



CITY OF INDIANOLA COUNCIL MEETING

April 2, 2012

6:00 p.m.

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Consent
 - A. Approve agenda
 - B. **March 26, 2012 Minutes**
 - C. Applications
 1. A new Class "B" Beer permit, Sunday Sales Privilege and outdoor area for the Indianola Sports Association - 2205 E. 2nd Avenue (Pickard Park)
 2. A new Class "B" Beer permit and outdoor area for the Square Bar Association at the Warren County Fairgrounds Grandstand
 - D. Set April 16, 2012 as a public hearing and first consideration to amend the Council Study Committee ordinance
 - E. Claims on the computer printout for **April 2, 2012**
5. Mayor's Report - Kenan Bresnan
 - A. Proclamation declaring April 27, 2012 as Arbor Day
 - B. Community Update
6. Council Reports
 - A. Receive Buxton Park Development Plan presentation
 - B. Council Representative Reports
 1. Resolution approving personnel salaries
7. Public Consideration
 - A. Old Business

1. Public hearing and first consideration to rezone a vacant lot from R-2 (one & two family residential) to C-2 (highway commercial) and legally described as lot 9 and the south 1/2 of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley within block 18 of Jones and Windles Addition and locally known as 506 W. 2nd Avenue (P&Z approved unanimously 2-14-12)
2. \$4,580,000 General Obligation urban Renewal Bonds, Series 2012A
 - a. Receipt of bids
 - b. Resolution directing sale
3. \$3,875,000 General Obligation Bonds, Series 2012B
 - a. Receipt of bids
 - b. Resolution directing sale
 - c. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects
4. 2012 Indianola Street Improvements Project
 - a. Resolution approving construction contract and bond
5. Second consideration of the 2012 Indianola Street Improvement Project grade ordinance.
6. Further discussion of the Indianola Square Lease Agreement with the Supporters of Indianola
- B. New Business
8. Other Business
9. Adjourn

Information

Subject
March 26, 2012 Minutes

Information

Attachments

Minutes

REGULAR SESSION – MARCH 26, 2012

The City Council met in regular session at 6:00 p.m. on March 26, 2012. Mayor Kenan Bresnan called the meeting to order and on roll call the following members were present: Pete Berry, Greg Marchant, Eric Mathieu, John Parker Jr., Pam Pepper and John Sirianni.

The following items were pulled from the consent agenda:

Item C-1 – A new Class “B” Beer permit and outdoor area for the Square Bar Association – The Indianola Square

Item D-1 – A request from Jerry’s Homes to rezone lots 4, 5, 6, 7 and Outlot Y of the amended Sunset Terrace Plat #1 and locally known as the 1300 – 1400 block of North 6th Street from R-3 (mixed residential) to R-5 (planned residential)

The consent agenda consisting of the following was approved on a motion by Pepper and second by Berry. Question was called for and upon the council member votes, the Mayor declared the motion carried unanimously.

Approve agenda

March 5, 2012 minutes

Application:

- A new Class “B” Wine Permit for Jiffy – 311 N. Jefferson
- A renewal Class “B” Wine, Class “C” Beer, Class “E” Liquor and Sunday Sales Privilege for Wal Mart – 1500 N. Jefferson

Set April 16, 2012 as a public hearing and first consideration for:

- An amendment to the buffer requirement under the design standards of Section 166.04(j) of the Site Plan Ordinance
- An amendment to Chapter 170 of the Indianola Subdivision and Chapter 140 Controlled Access Facilities

Downtown Incentive Program preliminary applications and amendment for:

- 115 E. Salem – Crouse Café – Grant is \$23,020 and interest free loan is \$23,020
- 119 W. Salem – Erin Freeberg (EJD LLC) – Grant is \$2,852 and interest free loan is \$11,408
- 117 E. Salem – Midwest Uncuts (amendment) – an additional amount of \$2,797.59 – grant is \$25,000 and interest free loan is \$25,000

Plainview Lift Station Rehab – will replace one pump and rehab the controls in an amount of \$12,914 from Electric Pump and \$30,500 from JETCO Electric respectfully

