S08°46'51"W
---	---	--	---	--

**TLS**  
 THOMAS  
 LAND  
 SURVEYING, LLC

6230 90th AVENUE  
 INDIANOLA, IA 50125  
 TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 08-04-2020

Name: (Printed or typed) Matthew J. Thomas  
 License Number: 19968  
 My license renewal date is December 31, 2021.  
 Pages or sheets covered by this seal: THIS SHEET

PROJECT NUMBER	20091	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	08-04-2020	2020	218 1

## Charlie Dissell

---

**From:** Presley Sparks <presleysparks08@gmail.com>  
**Sent:** Tuesday, September 8, 2020 2:47 PM  
**To:** Community Development  
**Subject:** 130th Ave near future development land  
**Attachments:** IMG\_3924.jpeg

Good afternoon-

I received the attached letter regarding a future subdivision on a neighboring property. I do have concerns regarding how the property is being developed and wanted to notify someone.

It came to my attention that a large implement was delivered to the site about a month ago. The implement was used to tear down multiple trees guarding 130th Ave. Rather than unloading the implement on the actual property, it was unloaded on 130th Avenue, causing damage to the road also known as old Hwy 69. Photos are attached.

I'm aware that this road is not in great shape, but this act did rough it up even more. What's worse is when the party was done with the implement a few weeks later, it was loaded back up in the same spot. I believe this was negligent because it was clear they caused damage from originally unloading it on the road. Additional photos are attached.

I do have a video taken before the damage was done showing the road used to be in much better shape. I took a screenshot to give you an idea.

Because of where this unloading was done, my house is the only one affected. That being said, I believe the developer should be held liable for repairs. There is plenty of land and it's been dry enough that an implement could have easily been loaded/unloaded on the property. I would also like it to be known that graveling the area would not be a sufficient repair.



# Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## Staff Report

## Planning and Zoning Commission

**Date of Meeting:** September 15, 2020

**Agenda Item:** 7. B. Consider recommendation on request for approval of a Final Plat for Grand Meadows Estate, located within two miles of the City of Indianola.

**Application Type:** Final Subdivision Plat

**Applicant:** Tim Williams of TD&K Development, LLC.

**Comprehensive Plan Designation:** Agriculture

**Application Summary:** Request for final plat approval of a four-lot residential subdivision

## AERIAL MAP



## APPLICABLE CODE SECTIONS

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

### **170.06 FINAL PLATTING PROCEDURE.**

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

**170.10 FINAL PLAT REQUIREMENTS.** The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.

2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
  - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
  - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
  - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
  - D. Accurate metes and bounds description of the boundary.
  - E. Street names.
  - F. Complete curve notes for all curves included in the plat.
  - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
  - H. Lot numbers and dimensions.
  - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
  - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
  - K. Building lines and dimensions.
  - L. The location, type, material and size of all monuments and markers.
  - M. The name of the subdivision.
  - N. The name and address of the owner and the subdivider.
  - O. North point, scale and date.
  - P. Certification by a registered land surveyor of the State of Iowa.
  - Q. Certification of dedication of streets, easements and other public property.
  - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
  - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

## **ANALYSIS**

The request is for final plat approval of a four-lot residential subdivision, located withing two-miles of the City of Indianola, but not inside a growth priority area. A preliminary plat of this subdivision was not required as there were no infrastructure improvements associated with this subdivision. Letters were mailed to property owners within 200 feet of this property on September 3, 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 final plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the final plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final plat, 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**

As this subdivision plat is located outside of the City of Indianola, and outside of any planned growth area for the City, Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the final plat be approved.

City of Indianola  
RESOLUTION NO. 2020-\_\_\_\_\_

**RESOLUTION APPROVING THE FINAL PLAT FOR GRAND MEADOWS ESTATE**

**WHEREAS**, a final plat for Grand Meadows Estates has been submitted to the City of Indianola; and,

**WHEREAS**, the City of Indianola has jurisdiction of such plats pursuant to the Subdivision Regulation Ordinance of Indianola, Iowa, located in Chapter 170, of the Code of Ordinances, Indianola, Iowa as the plat is within two miles of the City; and,

**WHEREAS**, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which approves the plat; and,

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

**WHEREAS**, the Council finds that all the requirements of the Code of Ordinances, Indianola, Iowa, regarding subdivision regulations and the final plat for Grand Meadows Estate have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Indianola City Council, that the final plat for Grand Meadows Estate is hereby approved.

**APPROVED** this 21<sup>st</sup> day of September 2020.

\_\_\_\_\_  
Kelly B. Shaw, Mayor

**ATTEST:**

\_\_\_\_\_  
Andrew J. Lent, City Clerk/CFO

Meeting Date: 09/21/2020

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**Information**

**Subject**

Resolution approving the purchase of a telecommunications system for the City of Indianola in the amount of \$53,490.08

**Information**

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**Fiscal Impact**

**Attachments**

Phone System Memorandum  
Resolution Approving Purchase  
Proposal

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— IT'S OFFICE —

To: Mayor and City Council  
From: Alex Fowler, Director of IT  
CC: Ryan Waller, City Manager  
Date: September 15, 2020  
Re: New Phone System

Our current phone system has reached the end of available support. For the 20/21 budget year, a \$60,000 budget was provided to replace our current phone system. Since the beginning of the year I have narrowed down the search to six potential providers based on these criteria:

- Support 20 SIP lines
- 120 Handsets
- Voicemail
- Call Routing, Call Queues, & Mutli-call Groups
- Automatic & Manual Call Recording
- Call Reporting & Live Call Status Monitoring
- 5 Years of Full Support

The six providers demonstrated their proposed system in front of staff invited from both City and IMU departments. From this selection, the Digium Switchvox system from American Business Phones has the most features departments were interested in and fits within the budget at \$57,490.

Other systems reviewed include Avaya, Mitel, Ring Central, and 8x8.



CITY OF INDIANOLA, IOWA  
RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING THE PURCHASE OF A TELECOMMUNICATIONS SYSTEM  
FOR THE CITY OF INDIANOLA**

**WHEREAS**, under the FY2021 Capital Improvement Project budget the City Council approved the purchase of a new telecommunications system for City and the Indianola Municipal Utilities (IMU) for \$60,000, and

**WHEREAS**, several systems were researched by the City Information Technology (IT) staff along with personnel from the City and IMU, and

**WHEREAS**, the IT staff recommend the purchase of the telecommunications system described in the attached proposal, and

**WHEREAS**, the City has a Purchasing Policy that specifies the dollar amounts when bids are to be taken for equipment.

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

1. Due to the extensive research conducted by the Indianola Information Technology, and wherein state law does not impose public bidding requirements for a telecommunications system, the City's purchasing policy for the telecommunications system is waived,
2. The purchase and installation of the telecommunications equipment as described on the attached page for \$53,490.08 is approved, and
3. The City Manager and Director of Information Technology are authorized to proceed with the execution of documents for said purchase and installation.

Adopted this 21<sup>st</sup> day of September 2020.

\_\_\_\_\_  
Kelly B. Shaw  
Mayor

Attest:

\_\_\_\_\_  
Andrew J. Lent  
City Clerk/CFO

September 1, 2020

**City of Indianola**

110 North 1<sup>st</sup> St.  
Indianola, IA 50125

**September promo pricing only**

Many thanks for the opportunity to provide you with this telecommunications system proposal. American Business Phones has been a leader in the telecommunications industry in Iowa since 1982, serving businesses state-wide.

At American Business Phones service is more than just a promise. We provide:

1. **State-of-the-Art VOIP and Digital Telecommunications Systems**
2. **Trained and certified installation and service professionals to install and maintain your telephone system**
3. **Best warranty in the industry with “TOTAL SUPPORT”**
4. **Convenient financing options to lease or own**

I am recommending the Digium Telephone System for your company. Digium designs and manufactures innovative business telephone systems for workplaces like yours. These exceptional systems are easy to use and packed with advanced capabilities to enhance your competitive edge!

I have carefully prepared this system proposal for your evaluation.

Sincerely,

Scott Ebert  
Senior Account Executive



**Authorized Dealer**

## **Digium System Proposal**

### **Scope of work:**

We will be installing a virtual Digium phone system on the city's Hyper V certified server with 65 – D65 phones, 60 - D62 phones and 3 conference phones with an additional microphone and an existing analog courtesy phone.

This system will use 20 IMU SIP trunks to provide talk paths.

ABP will provide programming for applications: voicemail, voicemail forwarding, outgoing calls, conference calls, transfers, voicemail to email, park, hold, and intercom between phones.

Program auto-attendants for each department.

Program one company-wide template and login credentials for Digium Switchboard for user.

Set up 1 mobile app and train user. Provide documentation for programming of additional users. Set up 1 mobile app and train user. Provide documentation for programming of additional users.

**NOTE: Mobile app is dependent on proper network configuration and will be an extra charge of \$150 for the first instance and \$10 for each additional application. The mobile application is not supported without a Dual Resolvable Fully Qualified Domain Name. This proposal assumes Blue Pearl and the IT department can provide an FQDN. ABP will provide the customers' IT company all configuration details and assist with IT issues for one hour. Additional help can be provided at a rate of \$98/hr.**

ABP will provide the customers' IT company all configuration details and assist with IT issues for one hour. Additional help can be provided at a rate of \$98/hr.

Follow-up service requests after installation for one year will include remote system fine-tuning and additional training requests **(Must have remote access)**



**Authorized Dealer**

## The City of Indianola's RESPONSIBILITIES

All phones will be powered by The City of Indianola's PoE switchgear

Provide all The City of Indianola's contacts including emails and cell numbers.

Provide ABP with a list of all phone numbers and phone bills (lines and DIDs).

Provide list of users and extensions (ABP will send 'cheat sheet')

Cancellation of service providers lines or circuits no longer in use after system implementation.

**Provide full cooperation of the City of Indianola's IT staff during installation including but not limited to phone support, network support and port forwarding.**

All network connectivity (WAN/LAN) in place and operational.

QoS configuration for voice on The City of Indianola's network.

Provide a Static IP address.

Provide remote access to ABP for system administration.

The City of Indianola is solely responsible for the functionality of the network.

## Phone Features

### 65 – D65 IP Phones

- 4.3 inch, 480 x 272 pixel full-color LCD display
- 6 line appearance keys
- 4 feature keys
- 4 context-sensitive soft keys
- 4-way navigation controller
- Headset, speaker and mute keys
- 2-color LED Message Waiting Indicator
- Bluetooth Enabled



**Authorized Dealer**

## 60 – D62 IP Phones

- 4.3 inch, 480 x 272 pixel full-color LCD display
- 2 line appearance keys
- 4 feature keys
- 4 context-sensitive soft keys
- 4-way navigation controller
- Headset, speaker and mute keys
- 2-color LED Message Waiting Indicator



## 3 - Konftel 800 Conference Phones

- Meeting size: More than 20 people
- OmniSound®
- Simple-to-use touch interface
- SIP, USB, Bluetooth® LE
- Daisy-chain
- Expansion microphone included
- Built-in bridging function for
- 5-way calls
- Efficient, scalable provisioning
- Two-year warranty



## 1 – SPA 112

- SIP to Analog Converter

## WARRANTY

- 1 **Year Parts Warranty** on Digium Phones
- 5 **Year Titanium Digium Support and Maintenance**
- 1 **Year Coverage** on labor (see attached Total Support)

## TERMS & CONDITIONS:

**STATEMENT OF WORK** – Anything outside the “Statement of Work” section of this proposal is not included.



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**BUDGETARY** – This proposal, marked “budgetary”, has been quoted with the best information we had at the time. Parts and labor charges may change due to additional requests, unknown requirements, or added features or programming not known beforehand.