Renewal of an Adopt A Highway Application from IN-CA-HI-AS National Campers Hikers Association

Street closure request from:

- The Garage – June 30, 2012 from 8:00 a.m. – noon – will close Ashland Avenue from 1st to Howard – using the street for staging and registration area for the Amber Ride – motorcycle charity ride

- American Legion and VFW – Veterans Memorial Day Parade – May 28, 2012 from 9:30 a.m. – 11:00 a.m. – parade will start at the Warren County Administration Building, south on Buxton, east on Salem and south to IOOF Cemetery

Prior applications for urban revitalization designation

Brody Construction – 2204 N. 8th Street – SFD - \$200,000

Jerry's Homes – 1707 E. Boston – SFD - \$149,500

Final applications for urban revitalization designation

J.R. Sheffer – 1509 Fairway Drive – SFD - \$276,000

Claims on the computer printout for March 26, 2012 and the February 2012 receipts

A motion was made by Berry and seconded by Pepper to approve a new Class “B” Beer permit and outdoor area for the Square Bar Association – The Indianola Square. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

It was moved by Sirianni and seconded by Mathieu to set April 16, 2012 as a public hearing and first consideration of a request from Jerry's Homes to rezone lots 4, 5, 6, 7 and Outlot Y of the amended Sunset Terrace Plat #1 and locally known as the 1300-1400 Block of North 6th Street from R-3 (mixed residential) to R-5 (planned residence district). Question was called for and on voice vote the Mayor declared the motion carried unanimously.

A motion was made by Mathieu and seconded by Sirianni to approve the Mayor's nomination of Jon Anderson to the Park and Recreation Commission – a term to begin immediately and expire January 1, 2014. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Mayor Kenan Bresnan discussed the Council Study Committee Structure and amending the ordinance allowing the Mayor to chair the meetings. Council member's Sirianni and Parker stated they would prefer to have the same person chair all the meetings. Council member Pepper stated she would like to see it stay as is. This item will be placed on the next council agenda to set a public hearing to consider amending the ordinance.

The February 2012 City Treasurer's Report was approved on a motion by Pepper and seconded by Mathieu. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Arlan Schrum, Shull and Co., presented the FY 10/11 Audit Report. It was moved by Mathieu and seconded by Parker to approve this report. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council member Pam Pepper reported on the March 12, 2012 council study committee meeting.

A motion was made by Berry and seconded by Parker to approve the following Resolution Approving Personnel Salaries. On roll call the vote AYES: Parker, Sirianni, Marchant, Pepper, Mathieu and Berry. NAYS: None. Whereupon the Mayor declared the motion carried and the following resolution duly adopted.

RESOLUTION APPROVING SALARIES

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

The following salaries are hereby approved:

Justin Brand, WPC Apprentice Operator, from Range 19-2 ½ \$39,164/year to Range 19-3 \$40,096/year effective March 9, 2012

Robert Soukup, Firefighter/Paramedic, from FF 1.5 \$39,771/year to FF-2 \$40,741/year effective January 15, 2012

Debbie Neer, Part-time police receptionist, from CE 2-1 \$12.601/hour to CE 2-1 ½ \$12.811/hour effective January 29, 2012

Diana Bowlin, City Clerk, temporary increase to CE 10-8.5 \$68,795/year effective February 26, 2012

Park and Recreation Seasonal Summer Help:

Abby Hart, Softball Facility Supervisor, \$8.00/hour effective March 26, 2012

Jennifer Geddes, Softball Facility Supervisor, \$8.00/hour effective March 26, 2012

Patrick Poore-Christensen, Ballfield Maintenance, \$8.50/hour effective March 19, 2012

Jay Hackett, Ballfield Maintenance, \$8.25/hour effective March 19, 2012

Russ Fairfield, Ballfield Maintenance, \$8.25/hour effective March 19, 2012

Jim Isley, Park Seasonal Summer Help-Mowing - \$9.56/hour effective March 26, 2012

Roger Mason, Park Seasonal Summer Help – Mowing & Tree Maintenance Worker, \$10.16/hour effective March 26, 2012

Street Seasonal Summer Help:

Bryce Bintner, \$9.00/hour effective May 21, 2012

Zach Miller, \$9.00/hour effective May 8, 2012

Turner Baldwin, \$9.50/hour effective May 7, 2012

Grant Focht, \$9.00/hour effective May 1, 2012

Passed and approved on the 26th day of March, 2012.

Council Member Sirianni introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$4,580,000 GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2012A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member Mathieu seconded the Resolution to adopt. The roll was called and the vote was, AYES: Marchant, Pepper, Mathieu, Berry, Parker and Sirianni. NAYS: None. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF
\$4,580,000 GENERAL OBLIGATION URBAN RENEWAL BONDS,

SERIES 2012A, AND APPROVING ELECTRONIC BIDDING
PROCEDURES AND OFFICIAL STATEMENT

(The complete resolution may be viewed at the City Clerk's Office)

Council Member Marchant introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$3,875,000 GENERAL OBLIGATION BONDS, SERIES 2012B, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member Parker seconded the Resolution to adopt. The roll was called and the vote was, AYES: Pepper, Mathieu, Berry, Parker, Sirianni and Marchant. NAYS: None. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF
\$3,875,000 GENERAL OBLIGATION BONDS, SERIES 2012B, AND
APPROVING ELECTRONIC BIDDING PROCEDURES AND
OFFICIAL STATEMENT

(The complete resolution may be viewed at the City Clerk's Office)

Council Member Pepper introduced the following Resolution entitled "RESOLUTION AUTHORIZING THE ISSUANCE OF \$3,875,000 GENERAL OBLIGATION BONDS, SERIES 2012B, AND LEVYING A TAX FOR THE PAYMENT THEREOF", and moved that the same be adopted. Council Member Mathieu seconded the motion to adopt. The roll was called and the vote was, AYES: Mathieu, Berry, Parker, Sirianni, Marchant and Pepper. NAYS: None. Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION AUTHORIZING THE ISSUANCE OF \$3,875,000
GENERAL OBLIGATION BONDS, SERIES 2012B, AND LEVYING
A TAX FOR THE PAYMENT THEREOF

(The complete resolution may be viewed at the City Clerk's Office)

A public hearing was held for a final industrial tax abatement from Sternquist Construction – 1110 N. 14th Street. There were no objections either oral or written.

A public hearing and first consideration for the 2012 Indianola Street Improvements Project grade ordinance was held. There were no objections either oral or written. Berry moved and Sirianni seconded to approve the first consideration of this ordinance. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for the construction of certain public improvements described in general as 2012 Indianola Street Improvements Project, the Mayor called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered and the Clerk reported that no written objections thereto had been filed.

Council Member Parker introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST", and moved that the same be adopted. Council Member Sirianni seconded the motion to adopt. The roll was called and the vote was, AYES: Sirianni, Marchant, Pepper, Mathieu, Berry and Parker. NAYS: None. Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST
For The 2012 Indianola Street Improvement Project

(The complete resolution may be viewed at the City Clerk's Office)

Whereupon, there was received and filed with the City Manager a report of the bids received on March 22, 2012, at 10:00 o'clock A.M., and publicly opened pursuant to the resolution of the Council and notice duly published for construction of certain public improvements described in general as 2012 Indianola Street Improvements Project, in accordance with the plans and specifications now adopted, as attached following:

<u>Name and Address</u>	<u>Bid Amount</u>
Alliance Construction Grimes, Iowa	\$3,004,012.50
Sternquist Construction Indianola, Iowa	\$2,660,469.61
Vanderpool Construction Indianola, Iowa	\$2,691,604.11

Council Member Berry introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT to Sternquist Construction", and moved that the Resolution be adopted. Council Member Pepper seconded the motion to adopt. The roll was called and the vote was, AYES: Parker, Sirianni, Marchant, Pepper, Mathieu and Berry. NAYS: None. Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT
To Sternquist Construction
For the 2012 Indianola Street Improvement Project

(The complete resolution may be viewed at the City Clerk's Office)