**INCLUDED IN THIS PROPOSAL:** Connection to customer network (if required) and programming of our phone system; installation of server and phones, initial programming of phone buttons, lines, ringing, caller ID, DND, NT and operator mailbox, DSS keys, park and page, direct transfer to VM and voicemail record. Any network issues including compatibility and operation should be referred to the IT company or person responsible for the network management.

**SYSTEM REQUIREMENTS** – Well lit room with 120vac 20amp grounded power receptacles, climate-controlled with temperature not less than 32F nor greater than 104F, humidity below the point of condensation, and free of obstructions within 3 feet every direction of phone equipment.

**WARRANTY DISCLAIMER** – The warranty does not include lightning, water, fire, abuse, or the like, or other acts of God not the fault of the equipment and is void if equipment is serviced by a third party not authorized by American Business Phones.

**CABLING** – This proposal does not include installation of any additional jacks or cabling, including feed cable, station cable, network cable, fax cable, DSL jacks, or backboards unless stated above. This proposal assumes that all phones to be installed will connect to existing jacks unless otherwise stated.

**NETWORK CAPACITY** – This proposal assumes sufficient port capacity on customer’s network (if applicable).

**PROGRAMMING** – Additions or changes to initial programming will result in additional charges.

**OBLIGATION** – American Business Phones (ABP) shall be temporarily relieved of its obligation in the event of circumstances beyond ABP’s control such as labor disturbances, weather, unavailability of parts, problems due to software changes made by Microsoft, Lenox, or other software manufacturers, lack of telephone company facilities, inability of the telephone company to provide services such as lines, T1s, etc.

\_\_\_\_\_ **INITIAL HERE THAT YOU HAVE READ AND UNDERSTAND THE FOLLOWING INDENTED SECTIONS:**

- **LINES, CIRCUITS & INTERNET SERVICES** – The performance of ABP ‘s systems depend upon services provided by third parties such as phone companies, long distance companies, internet service providers and many others. Though ABP may recommend any of these services and may even place the order for a third party service, the operation and reliability of these services are beyond ABP’s control. ABP cannot guarantee the performance of third party services which may include WAN



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(Wide Area Network) Services, SIP (Session Initiation Protocol), VOIP (Voice Over Internet Protocol), DSL (Digital Subscriber Line), Cable, Satellite, and a host of others. Also, customer must keep in mind that poor voice quality may be due to a poor connection at the other side of your communication link and not your side.

- **MANUFACTURER SOFTWARE REVISIONS AND UPGRADES** – ABP cannot guarantee that any changes, upgrades or revisions of any software program will not affect its compatibility with ABP's systems or system features. This includes printed information in sales and advertising brochures which may have been printed prior to software being revised.

**PROJECT RELATED SERVICE** – There are generally three phases pertaining to “Project Related Service” requests. These phases are:

- 1) Consultation and Discovery
- 2) Implementation Strategy and Estimate
- 3) Installation and Testing.

All phases of Project Related Service are billable. Customer may decide at any time to stop the project and thus incur only billable labor hours to that point. The minimum charge for a technician on site is one hour plus trip.

**SECURITY AND HACKING** – ABP shall not be liable for service issues, lost data, damaged software or hardware, incidental damages or loss of business due to lack of proper system security or hacking (theft or damage to software from a remote location) of your network and/or voicemail or communication server. The customer assumes sole responsibility for maintaining security protocols, firewalls, anti-virus, anti-adware software and any other defensive measures necessary for protection of software and hardware.

**EMERGENCY 911 SERVICE** – You are advised that the E911 service from your **IP Phone:** may not function with the loss of electrical power, including the loss of power to telephone equipment or other equipment necessary to route E911 calls to the appropriate emergency call center; will not function if the broadband/internet connection is not operational; will not function at a remote location or may transmit incorrect physical location information for the caller if internal users are allowed to use their IP-based phones remotely; may not transmit the correct physical address for the E911 call due to incorrect information provided by you, use of a non-native telephone number or delays in loading or updating automatic number identification and location information into the E911 databases; may not be capable of being received and/or processed by an emergency call center due to the center's technical limitations; and may be affected by other factors or force majeure events, such as the quality of the broadband connection and network congestion.



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**TERMS** – The terms on this document constitute the entire agreement between the purchaser and the seller. No other representation, statements, or warranties no contained herein shall be relied upon by the purchasers (or sellers) unless made by mutually agreed upon written amendment to this agreement. This is a binding contract, not subject to cancellation.

**PAYMENT TERMS** – A 40% down payment is due when ABP’s proposed solution is accepted and authorized by the customer. The balance will be due upon completion of the installation. In the event installation occurs over a several week period, ABP may require periodic payments.

**ATTORNEY’S FEES** – Customer shall pay all of ABP’s costs in the collection of any amount due hereunder in the recovery of any property pursuant hereto or in the enforcement of its right against the Customer, including reasonable attorney’s fees, whether or not suit be brought.

**TAXES** – *Applicable taxes shall be added to the purchase price unless the customer has supplied a tax exemption certificate acceptable to the proper taxing authorities.*

**Total Price: \$53,490.08**

X

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**Authorized Signature for Customer**

**Date**



**Authorized Dealer**

640 19<sup>th</sup> Street    Des Moines 50314    515-727-2300    Fax: 515-283-2618    Toll Free 1-800-735-1717

[www.americanbusinessphones.com](http://www.americanbusinessphones.com)

Meeting Date: 09/21/2020

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**Information**

**Subject**

Receive and file correspondence from September 4 and 11, 2020 weekly updates from City Manager, Ryan Waller.

**Information**

Roll call to receive and file correspondence is in order.

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**Fiscal Impact**

**Attachments**

Waller's Weekly 0904  
Permits 0903  
Code Enforcement 0903  
Current Projects 0903  
Permit Report August 2020  
September 21 Draft Agenda  
October 5 Draft Agenda  
Waller's Weekly 0911  
Current Projects 0910  
Permits 0910  
Code Enforcement 0910  
Draft Agenda September 21  
Draft Agenda October 5

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## Jackie Raffety

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**From:** Ryan Waller  
**Sent:** Friday, September 4, 2020 1:54 PM  
**To:** Ryan Waller  
**Subject:** Waller's Weekly 9.4.2020  
**Attachments:** 2020 Permits-Sept 3.pdf; Code Enforcement- Sept 3.pdf; Curent Projects Update- Sept 3.pdf; 082020 Permit Report.pdf; Sept 21 Anticipated Agenda.pdf; Oct 5 Anticipated Agenda.pdf

Good afternoon, all.

I hope everyone had a productive week. Below and attached is this week's update email. As always, if there are any questions, please let me know.

Have a great weekend and enjoy the Labor Day holiday!

Ryan

*Ryan J. Waller  
City Manager  
City of Indianola*

**Labor Day Observed** - Please note all non-emergency offices will be closed Monday, September 7<sup>th</sup> in observation of Labor Day. Normal operational schedules resume on Tuesday, September 8<sup>th</sup>.

**September 8<sup>th</sup> (Tuesday) City Council Meeting** - The City Council will meet on Tuesday, September 8<sup>th</sup> for its regular meeting. *Please note the meeting is on Tuesday due to Labor Day.* The agenda and comprehensive meeting materials are available on the City's website at <http://indianolaiowa.gov/AgendaCenter>. The meetings will be aired live via the [City's YouTube Channel](#) and a Zoom Webinar (login information may be found in the meeting packet).

**Indianola Eats Program** – The next Indianola Eats Program event is scheduled for Monday, September 14<sup>th</sup>. There will be no event on September 7<sup>th</sup> due to Labor Day. Thank you to the volunteers who have helped serve the meals. This program is funded by a \$62,700 grant.

**Street & Stormwater Repairs** - Streets Division Staff repaired a deteriorated curb and gutter section on W Euclid Avenue and a failed concrete pavement section on West Detroit Avenue, near the intersection with N E Street. These repairs required the use of 27 hour of labor and 8.25 cubic yards of concrete. Staff also repaired a failed stormwater intake on Ann Parkway and Caroline Terrace. This work required 16 hours of labor and 1.5 cubic yards of concrete.

**Kenwood Manhole Repairs** - Streets Division Staff repaired two failed sanitary sewer manholes on N Kenwood Drive, near the intersection of W Salem Avenue. This work required 16 hours of labor and 0.75 cubic yards of concrete.

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

- **Current Projects Update** - Site work has begun for the new Dollar Tree building at 1508 North Jefferson Way. Of the 15 projects listed, three are awaiting a submittal from the Developer, four are in review, six have been approved and are in construction, and two were recently completed.
- **2020 Building Permits** – Five building permit applications were submitted, which included four for new dwellings and one for a commercial site. There are currently 10 building permit applications in review and 143 building permits that have been issued year to date.
- **Code Enforcement** – Three code enforcement cases were opened and four were closed. There are currently 19 open code enforcement cases (84 cases have been opened for the year).
- **Monthly Permit Reports** – The August 2020 building permit report was released this week. Seven dwelling permits and one permit for a new commercial structure was issued last month.

**City Council Anticipated Agendas** - Attached, please find documents containing anticipated agenda items for the September 21<sup>st</sup> and October 5<sup>th</sup> upcoming meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.



# Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
 515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## 2020 Building Permit Report

Date Application Submitted	Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finalied Date	C.O.Date	VALUE
12/31/2019	1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home			5/15/2020	\$51,300.00
12/31/2019	2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home			5/15/2020	\$51,300.00
1/7/2020	3	1/7/2020	Chad Keller	206 N Jefferson	B and D	DEMO		2/2/2020		
1/7/2020	4	1/7/2020	Chad Keller	208 N Jefferson	B and D	DEMO		2/2/2020		
1/7/2020	5	1/8/2020	North American MHC LLC	24 Leonard	Heartland Living	Mobile Home			5/15/2020	\$51,300.00
1/7/2020	6	1/8/2020	North American MHC LLC	26 Alfred	Heartland Living	Mobile Home			5/15/2020	\$38,494.00
1/7/2020	7	1/8/2020	North American MHC LLC	6 Leonard	Heartland Living	Mobile Home			5/15/2020	\$38,494.00
1/14/2020	8	1/14/2020	Foxwood Apts	1005 W 3rd	Rainbow International	Remodel		5/29/2020		\$859,560.49
1/7/2020	9	1/13/2020	Kurt Ripperger	804 N B	Construction by Cambron	Remodel				\$80,000.00
10/29/2019	10	1/16/2020	Wal Mart	1500 N Jefferson Way	Midland	Commercial Remodel		4/15/2020		\$1,891,511.00
1/15/2020	11	1/20/2020	Jerry's Homes	506 N 17th	Jerry's Homes	Basement Finish				\$18,000.00
1/15/2020	12	1/27/2020	Jerry's Homes	402 N 18th	Jerry's Homes	Single Family Dwelling	1435			\$208,000.00
1/15/2020	13	1/27/2020	Jerry's Homes	406 N 18th	Jerry's Homes	Single Family Dwelling	1339			\$203,000.00
1/15/2020	14	1/27/2020	Jerry's Homes	408 N 18th	Jerry's Homes	Single Family Dwelling	1474			\$217,000.00
1/15/2020	15	1/27/2020	Jerry's Homes	1708 Detroit	Jerry's Homes	Single Family Dwelling	1644	7/23/2020		\$201,000.00
1/15/2020	16	1/27/2020	Jerry's Homes	1704 Detroit	Jerry's Homes	Single Family Dwelling	1605	7/23/2020		\$212,000.00
1/31/2020	17	2/3/2020	Sherwin and Leeann Back	808 W Salem	Vanderpool	Alteration				\$15,157.95
2/10/2020	18	2/10/2020	Dusty Jordan	1107 N 6th Street	Jordan Building & Design LLC	Screened In Porch	192			\$15,000.00
1/10/2020	19	2/12/2020	Pritesh Patel	1215 N Jefferson Way	Rod Curtis	Commercial Remodel				\$80,000.00
2/12/2020	20	2/12/2020	KC Inc	404 N Jefferson	Iowa Demolition	DEMO		8/7/2020		
2/13/2020	21	2/18/2020	Top Hat Homes	810 W Orchard	Top Hat Homes	Single Family Dwelling	2404			\$448,000.00
2/21/2020	22	2/28/2020	North American MHC LLC	29 Alfred	Heartland Living	Mobile Home				\$38,494.00
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		TEMP CO 07	\$257,000.00
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				\$15,000.00
3/9/2020	28	3/9/2020	Tyler Christonski	1319 S O	Crosscut Custom Carpentry	Four Seasons Room				\$41,500.00
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				\$7,000.00
3/13/2020	32	3/13/2020	Steger Construction	608 S Y	Steger Construction	Duplex	1840			\$100,000.00
3/13/2020	33	3/13/2020	Steger Construction	610 S Y	Steger Construction	Duplex	1840			\$100,000.00
3/13/2020	34	3/13/2020	Rory and Kathy Crooks	1209 W Euclid	Rory and Kathy Crooks	Deck				\$1,650.00
3/4/2020	35	3/16/2020	WJH LLC	1800 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047.00
3/4/2020	36	3/16/2020	WJH LLC	1710 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942.00



# Community Development

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## 2020 Building Permit Report

3/4/2020	37	3/16/2020	WJH LLC	1708 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876.00
3/4/2020	38	3/16/2020	WJH LLC	1706 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047.00
3/4/2020	39	3/16/2020	WJH LLC	1704 E Euclid	Century Complete	Single Family Dwelling	1625			\$90,935.00
3/4/2020	40	3/16/2020	WJH LLC	1606 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942.00
3/4/2020	41	3/16/2020	WJH LLC	1504 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876.00
3/4/2020	42	3/16/2020	WJH LLC	1502 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047.00
3/4/2020	43	3/16/2020	WJH LLC	1500 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942.00
3/4/2020	44	3/16/2020	WJH LLC	602 N 17th	Century Complete	Single Family Dwelling	1417			\$84,942.00
3/4/2020	45	3/16/2020	WJH LLC	600 N 17th	Century Complete	Single Family Dwelling	1602			\$90,542.00
3/20/2020	46	3/23/2020	Scott and Janelle Greene	1512 W Salem	self	Shed				\$2,000.00
3/6/2020	47	3/26/2020	Giovanti Homes	1401 W 14th	Giovanti Homes	Single Family Dwelling	3940			\$401,000.00
3/26/2020	48	3/26/2020	North American MHC LLC	45 Lincoln	Heartland Living	Mobile Home				\$37,080.00
3/26/2020	49	4/2/2020	Stephen Muldrow	400 E 1st	Stephen Muldrow	Single Family Dwelling	2022			\$109,300.00
3/26/2020	50	4/2/2020	Carlson Homes LLC	1107 S O	Carlson Homes	Single Family Dwelling	1675			\$275,000.00
3/26/2020	51	4/2/2020	North American MHC LLC	41 Alfred	Heartland Living	Mobile Home				\$37,679.00
3/26/2020	52	4/2/2020	North American MHC LLC	58 Lincoln	Heartland Living	Mobile Home				\$37,080.00
3/26/2020	53	4/2/2020	North American MHC LLC	11 Leonard	Heartland Living	Mobile Home				\$37,080.00
4/3/2020	54	4/6/2020	GroundBreaker Homes	1001 W Orchard	GroundBreaker Homes	Single Family Dwelling	1751			\$220,000.00
4/3/2020	55	4/6/2020	GroundBreaker Homes	1108 S O	GroundBreaker Homes	Single Family Dwelling	2781			\$210,000.00
10/9/2019	56	4/9/2020	Brew Enterprises (Scooters)	1112 N Jefferson Way	Huff Contracting	Commercial Building	561	8/28/2020		\$75,000.00
4/9/2020	57	4/13/2020	Five Seven Enterprises/Eagle Homes	1306 S L	Eagle Homes	Single Family Dwelling	1642			\$322,080.00
4/13/2020	58	4/17/2020	Cody McKasson	1312 E Detroit	Cody McKasson	Deck Overhang				\$1,000.00
3/13/2020	59	4/17/2020	People's Bank	500 E Iowa	Downing	Commerical	5616			\$1,050,000.00
4/17/2020	60	4/20/2020	Orton Homes	1304 S L	Orton Homes	Single Family Dwelling	2244			\$320,000.00
4/23/2020	61	4/27/2020	Dan Corsair	1611 W Iowa	Top Notch Renovations	Deck addition				\$4,050.00
4/27/2020	62	4/29/2020	Chris Bauer	811 N U	Chris Bauer	Deck				\$550.00
4/23/2020	63	4/30/2020	Mark Gaddls	1605 W Detroit	Crosscut Construction Co	Deck				\$6,500.00
4/29/2020	64	4/30/2020	Sam Bedwell	1204 Ann Pkwy	Sam Bedwell	Deck				\$2,500.00
4/29/2020	65	4/30/2020	Shelly Spooner	509 S Freeman	Risetter Construction	Deck				\$5,000.00
4/27/2020	66	5/1/2020	Fisher Decker	403 W 18th Pl	Fisher Decker	Deck				\$1,500.00
5/5/2020	67	5/5/2020	Marice and Dwight Freeman	104 S 4th	Marice and Dwight Freeman	DEMO				\$5,000.00
4/29/2020	68	5/5/2020	Pamela Hodges	805 W 4th	Pamela Hodges	Deck				\$1,100.00
5/5/2020	69	5/6/2020	Jerry's Homes	1709 Clinton	Jerry's Homes	Basement Finish				\$14,500.00
4/15/2020	70	5/7/2020	Bunnell Properties	1003 E Lincoln	Gruringre Construction	Single Family Dwelling	2734			\$336,000.00
4/13/2020	71	5/11/2020	Construction By Cambron	1602 S K	Construction by Cambron	Commerical Building	2500			\$299,950.00
5/7/2020	72	5/12/2020	Brian Marron	303 N 16th	Brian Marron	Deck				\$12,000.00
5/14/2020	73	5/14/2020	James Oakes	607 W 1st	James Oakes	Deck				\$1,500.00



# Community Development

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## 2020 Building Permit Report

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			\$3,000.00
5/18/2020	76	5/20/2020	Kimberly Development	1208 S O	Kimberly Development	Single Family Dwelling	1582		\$310,000.00
5/19/2020	77	5/20/2020	Wade Williams	1206 S O	Cornerstone Construction Services	Single Family Dwelling	1585		\$276,100.00
4/17/2020	78	5/25/2020	Bill Bussanmas	1409 W 6th	Marvin Van Dam	Single Family Dwelling	2400		\$589,000.00
5/21/2020	79	5/27/2020	Joseph and Rhonda Casazza	712 W Ashland	Joseph Casazza	Garage			\$24,500.00
5/21/2020	80	5/27/2020	Todd Koeppan	911 W Boston	Wet Paint Co Inc	Deck			\$2,000.00
5/25/2020	81	5/27/2020	Jerry's Homes	502 N 18th	Jerry's Homes	Single Family Dwelling	1605		\$212,900.00
5/25/2020	82	5/27/2020	Jerry's Homes	504 N 18th	Jerry's Homes	Single Family Dwelling	1297		\$199,900.00
5/27/2020	83	6/1/2020	Will Miller	1200 N E	Will Miller	Deck Expansion			\$834.00
5/27/2020	84	6/1/2020	Greg Rhoulhac	1522 W Salem	Beardmore Construction	Deck Expansion			\$2,000.00
5/28/2020	85	6/1/2020	Chris and Darla Freshly	1219 S 4th	Pro1 Construction LLC	Deck remodel			\$4,000.00
6/4/2020	86	6/4/2020	Maranda and Doug Greenwalt	1506 W Kentucky	John Peters	Deck			\$1,200.00
6/10/2020	87	6/10/2020	Dustin Ostrander	1107 E Henderson	Dustin Ostrander	Deck			\$4,000.00
6/10/2020	88	6/10/2020	Mike Greubel	202 1/2 N Kenwood	Mike Greubel	Garage			\$35,000.00
6/11/2020	89	6/11/2020	Jeremy King	709 W 2nd	Jeremy King	Deck			\$500.00
6/10/2020	90	6/11/2020	Craig Rodgers	1509 W Kentucky	Midwest Builders	Deck			\$25,000.00
5/20/2020	91	6/15/2020	Chad Amos	1200 S O	Chad Amos	Single Family Dwelling	3569		\$560,000.00
6/17/2020	92	6/17/2020	Melinda Leggins	410 W Lincoln	Brock Leggins	Deck			\$7,349.00
6/11/2020	93	6/17/2020	Michelle Lynn Chaplin	1406 Jackson Cir	Michelle Chaplin	Deck			\$12,963.00
6/11/2020	94	6/17/2020	Maryellen Andersen	808 W Iowa	Maryellen Andersen	Deck			\$750.00
6/11/2020	95	6/17/2020	Shelby Benge	609 N O	Rupiper Construction	Deck			\$2,000.00
6/17/2020	96	6/22/2020	Joe Switzer	509 S D	Kimball Construction	Basement finish			\$11,000.00
6/18/2020	97	6/22/2020	Savannah Homes	695 N N	Savannah Homes	Single Family Dwelling	1292		\$221,900.00
6/18/2020	98	6/22/2020	Savannah Homes	635 N N	Savannah Homes	Single Family Dwelling	1290		\$215,900.00
6/18/2020	99	6/22/2020	Savannah Homes	702 N Kenwood	Savannah Homes	Single Family Dwelling	1219		\$209,900.00
6/22/2020	100	6/24/2020	Denise Parsons	1801 Apple Lane	Midwest Builders	Deck			\$3,500.00
7/1/2020	101	7/1/2020	Mike Christensen	1600 W 3rd	Morton Buildings	Garage (detached)			\$22,000.00
6/10/2020	102	7/6/2020	Dan Flaherty	603 Scott Felton	Dan Flaherty	Garage			\$6,500.00
7/6/2020	103	7/6/2020	Haille Bettuo	104 S P	Haille Bettuo/Brandon Goodell	Deck			\$2,500.00
7/9/2020	104	7/9/2020	Jeremiah Kruckenberg	704 N O	Jeremiah Kruckenberg	Deck			\$3,600.00
7/6/2020	105	7/13/2020	Mauricio Aguilera	1005 Ann Pkwy	Jake Dorland	Deck			\$5,150.00
5/27/2020	106	7/15/2020	David and Natasha Cooper	1321 S Jefferson Way	Denny Clayton	Garage			\$28,560.00
7/8/2020	107	7/15/2020	Marc Black	106 W Orchard	Remodeling Contractors	Kitchen Remodel			\$86,950.00
6/29/2020	108	7/21/2020	Tony May	1607 W Girard	Blum Group	Single Family Dwelling	1700		\$275,000.00
7/15/2020	109	7/21/2020	Autumn Ridge Development	1203 N O	Autumn Ridge Development	Single Family Dwelling	1809		\$200,000.00
7/15/2020	110	7/21/2020	Autumn Ridge Development	1210 N N Ct	Autumn Ridge Development	Single Family Dwelling	1932		\$220,000.00



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## 2020 Building Permit Report