The Mayor and Council further discussed "C" Street and the opinion received from Ivan Webber, Ahler Law Firm. Mayor Kenan Bresnan stated he was in favor of moving forward with the process. Marchant moved and Parker seconded to form a committee to work towards vacating "C" Street and subsequently sale to Simpson College. Council member Berry stated the public has asked the council to leave this street opened and it should not be closed. Council member Pepper asked who would be on the committee and what they would do, and the council needs to receive the exact specifications, details, engineering design, etc. from Simpson College before a decision can be made. City Attorney John Hoyman discussed the letter received from Ivan Webber and the process to vacate the street. Council member Marchant and Parker withdrew their motion. It was the consensus of the Council to have Mayor Kenan Bresnan and President John Byrd meet and go over what was discussed at this meeting and see if Simpson College is ready to move forward with an engineering design and specification, who will pay for the engineering design and then present it to the council for their consideration.

Public comments concerning the closing of "C" Street and related topics were:

- Susan Glick, 511 W. Boston, spoke regarding “C” Street, one way streets and asked for additional informational meetings so council can receive public input
- Kathy Stanfield, 407 W. Ashland, spoke against the closure of “C” Street and safety concerns if “D” Street became a two-way
- Jim Jauron, 1203 W. 3rd #19A, spoke against the closure of “C” Street and possibly eliminating parking on “C” Street

It was the consensus of the Council to strike Veenstra and Kimm’s proposal of \$8,000-\$10,000 for the traffic study on Buxton and Howard until a decision is made regarding “C” Street.

Council member Sirianni introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS (Indianola Wellness Center-Site Grading & Utilities) AND FIXING A DATE FOR HEARING (April 16, 2012) AND TAKING OF BIDS (April 10, 2012)", and moved that it be adopted. Council member Parker seconded the motion to adopt. The roll was called and the vote was, AYES: Marchant, Pepper, Mathieu, Berry, Parker and Sirianni. NAYS: None. Whereupon, the Mayor declared the following resolution duly adopted:

RESOLUTION ORDERING CONSTRUCTION OF
CERTAIN PUBLIC IMPROVEMENTS (Indianola Wellness Center-Site Grading & Utilities)
AND FIXING A DATE FOR HEARING (April 16, 2012)
AND TAKING OF BIDS (April 10, 2012)

(The complete resolution may be viewed at the City Clerk’s Office)

A motion was made by Pepper and seconded by Sirianni to start the process and send RFP’s to Research Firms for the City Manager’s position. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Mathieu to approve the noise permit request from Terry Barger, The Garage, to have live music on Friday or Saturday evenings (April – November) from 8:00 p.m. to midnight. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Brad Ross, 812 N. “S” Court and Kevin Halterman, 1190 Ann Parkway, spoke regarding the Indianola Square Lease Agreement with the City for 6 Friday nights (April – September for Bike Night). They requested the \$750 lease fee be waived due to the economic development they provide to the City and also allow the Supporters of Indianola to adjust the police force due to weather conditions. It was the consensus of the council to place this on a future council agenda after more information regarding the adjustment to the police force has been obtained.

Council Member Pepper introduced and delivered to the Clerk the Resolution hereinafter set out entitled “RESOLUTION APPROVING ECONOMIC DEVELOPMENT GRANTS AND INTEREST FORGIVENESS UNDER INDIANOLA DOWNTOWN BUSINESS INCENTIVE PROGRAM for Jack Winjum (Midwest Uncuts) 117 E. Salem, and moved its adoption. Council member Mathieu seconded the motion. The roll was called and the vote was, AYES: Mathieu, Berry, Parker, Sirianni, Marchant and Pepper. NAYS: None. Whereupon the Mayor declared the measure duly adopted.

RESOLUTION APPROVING ECONOMIC DEVELOPMENT GRANTS
AND INTEREST FORGIVENESS UNDER INDIANOLA DOWNTOWN
BUSINESS INCENTIVE PROGRAM
for Jack Winjum (Midwest Uncuts) 117 E. Salem

(The complete resolution may be viewed at the City Clerk's office)

Meeting adjourned on a motion by Mathieu and seconded by Marchant.