7/15/2020	111	7/21/2020	Autumn Ridge Development	1506 W Lincoln Pl	Autumn Ridge Development	Single Family Dwelling	2285		\$220,000.00
7/15/2020	112	7/21/2020	Autumn Ridge Development	1508 W Lincoln Pl	Autumn Ridge Development	Single Family Dwelling	1600		\$200,000.00
7/15/2020	113	7/21/2020	Autumn Ridge Development	1510 W Lincoln Pl	Autumn Ridge Development	Single Family Dwelling	1738		\$200,000.00
7/2/2020	114	7/22/2020	Scott Creators	609 N N	Scott Creators	Deck			\$1,483.00
7/23/2020	115	7/23/2020	Michael Hofer	400 S 8th Ct Unit 40	Confident Contracting	Basement			\$10,000.00
7/23/2020	116	7/24/2020	Joshua/Kelli Soesbe	1307 N 7th	Kimball Construction	Deck			\$1,500.00
7/22/2020	117	7/24/2020	Savannah Homes	1109 N 7th	Savannah Homes	Single Family Dwelling	1417		\$225,000.00
7/27/2020	118	7/27/2020	Doering Properties	901 Summerset	Doering Properties	Townhouse	1315		\$103,000.00
7/27/2020	119	7/27/2020	Doering Properties	903 Summerset	Doering Properties	Townhouse	1315		\$103,000.00
7/27/2020	120	7/27/2020	Doering Properties	905 Summerset	Doering Properties	Townhouse	1315		\$103,000.00
7/27/2020	121	7/27/2020	Doering Properties	907 Summerset	Doering Properties	Townhouse	1315		\$103,000.00
7/23/2020	122	7/28/2020	Destiny Bible Church	1508 N Jefferson Way	One Site Development	DEMO			
07/28/2020	123	7/28/2020	Joe Gezel	500 W Clinton	John Peters	Deck			\$5,000.00
7/23/2020	124	7/30/2020	Rob Miller	1302 S O	Midwest Builderss	Roof and Deck			\$10,000.00
8/18/2020	125	8/18/2020	Doug Meyer	906 S Jefferson	Doug Meyer	Deck			\$7,500.00
8/20/2020	126	8/20/2020	Brock Banks	1012 S R	Brock Banks	Deck			\$7,000.00
8/20/2020	127	8/20/2020	Tyler Christowski	1203 N 9th	Crosscut Custom Carpentry	Deck			\$7,500.00
8/21/2020	128	8/21/2020	Gregory Wilbur	2300 W Euclid	Clint Carruthers	Garage			\$95,356.02
8/19/2020	129	8/26/2020	Orton Homes	808 W Orchard	Orton Homes	Single Family Dwelling	2872		\$430,000.00
8/20/2020	130	8/26/2020	One Site Development	1508 N Jefferson Way	One Site Development	Commerical Building	9997		\$430,000.00
8/21/2020	131	8/27/2020	Taylor Hallengrow	1011 E Henderson Pl	Beardmore Construction	Deck			\$5,000.00
07/30/202	132	8/27/2020	Ground Breaker Homes	817 Trail Ridge	Ground Breaker Homes	Duplex	1669		\$210,000.00
7/30/2020	133	8/27/2020	Ground Breaker Homes	819 Trail Ridge	Ground Breaker Homes	Duplex	2698		\$230,000.00
7/30/2020	134	8/27/2020	Ground Breaker Homes	821 Trail Ridge	Ground Breaker Homes	Duplex	1669		\$200,000.00
7/30/2020	135	8/27/2020	Ground Breaker Homes	823 Trail Ridge	Ground Breaker Homes	Duplex	2585		\$215,000.00
7/30/2020	136	8/27/2020	Ground Breaker Homes	825 Trail Ridge	Ground Breaker Homes	Duplex	2295		\$215,000.00
7/30/2020	137	8/27/2020	Ground Breaker Homes	827 Trail Ridge	Ground Breaker Homes	Duplex	2541		\$230,000.00
8/19/2020	138	9/2/2020	Strahan Construction	1503 11th Way	Strahan Construction	Single Family Dwelling	3546		\$540,000.00
8/5/2020	139	9/2/2020	Michael Smothers	807 N B	Michael Smothers	Mudroom			\$6,500.00
8/7/2020	140	9/3/2020	Savannah Homes	1103 N 7th	Savannah Homes	Single Family Dwelling	1401		TBD
8/7/2020	141	9/3/2020	Savannah Homes	1105 N 7th	Savannah Homes	Single Family Dwelling	1443		TBD
8/12/2020	142	9/3/2020	Savannah Homes	1107 N 7th	Savannah Homes	Single Family Dwelling	1443		TBD
8/25/2020	143	9/3/2020	Savannah Homes	1101 N 7th	Savannah Homes	Single Family Dwelling	1443		TBD
7/30/2020		IR	Jennifer Harmison	814 W Clinton	Jennifer Harmison	Carport			\$2,000.00
8/6/2020		IR	Josh Crouse	104 E 4th	Josh Crouse	Garage			\$4,000.00
8/18/2020		IR	Blake Roush	1405 W 14th	Blake Roush	Utility Shed			\$10,000.00
8/25/2020		IR	Steger Construction	600 S Y	Steger Construction	Townhome	1525		\$120,000.00



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## 2020 Building Permit Report

8/25/2020		IR	Steger Construction	602 S Y	Steger Construction	Townhome	1525			\$120,000.00
8/31/2020		IR	Apex Storage Solutions	802 E Hillcrest	Apex Storage Solutions	Commerical Storage Units	3900			\$80,340.00
9/3/2020		IR	Jerry's Homes	1703 Detroit Pl	Jerry's Homes	Single Family Dwelling	1697			\$180,000.00
9/3/2020		IR	Jerry's Homes	1705 Euclid	Jerry's Homes	Single Family Dwelling	1298			\$180,000.00
9/3/2020		IR	Jerry's Homes	1707 Euclid	Jerry's Homes	Single Family Dwelling	1474			\$190,000.00
9/3/2020		IR	Jerry's Homes	1709 Euclid	Jerry's Homes	Single Family Dwelling	1644			\$180,000.00



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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: 83-2020	9/3/2020	Tall grass and weeds	513 North N Street	9/3/2020	9/3/2020	September 10th for compliance	9/10/2020	
Open	CE: 84-2020	9/3/2020	Tall grass and weeds	512 North O Street	9/3/2020	9/3/2020	September 10th for compliance	9/10/2020	
Open	CE: 82-2020	9/1/2020	Tall grass and weeds	1506 E Henderson Pl	9/1/2020	9/1/2020	September 9th for compliance	9/9/2020	
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.	9/10/2020	
Open	CE: 78-2020	8/20/2020	Junk Vehicle?	207 North 3rd	9/3/2020	9/3/2020	Left door hanger. Waiting for phone call to confirm if vehicle runs and has current registration. Sent letter 9/3/2020. Has 7 days to remove vehicle.	9/10/2020	
Open	CE: 76-2020	8/10/2020	Structure fire. Dangerous and abandoned building.	411 West 1st Avenue	8/10/2020	8/10/2020	Sent letter. September 20th for demolition/compliance	9/20/2020	
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	TBD	
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 until Labor day to complete gutters and paint. Still moving forward with court date and infraction to insure that work will be completed.	TBD	
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.	TBD	
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 7/31/2020 for compliance. Having a hard time finding concrete contractor to complete the work. Follow up TBD	TBD	
Open	CE: 57-2020	7/6/2020	Vehicles without current registration	1105 E Salem	7/7/2020	N/A	Will get in touch with property owner and ask them to provide proof of current licensure for mini van and camper. Will close case upon confirmation.	TBD	
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. Will contact Roy about abating.	TBD	
Open	CE: 65-2020	7/14/2020	Tall grass, weeds, overgrown shrubs and bushes	114 North Howard Street. Parcel ID: 48020120030	7/14/2020	7/15/2020	Sent letter 7/15/2020 allowing one week for abatement.	TBD	
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.	TBD	



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## Code Enforcement Tracking Report

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. <b>Work has commenced on west side of house. Will check regularly.</b> 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.	TBD	
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied for 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			Unsafe Building	407 West 1st Ave	#####	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 hasn't been demolished yet, we will be moving forward with a Municipal Infraction if we don't 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	
Open	CE: 74-2020	8/10/2020	Tall grass and weeds	2100 West Euclid	8/12/2020	8/13/2020	Sent letter. August 27th for compliance. Abate. Property owner is making progress.		
Open	CE: 75-2020	8/10/2020	Tall grass and weeds	1006 E Euclid	8/12/2020	8/13/2020	Sent letter. August 27th for compliance. Abate		
Closed	CE: 72-2020	7/31/2020	Junk and Junk vehicles and debris throughout property	401 West 1st Avenue	7/31/2020	7/31/2020	Sent letter 7/31/2020. August 7th for compliance. Vehicle in rear yard will be gone by Monday August 24th.		8/25/2020
Closed	CE: 80-2020	8/25/2020	Junk vehicle in driveway	1602 Franklin Avenue	8/25/2020	8/25/2020	Has until September 1st, 2020 to remove vehicle. Vehicle has been removed.		9/1/2020
Closed	CE: 79-2020	8/25/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	8/25/2020	8/25/2020	Junk and junk vehicles in driveway and yard. This is the second time this property has been in violation of city ordinance in the past 4 months. Removed one vehicle from the previous ordinance violation. Sent letter on August 25th, 2020 giving until September 10th 2020		9/1/2020
Closed	CE: 70-2020	7/23/2020	Junk and junk debris throughout property	500 E 1st Avenue	7/23/2020	7/23/2020	Left door hanger 7/23/2020. Sent letter 7/27/2020. Has until August 3rd, 2020. Set up abatement for removal of fridge. Fridge is gone.		8/31/2020
Closed			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. House is almost completely remodeled on outside. Will close once complete. Structure now in compliance.		8/27/2020



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## Code Enforcement Tracking Report

Closed			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. <b>Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted.</b> Spoke with contractor, he said their waiting on materials and work will resume as soon as they are available but no later than 1/31/2020. Spoke with property owner. Contractor is waiting to finish siding until the weather warms up to avoid cracking the vinyl. Trying to make contact with owner before moving forward with a municipal infraction. Spoke with Diane and she will have her contractor get in touch with me beginning of next week. Still have not heard from contractor. If no update is recieved by 5/4/2020, then we will move forward with municipal infraction. Moving forward with Municipal Infraction. Spoke with owner and she informed me that everything noted on the dangerous building letter will be completed by July 29th (Court Date). Still moving forward with court date and infraction to insure that work will be completed. Inspected exterior portion of house. Still have several repairs to be made. Property is now in compliance.		8/27/2020
Closed	CE: 81-2020	8/13/2020	Tall grass and weeds	1009 E Salem	8/13/2020	8/13/2020	Gave until August 17th. Abate.		9/13/2020
Closed	CE: 69-2020	7/23/2020	Tall grass and weeds	707 E Salem	7/23/2020	7/23/2020	Left Door Hanger. Sent Letter 7/27/2020. Schedule Abatement		8/20/2020
Closed	CE: 73-2020	7/30/2020	Junk and junk debris throughout property	817 North 8th Street	7/31/2020	7/31/2020	Sent letter 7/31/2020. August 24th for compliance		8/14/2020
Closed	CE: 71-2020	7/24/2020	Low hanging tree branches, shrubs/bushes growing over sidewalk	1202 West Euclid Ave	7/24/2020	7/27/2020	Sent letter 7/27/2020. Has until August 10th, 2020.		8/10/2020
Closed	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. Grade to steep on North and South side of house. No room in back yard due to thick vegetation and creek. Applied for variance to keep shed where its at. Variance Approved.		8/5/2020



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Date:** September 3, 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. Of the 15 projects listed, three (3) are awaiting a submittal from the developer, four (4) are in review, six (6) have been approved and are in construction, and two (2) were recently completed. All dates are 2020, unless noted otherwise.

**1. Dollar Tree (1508 North Jefferson Way)**

**STATUS: Construction**

- Site plan submitted on June 25.
- Variance to parking requirements approved on July 1.
- Site plan approved on July 23.
- Demo permit for existing building applied for on July 23.
- Demo permit issued on July 28.
- Building permit issued on August 26.
- Site work/demo has begun.

**2. Williams Terrace (1600 Block of North 9<sup>th</sup> Street)**

**STATUS: Awaiting Submittal**

- 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 on July 6.

**3. People Bank Administration Building (500 East Iowa Avenue)**

**STATUS: Construction**

- Site plan and building permit submitted on March 13.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.