Kenan Bresnan, Mayor

Diana Bowlin, City Clerk

Information

Subject

A new Class "B" Beer permit, Sunday Sales Privilege and outdoor area for the Indianola Sports Association - 2205 E. 2nd Avenue (Pickard Park)

Information

This is a new Class "B" Beer permit, Sunday Sales Privilege and outdoor area for the Indianola Sports Association at Pickard Park. ISA Board Officers/members included on the application are Todd Ahrens 11511 78th Lane and Doug Bylund 1515 S. 3rd.

Steve Bonnett, Brian Seymour and Chuck Burgin have approved.

Attachments

ISA Permit

March 13, 2012

NAME OF APPLICANT: Indianola Sport Association – 2205 E. 2nd Ave (Pickard Park)

TYPE OF LICENSE/PERMIT: Class “B” Beer, Sunday Sales and outdoor area

	<u>Date & Initial</u>	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>3/14/12</u>	<u>sl</u>	<u> </u>
Fire Chief	<u>3/28/12</u>	<u>BB</u>	<u> </u>
B&Z Official	<u>3-30-12</u>	<u>CB</u>	<u> </u>
Sign Compliance	<u>N/A</u>	<u>CB</u>	<u> </u>

*Reasons for disapproval

License Application ()

Applicant

Name of Applicant: Indianola Sports Association

Name of Business (DBA): Indianola Sports Association

Address of Premises: 2205 East 2nd Avenue

City: Indianola County: Warren Zip: 50125

Business Phone: (515) 961-8060

Mailing Address: PO Box 333

City: Indianola State: IA Zip: 50125

Contact Person

Name: Doug Bylund

Phone: (515) 249-7231 Email Address: dbylund@cityofindianola.com

Classification: Class B Beer (BB) (Includes Wine Coolers)

Term: 8 months

Effective Date: 04/16/2012

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)
Outdoor Service
Sunday Sales

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 58882 Federal Employer ID # 42-1185007

Ownership

Doug Bylund

First Name: Doug Last Name: Bylund

City: Indianola State: Iowa Zip: 50125

Position League Registrar

% of Ownership 0.00 % U.S. Citizen

Todd Ahrens

First Name: Todd Last Name: Ahrens

City: Indianola State: Iowa Zip: 50125

Position Board President

% of Ownership 0.00 % U.S. Citizen

Insurance Company Information

Information

Subject

A new Class "B" Beer permit and outdoor area for the Square Bar Association at the Warren County Fairgrounds Grandstand

Information

This is a new six month Class "B" Beer permit and outdoor area for the Square Bar Association at the Warren County Fairgrounds Grandstand during race nights. Dates include:

April 14
May 12
June 9
June 23
July 7
August 4
August 18
August 31
September 1

The owners of the Square Bar Association beer permit include:

Aaron Kennedy - 411 E. 2nd - 33.33%
Daryl Auguston - 510 E. Kentucky - 33.33%
Randy Gathers - 1104 E. Henderson Place - 33.34%

This will need to be approved subject to Steve, Brian and Chuck's approval.

FYI - Applicants are allowed to have new licenses at various locations and the Square Bar Association is working with the Police Department on how many officers will be on duty during the events.

Information

Subject

Set April 16, 2012 as a public hearing and first consideration to amend the Council Study Committee ordinance

Information

At the March 26, 2012 council meeting, Mayor Kenan Bresnan asked to have the Council Study Committee ordinance amended to remove the following under 17.04 (6) (see packet):

The committee Chairperson and Vice Chairperson shall be selected by the committee, subject to Council approval. Votes taken in committee are not final decisions of the Council, but have the status of recommendations which the Council is given the opportunity to consider further.