**4. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)**

**STATUS: Awaiting Submittal**

- Application for annexation was received on February 25.

- At its meeting on March 25, 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 approved an ordinance establishing a zoning district on August 3.

**5. Apple Tree Inn (1215 North Jefferson Way)**

**STATUS: Construction**

- Building permit application for interior remodel submitted on January 10.
- Building Permit issued on February 12.

**6. Cabin Coffee (910 East 2<sup>nd</sup> Avenue)**

**STATUS: Review**

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019.
- Staff hosted a preapplication meeting with the developers on October 22, 2019.
- Developer closed on the property on November 22, 2019.
- 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.
- Site plan submitted on August 27.
- Site plan comments returned on September 3.

**7. Scooters Coffee (1112 North Jefferson Way)**

**STATUS: Completed**

- Site plan and building permit were submitted on October 9, 2019.
- Site plan approved on March 11.
- Building Permit issued on April 9.
- Certificate of Occupancy issued on August 28.

**8. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**

**STATUS: Review**

- Staff held a preapplication meeting on a proposed campground on October 3, 2019.
- The City Council approved a rezoning at its January 21 meeting.
- The City Council approved a plat of survey at its May 4 meeting.
- The City Council approved an additional rezoning on June 1.
- Site plan submitted on May 18.
- Site plan comments returned on June 8.
- Revised site plan submitted on June 30.
- Alternative site plan and sidewalk waiver approved by the City Council on July 20.
- Revised site plan comments returned on July 21.
- Revised site plan submitted on July 28.
- Revised site plan comments returned on August 10.

- Revised site plan submitted on August 18.
- Revised site plan comments returned on August 27.
- Development Agreement signed by property owner on August 27.

**9. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)**

**STATUS: Construction**

- Site Plan for this project was submitted on April 3, 2019 to the City and comments were returned on April 22, 2019.
- Site Plan was approved on June 11, 2019.
- Building permit application was submitted on June 14, 2019.
- Full building permit issued on November 13, 2019.
- Site work has begun.

**10. New Heights Church (309 East Hillcrest Avenue)**

**STATUS: Awaiting Submittal**

- The project engineer contacted the City on February 7, 2019 to clarify plan review comments.
- Updated site plan was received on March 7, 2019.
- Site plan approved on May 18.

**11. Ashton Park Plat 7**

**STATUS: Review**

- Located east of the intersections of East Euclid Avenue and North 18<sup>th</sup> Street and East Boston Avenue and North 18<sup>th</sup> Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- City Council approved the preliminary plat at its May 18 meeting.
- Revised preliminary plat submitted on July 6.
- Construction documents submitted on July 21.
- Comments on construction documents returned on August 3.
- Construction documents resubmitted on August 21.
- Resubmittal comments returned on September 3.

**12. Summercrest**

**STATUS: Review**

- Located north of the intersection of North 7<sup>th</sup> 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 12 meeting.
- The City Council approved the Rezoning/PRD plan on July 6.
- The City Council approved the preliminary plat on July 6.
- Construction documents submitted on August 7.
- Comments on construction documents returned on August 19.

### **13. Treeline Plat 1**

#### **STATUS: Construction**

- Located north of East Iowa Avenue and south of North 7<sup>th</sup> Court
- Preliminary Plat and Construction Plans submitted on March 16.
- 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.
- Final plat submitted on July 31
- Staff conducted an inspection of the site improvements on August 20.
- Staff conducted a second inspection of the site improvements on September 2.
- Planning and Zoning Commission will review final plat on September 15.

### **14. Quail Meadows Plat 3**

#### **STATUS: Construction**

- Located north of North 8<sup>th</sup> Street and East Trail Ridge Place.
- A rezoning application was submitted on July 1, 2019 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, 2019 meeting.
- The City Council approved the rezoning at its October 21, 2019 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 is to have the new lift station completion by fall of 2020.
- The developer submitted a preliminary plat to the City on September 24, 2019.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12, 2019.
- City Council approved the preliminary plat at its November 18, 2019 meeting.
- Construction plans were submitted on December 2, 2019.
- Construction plans approved on March 13.
- Final plat submitted on July 26.
- The Planning and Zoning Commission recommended the final plat for approval, with conditions, on July 14.

### **15. Prairie Glynn Plat 2**

#### **STATUS: Completed**

- Located east of East Franklin Avenue and North 15<sup>th</sup> Street.
- A revised preliminary and final plat were submitted on June 5, 2019. The Planning and Zoning Commission reviewed the preliminary plat at its July 9, 2019 meeting, and the Council approved the preliminary plat at its July 15, 2019 meeting.
- Final Plat submitted on April 2.
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.
- Staff inspected the public improvements and the punchlist was completed on August 13.
- The City Council approved the final plat of August 17.



# Community Development

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 515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## Aug 2020 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	1	\$430,000.00	\$430,000.00	\$0
102	Single Family Attach	6	\$1,300,000.00	\$216,666.00	
103	Two Family	0			
104	Three or More Families Mobile Homes	0			\$0
322	Service Stations	0			
324	Office	0			\$0
328	Non-resident buildings	1	\$430,000.00	\$430,000.00	\$0
329	Pool	0			
434	Residential Add/Alt	4	\$27,000.00	\$6,750.00	\$0
437	Non-residential add/alt	0			
438	Res garage/carports	1	\$95,356.02	\$95,356.02	
645	Demo - sfd	0			
649	Demo - commercial	0			
<b>August Total</b>		<b>13</b>	<b>\$2,282,356.02</b>		<b>\$0</b>
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
81.2%		0.0%		0.0%	

<b>YEAR TO DATE TOTAL</b>					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	43	\$9,700,188.00	\$225,585.77	
102	Single Family Attach	10	\$1,712,000.00	\$171,200.00	
103	Two Family	2	\$200,000.00	\$100,000.00	
104	Three or More Families Mobile Homes	10	\$418,301.00	\$41,830.10	
322	Service Stations	0			
324	Office	1	\$1,105,000.00	\$1,105,000.00	
328	Non-resident buildings	3	\$804,950.00	\$268,316.67	
329	Pool	0			
434	Residential add/alt	50	\$330,347.00	\$6,606.94	
437	Non-residential add/alt	2	\$1,971,511.00	\$985,755.50	
438	Res garage/carports	6	\$211,916.02	\$35,319.00	
645	Demo - sfd	8			
649	Demo - commercial	2			
<b>YTD TOTAL</b>		<b>137</b>	<b>\$16,454,213.02</b>		
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
73.9%		23.6%		0.0%	

**September 21, 2020  
Draft Agenda**

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Treasurer's Report
- Resolution approving monthly transfers
- Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to standard penalty
- Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to tobacco use
- Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to animal control
- Third consideration of an Ordinance amending zoning regulations to Chapter 165, regarding preschools, schools and churches.
- Third consideration for various amendments, including zoning regulation amendments to Chapter 165, regarding fees.
- Second consideration of an ordinance amending Chapter 160 of the Code of Ordinances of the City of Indianola, making certain amendments to the adopted Fire Code.
- Resolution for Reimbursement of COVID-19 Expenses Incurred from August 1 to September 30
- Presentation on Buxton Park Pavilion concept.
- Annual update from the CEO of the YMCA of Greater Des Moines
- Resolution approving a change order for the 2019 Drainage Improvement Project.

**Study Session Draft Agenda**

- 5-Year CIP
- Stormwater Utility Master Plan

**October 5, 2020  
Draft Agenda**

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Third consideration of an ordinance amending Chapter 160 of the Code of Ordinances of the City of Indianola, making certain amendments to the adopted Fire Code.

## Jackie Raffety

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**From:** Ryan Waller  
**Sent:** Friday, September 11, 2020 2:08 PM  
**To:** Ryan Waller  
**Subject:** Waller's Weekly 9.11.2020  
**Attachments:** Curent Projects Update-Sept 10.pdf; 2020 Permits-Sept 10.pdf; Code Enforcement-Sept 10.pdf; Sept 21 Draft Agenda.pdf; Oct 5 Draft Agenda.pdf

Good afternoon, all.

Below and attached are the items comprising this week's update email. As a reminder, previous updates may be found on the City's website at <http://indianolaiowa.gov/845/Wallers-Weekly-Update-2020>. If there are questions regarding items found below or any other City-related matter, please let me know.

Have a great weekend!

Ryan



**Ryan J. Waller**

City Manager

[rwaller@indianolaiowa.gov](mailto:rwaller@indianolaiowa.gov)

p: 515.962.5274

110 N. 1<sup>st</sup> Street – Indianola, Iowa 50125

**Square Streetscape** – A meeting was hosted on September 10, 2020 that involved City Staff, the Indianola Chamber and Square businesses to review the current status of the Square Streetscape project (also includes the one-way to two-way conversion around the Square and along N Howard Street and N Buxton Street). City staff and representatives from the City's engineer on this project also attended an initiation meeting with the Iowa DNR regarding the \$1 million grant awarded to the City for this project. During the meeting, the preliminary schedule of the project was discussed, as well as the submittals required by the DNR.

**Square Parking** – At its meeting on September 8<sup>th</sup> the City Council passed the final reading of an ordinance removing the three-hour parking restriction around the Square. This action was recommended as part of a collaborative effort with the City, Chamber of Commerce and various Square businesses. It is anticipated that another review of the parking regulations for the Square will be conducted following the completion of the County courthouse/jail project and the City's Square Streetscape project when new parking habits and patterns can be observed and studied.

**Severe Weather Siren** – Included in the City’s current budget is funding for the replacement of a severe weather warning siren located in the vicinity of W 17<sup>th</sup> Avenue. The new siren will be installed next week by September 17<sup>th</sup>. During this time, tests of the siren may be required to ensure it is functioning properly. Please know that the City of Indianola is responsible for the maintenance of the sirens and Warren County Emergency Management is responsible for the activation of the sirens during severe weather events.

**Library Curbside Pickup Expanded** - In response to public feedback, the Library will expand its curbside pickup to include Sunday hours. The Library’s no-contact curbside pickup service began in April when the building was closed and has continued to grow in popularity after the Library reopened. Initially offered two days a week, it expanded to all open hours Monday - Saturday and in October will grow to include Sunday afternoon hours. For now, curbside pickup will be the only service offered on Sundays.

**Library Chat Service** - The Library is launching a new live chat service on the website. The live chat will allow Library staff to assist patrons with inquiries while reducing the health risks associated with face-to-face interactions. It is made possible through funding from the State Library of Iowa.

**Indianola Eats Program** – The next Indianola Eats Program event is scheduled for Monday, September 14<sup>th</sup>. The event is hosted in the parking lot located at 1801 West Second Avenue (across from Sports Page). This program is funded by a \$62,700 grant.

**Beggars’ Night** – As of the writing of this update, a decision regarding the annual Beggars’ Night has not been made. The City continues to monitor the current events and will be reviewing available options. Information will be provided via the City’s communication tools (i.e. social media, website, and weekly updates) as details are available. Thank you for your patience and understanding.

**Pavement Crack Sealing** - Streets Division staff began preparations for the pavement crack sealing process. Crack sealing is generally performed during the fall (in October) or spring (in March) to help prolong the life and integrity of pavement life. Streets Division staff plans to seal approximately 14,000’ of pavement on North 15<sup>th</sup> Street (between 2<sup>nd</sup> Avenue and Iowa Avenue), North 14<sup>th</sup> Street (between Iowa Avenue and Hillcrest Avenue), Spruce Street (between 2<sup>nd</sup> Avenue and the dead-end), East Iowa Avenue (between 8<sup>th</sup> Street and 15<sup>th</sup> Street), and West Iowa Avenue (between 1<sup>st</sup> Street and D Street).