For your information regarding background information: In 1996 council approved an ordinance (see packet) changing the name of the Ad Hoc Committee to the Council Study Committee and included the following:

- The committee of the council shall act in an advisory capacity to the council as a whole. The purpose of the committee is to make policy and program recommendation to the full council
- The duties of the committee include establishing policy and program recommendation
- The committee consists of all city council members. The committee chairperson and vice-chairperson shall be selected by the committee, subject to council approval
- Votes taken in committee are not final decisions of the council, but have the status of recommendation which the council is given the opportunity to consider further

Also included in your packet is a council study memo and minutes regarding the change. Highlights include:

- The idea of the Ad Hoc Committee came about in about 1986 when the council had a three committee arrangement consisting of Public Works, Finance, and Policy & Administration
- However, at that time it was felt that there were several inefficiencies with the multiple committee system. As a result the concept of one big committee of the entire council evolved.
- Voting in committee gives direction and lets staff know what action to take to council
- Televising committee meetings was also discussed to give public the same opportunity to see the process as it does with council meetings
- The issue of a chair was discussed. Early on there was one chair which changed upon Mayor George Hladky's arrival. The reason was to give each council member an opportunity to have the responsibility and assume a leadership role.

Attachments

[Memo](#)

[Minutes](#)

[Ordinance](#)

[CCS Ordinance](#)

1.8.96
ccs memo

In your packet is an ordinance that allows communications towers as a permitted principal use in A-1 (agricultural) zoning and eliminates them from M-1 (limited industrial) and M-2 (general industrial). John Hoyman drafted the language based on a Cedar Falls ordinance.

If you approve, the item will be placed on the next council agenda to start the ordinance process.

NOTE: I received a letter from Phil Earhright who asked to be notified if there was council action with regard to communications towers. We have contacted him as requested.

11. **AD HOC:** This item is brought back for discussion in order to make clarifications or changes or both. I will try to provide some insight regarding the concept as well as my opinions in order to help the decision process.

The idea of the committee came about in about 1986 when the council had a three committee arrangement consisting of Public Works, Finance, and Policy & Administration. Three council members served on a committee which meant that half the members served on two committees. Those that did not serve on two were chairs of their committee. These committees reviewed new concepts and projects (much the same as the current committee) in order to make recommendations to the council.

However, at that time it was felt that there were several inefficiencies with the multiple committee system which are listed below:

- Members often had to attend two meetings since the same subject would be reviewed by two committees (Finance often reviewed projects recommended by Public Works or Policy and Administration). As a remedy, we often had "combined" meetings in order to minimize the number of meetings.
- Since only three council members (four or five if a project went to two committees) made a recommendation, the other council members had to be "re-informed" as to the facts and figures regarding a recommendation.
- Getting three committee members to meet on the same night was not always easy. The problem was compounded if a project had to go to two committees.

As a result, the concept of one big committee of the entire council (which perhaps is inappropriately named) evolved. It was felt that since we already met on the first and third Mondays in council, we should meet on the second and fourth in committee. The advantages were that the council could plan and schedule the meeting (lack of quorum would seldom be an issue) and the public would know that Mondays were council and/or committee meetings. They could plan accordingly as well.

As we are all aware, there are concerns about the current system not only on the part of the committee but also with the public. For the most part, the issues are related to the idea that the decision making takes place in committee and that council is just a rubber stamp. And the fact that council meetings are televised and committees are not compounds the problem by creating an illusion of secrecy.

While I understand and am sensitive to the concerns, I do not necessarily agree with them. However, the perception cannot be overlooked. Below are some thoughts, opinions and facts regarding the committee concept. They are in no particular order:

- The committee is an efficient method of doing city business. Just as the comments made at the last council meeting regarding the inability to make decisions without prior knowledge (and review) confirm, the committee provides a public forum to provide the council “advance” information for sound decision making.
- Committee meeting agendas are posted publicly, placed on channel 12, provided to several papers and the local radio. Meetings are almost exclusively held on Mondays at 7:00 PM in the council chambers and are so advertised in the city newsletter. There is absolutely no intent to do city business “under cover”.
- Voting in committee gives us direction and lets me know what action to take to council. If we do not vote, what form of ordinance or project do we act on? Is it better to take the staff recommendation to council or is it better to take an amended version from committee? A good example is the recent snow ordinance that was amended in committee and taken to council.