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

- **Current Projects Update** – This week, the site plan for Crow’s Nest RV park was approved, as well as the construction documents for Ashton Park Plat 7. Of the 15 projects listed, three are awaiting a submittal from the Developer, two are in review, eight have been approved and are in construction, and two were recently completed.
- **2020 Building Permits** – This week, one building permit application was submitted and six permits (all new dwellings) were issued. There are currently seven building permit applications in review and 149 building permits that have been issued year to date.
- **Code Enforcement** – This week, four code enforcement cases were opened. There are currently 23 open code enforcement cases (88 cases have been opened for the year).

**City Council Anticipated Agendas** - Attached, please find documents containing anticipated agenda items for the September 21<sup>st</sup> and October 5<sup>th</sup> upcoming meetings. These are working drafts. Agendas are published on the City’s website the Thursday prior to a scheduled City Council meeting.



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Date:** September 10, 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. Of the 15 projects listed, three (3) are awaiting a submittal from the developer, two (2) are in review, eight (8) have been approved and are in construction, and two (2) were recently completed. All dates are 2020, unless noted otherwise.

**1. Dollar Tree (1508 North Jefferson Way)**

**STATUS: Construction**

- Site plan submitted on June 25.
- Variance to parking requirements approved on July 1.
- Site plan approved on July 23.
- Demo permit for existing building applied for on July 23.
- Demo permit issued on July 28.
- Building permit issued on August 26.
- Site work/demo has begun.

**2. Williams Terrace (1600 Block of North 9<sup>th</sup> Street)**

**STATUS: Awaiting Submittal**

- 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 on July 6.

**3. People Bank Administration Building (500 East Iowa Avenue)**

**STATUS: Construction**

- Site plan and building permit submitted on March 13.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.

**4. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)**

**STATUS: Awaiting Submittal**

- Application for annexation was received on February 25.
- At its meeting on March 25, 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 approved an ordinance establishing a zoning district on August 3.

**5. Apple Tree Inn (1215 North Jefferson Way)**

**STATUS: Construction**

- Building permit application for interior remodel submitted on January 10.
- Building Permit issued on February 12.

**6. Cabin Coffee (910 East 2<sup>nd</sup> Avenue)**

**STATUS: Review**

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019.
- Staff hosted a preapplication meeting with the developers on October 22, 2019.
- Developer closed on the property on November 22, 2019.
- 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.
- Site plan submitted on August 27.
- Site plan comments returned on September 3.
- Planning and Zoning Commission will review an alternate site plan on September 15.

**7. Scooters Coffee (1112 North Jefferson Way)**

**STATUS: Completed**

- Site plan and building permit were submitted on October 9, 2019.
- Site plan approved on March 11.
- Building Permit issued on April 9.
- Certificate of Occupancy issued on August 28.

**8. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**

**STATUS: Construction**

- Staff held a preapplication meeting on a proposed campground on October 3, 2019.
- The City Council approved a rezoning at its January 21 meeting.
- The City Council approved a plat of survey at its May 4 meeting.
- The City Council approved an additional rezoning on June 1.
- Site plan submitted on May 18.
- Site plan comments returned on June 8.

- Revised site plan submitted on June 30.
- Alternative site plan and sidewalk waiver approved by the City Council on July 20.
- Revised site plan comments returned on July 21.
- Revised site plan submitted on July 28.
- Revised site plan comments returned on August 10.
- Revised site plan submitted on August 18.
- Revised site plan comments returned on August 27.
- Development Agreement signed by property owner on August 27.
- Site Plan approved on September 10.

**9. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)**

**STATUS: Construction**

- Site Plan for this project was submitted on April 3, 2019 to the City and comments were returned on April 22, 2019.
- Site Plan was approved on June 11, 2019.
- Building permit application was submitted on June 14, 2019.
- Full building permit issued on November 13, 2019.
- Site work has begun.

**10. New Heights Church (309 East Hillcrest Avenue)**

**STATUS: Awaiting Submittal**

- The project engineer contacted the City on February 7, 2019 to clarify plan review comments.
- Updated site plan was received on March 7, 2019.
- Site plan approved on May 18.

**11. Ashton Park Plat 7**

**STATUS: Construction**

- Located east of the intersections of East Euclid Avenue and North 18<sup>th</sup> Street and East Boston Avenue and North 18<sup>th</sup> Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- City Council approved the preliminary plat at its May 18 meeting.
- Revised preliminary plat submitted on July 6.
- Construction documents submitted on July 21.
- Comments on construction documents returned on August 3.
- Construction documents resubmitted on August 21.
- Resubmittal comments returned on September 3.
- Construction documents resubmitted on September 9.
- Construction Documents approved on September 10

**12. Summercrest**

**STATUS: Review**

- Located north of the intersection of North 7<sup>th</sup> 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 12 meeting.
- The City Council approved the Rezoning/PRD plan on July 6.
- The City Council approved the preliminary plat on July 6.
- Construction documents submitted on August 7.
- Comments on construction documents returned on August 19.
- Construction documents resubmitted on September 10.

### **13. Treeline Plat 1**

#### **STATUS: Construction**

- Located north of East Iowa Avenue and south of North 7<sup>th</sup> Court
- Preliminary Plat and Construction Plans submitted on March 16.
- 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.
- Final plat submitted on July 31
- Staff conducted an inspection of the site improvements on August 20.
- Staff conducted a second inspection of the site improvements on September 2.
- Planning and Zoning Commission will review final plat on September 15.

### **14. Quail Meadows Plat 3**

#### **STATUS: Construction**

- Located north of North 8<sup>th</sup> Street and East Trail Ridge Place.
- A rezoning application was submitted on July 1, 2019 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, 2019 meeting.
- The City Council approved the rezoning at its October 21, 2019 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 is to have the new lift station completion by fall of 2020.
- The developer submitted a preliminary plat to the City on September 24, 2019.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12, 2019.
- City Council approved the preliminary plat at its November 18, 2019 meeting.
- Construction plans were submitted on December 2, 2019.
- Construction plans approved on March 13.
- Final plat submitted on July 26.
- The Planning and Zoning Commission recommended the final plat for approval, with conditions, on July 14.

**15. Prairie Glynn Plat 2**

**STATUS: Completed**

- Located east of East Franklin Avenue and North 15<sup>th</sup> Street.
- A revised preliminary and final plat were submitted on June 5, 2019. The Planning and Zoning Commission reviewed the preliminary plat at its July 9, 2019 meeting, and the Council approved the preliminary plat at its July 15, 2019 meeting.
- Final Plat submitted on April 2.
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.
- Staff inspected the public improvements and the punchlist was completed on August 13.
- The City Council approved the final plat of August 17.



# 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	Finald Date	C.O.Date	VALUE
12/31/2019	1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home			5/15/2020	\$51,300.00
12/31/2019	2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home			5/15/2020	\$51,300.00
1/7/2020	3	1/7/2020	Chad Keller	206 N Jefferson	B and D	DEMO		2/2/2020		
1/7/2020	4	1/7/2020	Chad Keller	208 N Jefferson	B and D	DEMO		2/2/2020		
1/7/2020	5	1/8/2020	North American MHC LLC	24 Leonard	Heartland Living	Mobile Home			5/15/2020	\$51,300.00
1/7/2020	6	1/8/2020	North American MHC LLC	26 Alfred	Heartland Living	Mobile Home			5/15/2020	\$38,494.00
1/7/2020	7	1/8/2020	North American MHC LLC	6 Leonard	Heartland Living	Mobile Home			5/15/2020	\$38,494.00
1/14/2020	8	1/14/2020	Foxwood Apts	1005 W 3rd	Rainbow International	Remodel		5/29/2020		\$859,560.49
1/7/2020	9	1/13/2020	Kurt Ripperger	804 N B	Construction by Cambron	Remodel				\$80,000.00
10/29/2019	10	1/16/2020	Wal Mart	1500 N Jefferson Way	Midland	Commercial Remodel		4/15/2020		\$1,891,511.00
1/15/2020	11	1/20/2020	Jerry's Homes	506 N 17th	Jerry's Homes	Basement Finish				\$18,000.00
1/15/2020	12	1/27/2020	Jerry's Homes	402 N 18th	Jerry's Homes	Single Family Dwelling	1435			\$208,000.00
1/15/2020	13	1/27/2020	Jerry's Homes	406 N 18th	Jerry's Homes	Single Family Dwelling	1339			\$203,000.00
1/15/2020	14	1/27/2020	Jerry's Homes	408 N 18th	Jerry's Homes	Single Family Dwelling	1474			\$217,000.00
1/15/2020	15	1/27/2020	Jerry's Homes	1708 Detroit	Jerry's Homes	Single Family Dwelling	1644	7/23/2020		\$201,000.00
1/15/2020	16	1/27/2020	Jerry's Homes	1704 Detroit	Jerry's Homes	Single Family Dwelling	1605	7/23/2020		\$212,000.00
1/31/2020	17	2/3/2020	Sherwin and Leeann Back	808 W Salem	Vanderpool	Alteration				\$15,157.95
2/10/2020	18	2/10/2020	Dusty Jordan	1107 N 6th Street	Jordan Building & Design LLC	Screened In Porch	192			\$15,000.00
1/10/2020	19	2/12/2020	Pritesh Patel	1215 N Jefferson Way	Rod Curtis	Commercial Remodel				\$80,000.00
2/12/2020	20	2/12/2020	KC Inc	404 N Jefferson	Iowa Demolition	DEMO		8/7/2020		
2/13/2020	21	2/18/2020	Top Hat Homes	810 W Orchard	Top Hat Homes	Single Family Dwelling	2404			\$448,000.00
2/21/2020	22	2/28/2020	North American MHC LLC	29 Alfred	Heartland Living	Mobile Home				\$38,494.00
3/2/2020	23	3/2/2020	Kyle Tipling	411 W Salem		Garage Demo				
2/22/2020	24	3/2/2020	Horton-Robinson	709 Sunset	Horton-Robinson	Single Family Dwelling	1850		TEMP CO 07	\$257,000.00
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				\$15,000.00
3/9/2020	28	3/9/2020	Tyler Christonski	1319 S O	Crosscut Custom Carpentry	Four Seasons Room				\$41,500.00
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				\$7,000.00
3/13/2020	32	3/13/2020	Steger Construction	608 S Y	Steger Construction	Duplex	1840			\$100,000.00
3/13/2020	33	3/13/2020	Steger Construction	610 S Y	Steger Construction	Duplex	1840			\$100,000.00
3/13/2020	34	3/13/2020	Rory and Kathy Crooks	1209 W Euclid	Rory and Kathy Crooks	Deck				\$1,650.00
3/4/2020	35	3/16/2020	WJH LLC	1800 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047.00
3/4/2020	36	3/16/2020	WJH LLC	1710 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942.00



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## 2020 Building Permit Report