If an item is taken to council with no direction from committee, I’m not sure what is accomplished. The question then becomes whether committee meetings are necessary. If we do not vote or reach consensus, then I suggest that they be eliminated.

Keep in mind that committee votes are non-binding while votes in council are binding. However, votes in committee are not always confirmed by council. A good example is the curfew which came out of committee with 12:00 AM and was changed to 1:00 AM. I have seen council members change their vote from one forum to another which means the system is working.

- Perhaps televising committee meetings is the answer. That way the public has the same opportunity to see the process as it does with council meetings.

While this may be the best answer, there are cautions. The camera could have the effect of limiting discussion or comments that may be valuable to decision making. On the other hand, the camera can cause excessive discussion for various reasons which do not contribute to the decision making process.

- You have been elected because the public trusts you to make decisions that are best, not only for them, but the city as a whole. Hopefully that trust is not taken back because you use the committee structure.
 - The issue of a chair may be discussed. Early on there was one chair which changed upon George Hladky's arrival. The reason was to give each council member an opportunity to have the responsibility and assume a leadership role. It was also felt that one chair could dominate the committee (not preferred).
- As noted above, the mayor selects the chair subject to council approval.

I hope that the above information helps with the process. As you'll note, I prefer the system as is because I perceive it as efficient and effective. However, I do recommend removal of language regarding committee chair selection in consultation with the city manager.

NOTES:

1. SEWER: Mik Briedes has provided us with a plan to cover the exposed sewer trunk main located on the Reed property west and south of the cemetery. The estimated cost is \$16,000. I have sent the plans to Herb Reed to get approval and his signature on a construction easement. If approved, we plan to do the project using I&I funds that we have budgeted. Let me know if you have questions or comments.
2. BANQUET: Just a reminder of the banquet which will be held on the 20th at the Isaac Walton facility. You can pay Mark, Diana or myself the \$7.75/person fee.
3. SIDEWALKS: You have a map showing the area near the cemetery which will require sidewalk as a result of the curb. According to the ordinance, they have until January 1, 1999.

In addition, you have a memo from Chuck Burgin regarding requiring sidewalks where curb is not present. Steve has an interest in this concept.

4. CLAIM: Mark Ramthun found that the horticultural supplies coding to Bob's Custom Trophies was in fact a plaque for a memorial tree. The coding has been changed.
5. CHAMBER DINNER: The Annual Chamber Dinner is scheduled for Tuesday the 16th at Simpson's Great Hall. Hopefully several of you plan to attend.

In addition, the Greater Des Moines Chamber Federation is planning its 107th Annual Dinner to which you are invited. It is scheduled for 5:30 PM January 18 at the Marriott. A copy of the invitation is in your packet.

1-8-96
ccs minutes

The committee supported the ordinance and felt businesses should be notified of tower installations in close proximity to their property. The committee will consider at the January 15 council meeting.

11. Ad Hoc: The committee reviewed the ad hoc committee structure and discussed options such as eliminating ad hoc meetings, have four council meetings per month and/or change the function of the committee. The current ordinance states the purpose of the committee will be to make policy and program recommendations to the full council.

Tim indicated that ad hoc meetings have in the past allowed staff direction to do certain projects and then final approval is requested at council meetings. In addition, items have ended in committee if they were not approved or recommended to council.

Pitt and Lucas both indicated that public perception of ad hoc meetings is negative. It is perceived that decisions are made in committee and that council is a rubber stamp. In addition, many constituents have indicated they do not attend council meetings because decisions are already made in ad hoc committee before the formal council meeting.

Richardson and Ruble both supported the current ad hoc structure. They believed it made the process (considering council agenda items) more efficient and effective. It gives staff direction and it allows council members the opportunity to obtain all the information about a topic and discuss it thoroughly. In addition, many times council members have changed their votes from committee to council because they know they have that option.

Ralph Uster was present at the meeting and asked the committee to consider its responsibility to the public. He felt the community should be informed regarding council action and that it was the responsibility of the people in charge (council) to make that information available.

The committee also discussed televising committee meetings, posting the minutes in public places and making them available on bulletin boards.