3/4/2020	37	3/16/2020	WJH LLC	1708 E Euclid	Century Complete	Single Family Dwelling		2009			\$98,876.00
3/4/2020	38	3/16/2020	WJH LLC	1706 E Euclid	Century Complete	Single Family Dwelling		1810			\$92,047.00
3/4/2020	39	3/16/2020	WJH LLC	1704 E Euclid	Century Complete	Single Family Dwelling		1625			\$90,935.00
3/4/2020	40	3/16/2020	WJH LLC	1606 E Euclid	Century Complete	Single Family Dwelling		1417			\$84,942.00
3/4/2020	41	3/16/2020	WJH LLC	1504 E Euclid	Century Complete	Single Family Dwelling		2009			\$98,876.00
3/4/2020	42	3/16/2020	WJH LLC	1502 E Euclid	Century Complete	Single Family Dwelling		1810			\$92,047.00
3/4/2020	43	3/16/2020	WJH LLC	1500 E Euclid	Century Complete	Single Family Dwelling		1417			\$84,942.00
3/4/2020	44	3/16/2020	WJH LLC	602 N 17th	Century Complete	Single Family Dwelling		1417			\$84,942.00
3/4/2020	45	3/16/2020	WJH LLC	600 N 17th	Century Complete	Single Family Dwelling		1602			\$90,542.00
3/20/2020	46	3/23/2020	Scott and Janelle Greene	1512 W Salem	self	Shed					\$2,000.00
3/6/2020	47	3/26/2020	Giovanti Homes	1401 W 14th	Giovanti Homes	Single Family Dwelling		3940			\$401,000.00
3/26/2020	48	3/26/2020	North American MHC LLC	45 Lincoln	Heartland Living	Mobile Home					\$37,080.00
3/26/2020	49	4/2/2020	Stephen Muldrow	400 E 1st	Stephen Muldrow	Single Family Dwelling		2022			\$109,300.00
3/26/2020	50	4/2/2020	Carlson Homes LLC	1107 S O	Carlson Homes	Single Family Dwelling		1675			\$275,000.00
3/26/2020	51	4/2/2020	North American MHC LLC	41 Alfred	Heartland Living	Mobile Home					\$37,679.00
3/26/2020	52	4/2/2020	North American MHC LLC	58 Lincoln	Heartland Living	Mobile Home					\$37,080.00
3/26/2020	53	4/2/2020	North American MHC LLC	11 Leonard	Heartland Living	Mobile Home					\$37,080.00
4/3/2020	54	4/6/2020	GroundBreaker Homes	1001 W Orchard	GroundBreaker Homes	Single Family Dwelling		1751			\$220,000.00
4/3/2020	55	4/6/2020	GroundBreaker Homes	1108 S O	GroundBreaker Homes	Single Family Dwelling		2781			\$210,000.00
10/9/2019	56	4/9/2020	Brew Enterprises (Scooters)	1112 N Jefferson Way	Huff Contracting	Commercial Building		561	8/28/2020		\$75,000.00
4/9/2020	57	4/13/2020	Five Seven Enterprises/Eagle Homes	1306 S L	Eagle Homes	Single Family Dwelling		1642			\$322,080.00
4/13/2020	58	4/17/2020	Cody McKasson	1312 E Detroit	Cody McKasson	Deck Overhang					\$1,000.00
3/13/2020	59	4/17/2020	People's Bank	500 E Iowa	Downing	Commerical		5616			\$1,050,000.00
4/17/2020	60	4/20/2020	Orton Homes	1304 S L	Orton Homes	Single Family Dwelling		2244			\$320,000.00
4/23/2020	61	4/27/2020	Dan Corsair	1611 W Iowa	Top Notch Renovations	Deck addition					\$4,050.00
4/27/2020	62	4/29/2020	Chris Bauer	811 N U	Chris Bauer	Deck					\$550.00
4/23/2020	63	4/30/2020	Mark Gaddls	1605 W Detroit	Crosscut Construction Co	Deck					\$6,500.00
4/29/2020	64	4/30/2020	Sam Bedwell	1204 Ann Pkwy	Sam Bedwell	Deck					\$2,500.00
4/29/2020	65	4/30/2020	Shelly Spooner	509 S Freeman	Risetter Construction	Deck					\$5,000.00
4/27/2020	66	5/1/2020	Fisher Decker	403 W 18th Pl	Fisher Decker	Deck					\$1,500.00
5/5/2020	67	5/5/2020	Marice and Dwight Freeman	104 S 4th	Marice and Dwight Freeman	DEMO					\$5,000.00
4/29/2020	68	5/5/2020	Pamela Hodges	805 W 4th	Pamela Hodges	Deck					\$1,100.00
5/5/2020	69	5/6/2020	Jerry's Homes	1709 Clinton	Jerry's Homes	Basement Finish					\$14,500.00
4/15/2020	70	5/7/2020	Bunnell Properties	1003 E Lincoln	Gruringre Construction	Single Family Dwelling		2734			\$336,000.00
4/13/2020	71	5/11/2020	Construction By Cambron	1602 S K	Construction by Cambron	Commerical Building		2500			\$299,950.00
5/7/2020	72	5/12/2020	Brian Marron	303 N 16th	Brian Marron	Deck					\$12,000.00
5/14/2020	73	5/14/2020	James Oakes	607 W 1st	James Oakes	Deck					\$1,500.00



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## 2020 Building Permit Report

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				\$3,000.00
5/18/2020	76	5/20/2020	Kimberly Development	1208 S O	Kimberly Development	Single Family Dwelling	1582			\$310,000.00
5/19/2020	77	5/20/2020	Wade Williams	1206 S O	Cornerstone Construction Services	Single Family Dwelling	1585			\$276,100.00
4/17/2020	78	5/25/2020	Bill Bussanmas	1409 W 6th	Marvin Van Dam	Single Family Dwelling	2400			\$589,000.00
5/21/2020	79	5/27/2020	Joseph and Rhonda Casazza	712 W Ashland	Joseph Casazza	Garage				\$24,500.00
5/21/2020	80	5/27/2020	Todd Koeppan	911 W Boston	Wet Paint Co Inc	Deck				\$2,000.00
5/25/2020	81	5/27/2020	Jerry's Homes	502 N 18th	Jerry's Homes	Single Family Dwelling	1605			\$212,900.00
5/25/2020	82	5/27/2020	Jerry's Homes	504 N 18th	Jerry's Homes	Single Family Dwelling	1297			\$199,900.00
5/27/2020	83	6/1/2020	Will Miller	1200 N E	Will Miller	Deck Expansion				\$834.00
5/27/2020	84	6/1/2020	Greg Rhoulhac	1522 W Salem	Beardmore Construction	Deck Expansion				\$2,000.00
5/28/2020	85	6/1/2020	Chris and Darla Freshly	1219 S 4th	Pro1 Construction LLC	Deck remodel				\$4,000.00
6/4/2020	86	6/4/2020	Maranda and Doug Greenwalt	1506 W Kentucky	John Peters	Deck				\$1,200.00
6/10/2020	87	6/10/2020	Dustin Ostrander	1107 E Henderson	Dustin Ostrander	Deck				\$4,000.00
6/10/2020	88	6/10/2020	Mike Greubel	202 1/2 N Kenwood	Mike Greubel	Garage				\$35,000.00
6/11/2020	89	6/11/2020	Jeremy King	709 W 2nd	Jeremy King	Deck				\$500.00
6/10/2020	90	6/11/2020	Craig Rodgers	1509 W Kentucky	Midwest Builders	Deck				\$25,000.00
5/20/2020	91	6/15/2020	Chad Amos	1200 S O	Chad Amos	Single Family Dwelling	3569			\$560,000.00
6/17/2020	92	6/17/2020	Melinda Leggins	410 W Lincoln	Brock Leggins	Deck				\$7,349.00
6/11/2020	93	6/17/2020	Michelle Lynn Chaplin	1406 Jackson Cir	Michelle Chaplin	Deck				\$12,963.00
6/11/2020	94	6/17/2020	Maryellen Andersen	808 W Iowa	Maryellen Andersen	Deck				\$750.00
6/11/2020	95	6/17/2020	Shelby Benge	609 N O	Rupiper Construction	Deck				\$2,000.00
6/17/2020	96	6/22/2020	Joe Switzer	509 S D	Kimball Construction	Basement finish				\$11,000.00
6/18/2020	97	6/22/2020	Savannah Homes	695 N N	Savannah Homes	Single Family Dwelling	1292			\$221,900.00
6/18/2020	98	6/22/2020	Savannah Homes	635 N N	Savannah Homes	Single Family Dwelling	1290			\$215,900.00
6/18/2020	99	6/22/2020	Savannah Homes	702 N Kenwood	Savannah Homes	Single Family Dwelling	1219			\$209,900.00
6/22/2020	100	6/24/2020	Denise Parsons	1801 Apple Lane	Midwest Builders	Deck				\$3,500.00
7/1/2020	101	7/1/2020	Mike Christensen	1600 W 3rd	Morton Buildings	Garage (detached)				\$22,000.00
6/10/2020	102	7/6/2020	Dan Flaherty	603 Scott Felton	Dan Flaherty	Garage				\$6,500.00
7/6/2020	103	7/6/2020	Haille Bettuo	104 S P	Haille Bettuo/Brandon Goodell	Deck				\$2,500.00
7/9/2020	104	7/9/2020	Jeremiah Kruckenberg	704 N O	Jeremiah Kruckenberg	Deck				\$3,600.00
7/6/2020	105	7/13/2020	Mauricio Aguilera	1005 Ann Pkwy	Jake Dorland	Deck				\$5,150.00
5/27/2020	106	7/15/2020	David and Natasha Cooper	1321 S Jefferson Way	Denny Clayton	Garage				\$28,560.00
7/8/2020	107	7/15/2020	Marc Black	106 W Orchard	Remodeling Contractors	Kitchen Remodel				\$86,950.00
6/29/2020	108	7/21/2020	Tony May	1607 W Girard	Blum Group	Single Family Dwelling	1700			\$275,000.00
7/15/2020	109	7/21/2020	Autumn Ridge Development	1203 N O	Autumn Ridge Development	Single Family Dwelling	1809			\$200,000.00
7/15/2020	110	7/21/2020	Autumn Ridge Development	1210 N N Ct	Autumn Ridge Development	Single Family Dwelling	1932			\$220,000.00



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7/15/2020	111	7/21/2020	Autumn Ridge Development	1506 W Lincoln Pl	Autumn Ridge Development	Single Family Dwelling		2285		\$220,000.00
7/15/2020	112	7/21/2020	Autumn Ridge Development	1508 W Lincoln Pl	Autumn Ridge Development	Single Family Dwelling		1600		\$200,000.00
7/15/2020	113	7/21/2020	Autumn Ridge Development	1510 W Lincoln Pl	Autumn Ridge Development	Single Family Dwelling		1738		\$200,000.00
7/2/2020	114	7/22/2020	Scott Creators	609 N N	Scott Creators	Deck				\$1,483.00
7/23/2020	115	7/23/2020	Michael Hofer	400 S 8th Ct Unit 40	Confident Contracting	Basement				\$10,000.00
7/23/2020	116	7/24/2020	Joshua/Kelli Soesbe	1307 N 7th	Kimball Construction	Deck				\$1,500.00
7/22/2020	117	7/24/2020	Savannah Homes	1109 N 7th	Savannah Homes	Single Family Dwelling		1417		\$225,000.00
7/27/2020	118	7/27/2020	Doering Properties	901 Summerset	Doering Properties	Townhouse		1315		\$103,000.00
7/27/2020	119	7/27/2020	Doering Properties	903 Summerset	Doering Properties	Townhouse		1315		\$103,000.00
7/27/2020	120	7/27/2020	Doering Properties	905 Summerset	Doering Properties	Townhouse		1315		\$103,000.00
7/27/2020	121	7/27/2020	Doering Properties	907 Summerset	Doering Properties	Townhouse		1315		\$103,000.00
7/23/2020	122	7/28/2020	Destiny Bible Church	1508 N Jefferson Way	One Site Development	DEMO				
07/28/2020	123	7/28/2020	Joe Gezel	500 W Clinton	John Peters	Deck				\$5,000.00
7/23/2020	124	7/30/2020	Rob Miller	1302 S O	Midwest Builderss	Roof and Deck				\$10,000.00
8/18/2020	125	8/18/2020	Doug Meyer	906 S Jefferson	Doug Meyer	Deck				\$7,500.00
8/20/2020	126	8/20/2020	Brock Banks	1012 S R	Brock Banks	Deck				\$7,000.00
8/20/2020	127	8/20/2020	Tyler Christowski	1203 N 9th	Crosscut Custom Carpentry	Deck				\$7,500.00
8/21/2020	128	8/21/2020	Gregory Wilbur	2300 W Euclid	Clint Carruthers	Garage				\$95,356.02
8/19/2020	129	8/26/2020	Orton Homes	808 W Orchard	Orton Homes	Single Family Dwelling		2872		\$430,000.00
8/20/2020	130	8/26/2020	One Site Development	1508 N Jefferson Way	One Site Development	Commerical Building		9997		\$430,000.00
8/21/2020	131	8/27/2020	Taylor Hallengrow	1011 E Henderson Pl	Beardmore Construction	Deck				\$5,000.00
07/30/202	132	8/27/2020	Ground Breaker Homes	817 Trail Ridge	Ground Breaker Homes	Duplex		1669		\$210,000.00
7/30/2020	133	8/27/2020	Ground Breaker Homes	819 Trail Ridge	Ground Breaker Homes	Duplex		2698		\$230,000.00
7/30/2020	134	8/27/2020	Ground Breaker Homes	821 Trail Ridge	Ground Breaker Homes	Duplex		1669		\$200,000.00
7/30/2020	135	8/27/2020	Ground Breaker Homes	823 Trail Ridge	Ground Breaker Homes	Duplex		2585		\$215,000.00
7/30/2020	136	8/27/2020	Ground Breaker Homes	825 Trail Ridge	Ground Breaker Homes	Duplex		2295		\$215,000.00
7/30/2020	137	8/27/2020	Ground Breaker Homes	827 Trail Ridge	Bround Breaker Homes	Duplex		2541		\$230,000.00
8/19/2020	138	9/2/2020	Strahan Construction	1503 11th Way	Strahan Construction	Single Family Dwelling		3546		\$540,000.00
8/5/2020	139	9/2/2020	Michael Smothers	807 N B	Michael Smothers	Mudroom				\$6,500.00
8/7/2020	140	9/3/2020	Savannah Homes	1103 N 7th	Savannah Homes	Single Family Dwelling		1401		TBD
8/7/2020	141	9/3/2020	Savannah Homes	1105 N 7th	Savannah Homes	Single Family Dwelling		1443		TBD
8/12/2020	142	9/3/2020	Savannah Homes	1107 N 7th	Savannah Homes	Single Family Dwelling		1443		TBD
8/25/2020	143	9/3/2020	Savannah Homes	1101 N 7th	Savannah Homes	Single Family Dwelling		1443		TBD
9/3/2020	144	9/9/2020	Jerry's Homes	1703 Detroit Pl	Jerry's Homes	Single Family Dwelling		1697		\$180,000.00
9/3/2020	145	9/9/2020	Jerry's Homes	1705 Euclid	Jerry's Homes	Single Family Dwelling		1298		\$180,000.00
9/3/2020	146	9/9/2020	Jerry's Homes	1707 Euclid	Jerry's Homes	Single Family Dwelling		1474		\$190,000.00
9/3/2020	147	9/9/2020	Jerry's Homes	1709 Euclid	Jerry's Homes	Single Family Dwelling		1644		\$180,000.00



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## 2020 Building Permit Report

9/3/2020	148	9/9/2020	Jerry's Homes	1707 Detroit	Jerry's Homes	Single Family Dwelling	1644			\$180,000.00
9/3/2020	149	9/9/2020	Jerry's Homes	1709 Detroit	Jerry's Homes	Single Family Dwelling	1337			\$180,000.00
7/30/2020			IR Jennifer Harmison	814 W Clinton	Jennifer Harmison	Carport				\$2,000.00
8/6/2020			IR Josh Crouse	104 E 4th	Josh Crouse	Garage				\$4,000.00
8/18/2020			IR Blake Roush	1405 W 14th	Blake Roush	Utility Shed				\$10,000.00
8/25/2020			IR Steger Construction	600 S Y	Steger Construction	Townhome	1525			\$120,000.00
8/25/2020			IR Steger Construction	602 S Y	Steger Construction	Townhome	1525			\$120,000.00
8/31/2020			IR Apex Storage Solutions	802 E Hillcrest	Apex Storage Solutions	Commerical Storage Units	3900			\$80,340.00
9/8/2020			IR Corbin Rinard	3102 W 4th	Corbin Rinard	Garage				\$8,500.00



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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: 78-2020	8/20/2020	Junk Vehicle?	207 North 3rd	9/3/2020	9/3/2020	Left door hanger. Waiting for phone call to confirm if vehicle runs and has current registration. Sent letter 9/3/2020. Has 7 days to remove vehicle.	9/16/2020	
Open	CE: 82-2020	9/1/2020	Tall grass and weeds	1506 E Henderson Pl	9/1/2020	9/1/2020	Need to Abate.	9/16/2020	
Open	CE: 83-2020	9/3/2020	Tall grass and weeds	513 North N Street	9/3/2020	9/3/2020	Need to Abate.	9/16/2020	
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.	9/17/2020	
Open	CE: 76-2020	8/10/2020	Structure fire. Dangerous and abandoned building.	411 West 1st Avenue	8/10/2020	8/10/2020	Sent letter. September 20th for demolition/compliance	9/20/2020	
Open	CE: 84-2020	9/3/2020	Tall grass and weeds	512 North O Street	9/3/2020	9/3/2020	September 10th for compliance. Owner called and asked for a 2 week extension. Granted. September 24th.	9/24/2020	
Open	CE: 86-2020	9/9/2020	Defective sidewalk	1105 W Iowa Ave	9/9/2020	9/9/2020	October 9th, 2020	10/9/2020	
Open	CE: 88-2020	9/8/2020	Sidewalk	701 S R ST	9/9/2020	9/11/2020	Sent Letter.	10/12/2020	
Open	CE: 87-2020	9/1/2020	Flashing detached from façade. Poorly maintained building.	110 North Howard	9/1/2020	9/1/2020	November 30th, 2020	11/3/2020	
Open	CE: 85-2020	9/9/2020	Non conforming shed	1708 W Euclid	9/9/2020	9/9/2020	November 9th, 2020	11/9/2020	
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	TBD	
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 until Labor day to complete gutters and paint. Still moving forward with court date and infraction to insure that work will be completed.	TBD	
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.	TBD	
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 7/31/2020 for compliance. Having a hard time finding concrete contractor to complete the work. Follow up TBD	TBD	
Open	CE: 57-2020	7/6/2020	Vehicles without current registration	1105 E Salem	7/7/2020	N/A	Will get in touch with property owner and ask them to provide proof of current licensure for mini van and camper. Will close case upon confirmation.	TBD	
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. Will contact Roy about abating. Junk is picked up and disposed of one week but then returns the following week. Will continue to monitor.	TBD	
Open	CE: 65-2020	7/14/2020	Tall grass, weeds, overgrown shrubs and bushes	114 North Howard Street. Parcel ID: 48020120030	7/14/2020	7/15/2020	Sent letter 7/15/2020 allowing one week for abatement.	TBD	
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.	TBD	
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. <b>Work has commenced on west side of house. Will check regularly.</b> 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. Property owner denied/contested the infraction. Waiting for court date.	TBD	
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied for 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	



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## Code Enforcement Tracking Report

							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 hasn't been demolished yet, we will be moving forward with a Municipal Infraction if we don't 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. Municipal infraction on hold. Waiting on mortgage company.		TBD
Open			Unsafe Building	407 West 1st Ave	12/11/2019	12/11/2019			
Open	CE: 74-2020	8/10/2020	Tall grass and weeds	2100 West Euclid	8/12/2020	8/13/2020	Sent letter. August 27th for compliance. Abate. Property owner is making progress. Will continue to check progress.		
Open	CE: 75-2020	8/10/2020	Tall grass and weeds	1006 E Euclid	8/12/2020	8/13/2020	Sent letter. August 27th for compliance. Abate		
Closed	CE: 81-2020	8/13/2020	Tall grass and weeds	1009 E Salem	8/13/2020	8/13/2020	Gave until August 17th. Abate.		
									9/3/2020
Closed	CE: 80-2020	8/25/2020	Junk vehicle in driveway	1602 Franklin Avenue	8/25/2020	8/25/2020	Has until September 1st, 2020 to remove vehicle. Vehicle has been removed.		
									9/1/2020
Closed	CE: 79-2020	8/25/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	8/25/2020	8/25/2020	Junk and junk vehicles in driveway and yard. This is the second time this property has been in violation of city ordinance in the past 4 months. Removed one vehicle from the previous ordinance violation. Sent letter on August 25th, 2020 giving until September 10th 2020		
									9/1/2020
Closed	CE: 70-2020	7/23/2020	Junk and junk debris throughout property	500 E 1st Avenue	7/23/2020	7/23/2020	Left door hanger 7/23/2020. Sent letter 7/27/2020. Has until August 3rd, 2020. Set up abatement for removal of fridge. Fridge is gone.		
									8/31/2020
Closed			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. House is almost completely remodeled on outside. Will close once complete. Structure now in compliance.		
									8/27/2020
Closed			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. <b>Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted.</b> Spoke with contractor, he said their waiting on materials and work will resume as soon as they are available but no later than 1/31/2020. Spoke with property owner. Contractor is waiting to finish siding until the weather warms up to avoid cracking the vinyl. Trying to make contact with owner before moving forward with a municipal infraction. Spoke with Diane and she will have her contractor get in touch with me beginning of next week. Still have not heard from contractor. If no update is received by 5/4/2020, then we will move forward with municipal infraction. Moving forward with Municipal Infraction. Spoke with owner and she informed me that everything noted on the dangerous building letter will be completed by July 29th (Court Date). Still moving forward with court date and infraction to insure that work will be completed. Inspected exterior portion of house. Still have several repairs to be made. Property is now in compliance.		
									8/27/2020
Closed	CE: 72-2020	7/31/2020	Junk and Junk vehicles and debris throughout property	401 West 1st Avenue	7/31/2020	7/31/2020	Sent letter 7/31/2020. August 7th for compliance. Vehicle in rear yard will be gone by Monday August 24th.		
									8/25/2020
Closed	CE: 69-2020	7/23/2020	Tall grass and weeds	707 E Salem	7/23/2020	7/23/2020	Left Door Hanger. Sent Letter 7/27/2020. Schedule Abatement		
									8/20/2020
Closed	CE: 73-2020	7/30/2020	Junk and junk debris throughout property	817 North 8th Street	7/31/2020	7/31/2020	Sent letter 7/31/2020. August 24th for compliance		
									8/14/2020
Closed	CE: 71-2020	7/24/2020	Low hanging tree branches, shrubs/bushes growing over sidewalk	1202 West Euclid Ave	7/24/2020	7/27/2020	Sent letter 7/27/2020. Has until August 10th, 2020.		
									8/10/2020
Closed	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. Grade to steep on North and South side of house. No room in back yard due to thick vegetation and creek. Applied for variance to keep shed where its at. Variance Approved.		
									8/5/2020

**September 21, 2020  
Draft Agenda**

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Treasurer's Report
- Resolution approving monthly transfers
- Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to standard penalty
- Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to tobacco use
- Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to animal control
- Third consideration of an Ordinance amending zoning regulations to Chapter 165, regarding preschools, schools and churches.
- Third consideration for various amendments, including zoning regulation amendments to Chapter 165, regarding fees.
- Second consideration of an ordinance amending Chapter 160 of the Code of Ordinances of the City of Indianola, making certain amendments to the adopted Fire Code.
- Resolution for Reimbursement of COVID-19 Expenses Incurred from August 1 to September 30
- Annual update from the CEO of the YMCA of Greater Des Moines
- Resolution approving a change order for the 2019 Drainage Improvement Project.
- Resolution approving contract for manhole repairs on E 92.
- Resolution approving the sale of surplus equipment in the WRR department

**Study Session Draft Agenda**

- 5-Year CIP
- Stormwater Utility Master Plan

**October 5, 2020  
Draft Agenda**

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Third consideration of an ordinance amending Chapter 160 of the Code of Ordinances of the City of Indianola, making certain amendments to the adopted Fire Code.
- Resolution awarding contract for annual manhole rehabilitation project.

Meeting Date: 09/21/2020

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**Information**

**Subject**

Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

**Information**

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**Fiscal Impact**

**Attachments**

*No file(s) attached.*

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