On a motion by Richardson and second by Pitt the committee approved 5 to 1 to change the name of the ad hoc committee to "Committee of the Whole" and change the legislative function by allowing committee members to vote. Ayes: Lucas, McLuen, Pitt, Richardson and Ruble. Nays: Beatty.

12. Other Items:

- A) One-Way Streets: The committee requested that this item be placed on a future committee agenda.
- B) In-house engineering: The committee requested that this item be discussed at a future committee meeting and asked staff to research other cities to find out how they finance their engineering needs.
- C) Barb Lewis: Charles Ginter requested that Barb Lewis be advanced one step on the CE table. The cost would be approximately \$280 annually. The committee supported the increase.

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ORDINANCE NO. 1068

AN ORDINANCE CHANGING THE NAME OF THE AD HOC COMMITTEE TO THE
COUNCIL STUDY COMMITTEE

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

1. Amendment. Section 2-21 of the Indianola Code of Ordinances shall be changed to read
as follows:

Section 2-21. Council Study Committee

(a) The affairs of the city shall be under the study of one (1) committee of the council
which shall act in an advisory capacity to the council as a whole. The purpose of this
committee is to make policy and program recommendations to the full council.

(b) The duties of the committee shall be to establish policy and program recommendations
to the council concerning the protection and preservation of the rights, privileges and property
of the city or of its residents, and the preservation and improvement of the peace, safety,
health, welfare, comfort and convenience of its residents.

(c) The committee shall consist of all city council members. The committee chairperson and
vice-chairperson shall be selected by the committee, subject to council approval.

(d) Votes taken in committee are not final decisions of the council, but have the status of
recommendations which the council is given the opportunity to consider further.

2. Repeal. Any ordinance or parts of ordinances in conflict with this ordinance are repealed.

3. Severability. If any section, provision or part of the Ordinance shall be adjudged to be
invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a
whole or any section, provision or part of it not adjudged invalid or unconstitutional.

4. Effective Date. This ordinance shall take effect from and after its passage and publication
as provided by law.


JERRY KELLEY, Mayor

ATTEST:


MARK A. RAMTHUN, City Clerk

The foregoing Ordinance No. 1068 was adopted by the Council of the City of Indianola,
Iowa, on February 20, 1996, was signed by the Mayor on February 21, 1996,
and was published in the Record Herald and Indianola Tribune, a newspaper of general
circulation and published in the City of Indianola, Iowa, on February 28, 1996.


MARK A. RAMTHUN, City Clerk

Council submitted to the Clerk. Notice of a special meeting shall specify the date, time, place and subject of the meeting and such notice shall be given personally or left at the usual place of residence of each member of the Council. A record of the service of notice shall be maintained by the Clerk.

(Code of Iowa, Sec. 372.13[5])

3. Quorum. A majority of all Council members is a quorum.

(Code of Iowa, Sec. 372.13[1])

4. Rules of Procedure. The Council shall determine its own rules and maintain records of its proceedings.

(Code of Iowa, Sec. 372.13[5])

5. Compelling Attendance. Any three (3) members of the Council can compel the attendance of the absent members at any regular, adjourned or duly called meeting, by serving a written notice upon the absent members to attend at once.

6. Committee Meetings. The affairs of the City shall be under the study of one (1) committee of the Council which shall act in an advisory capacity to the Council as a whole. The purpose of this committee is to make policy and program recommendations to the full Council. The duties of the committee shall be to establish policy and program recommendations to the Council concerning the protection and preservation of the rights, privileges and property of the City or of its residents, and the preservation and improvement of the peace, safety, health, welfare, comfort and convenience of its residents. The committee shall consist of all Council members. The committee Chairperson and Vice Chairperson shall be selected by the committee, subject to Council approval. Votes taken in committee are not final decisions of the Council, but have the status of recommendations which the Council is given the opportunity to consider further.

17.05 APPOINTMENTS. The Council shall appoint the following officials and prescribe their powers, duties, compensation and term of office:

1. City Clerk
2. City Treasurer
3. City Attorney
4. City Manager
5. Planning and Zoning Commission
6. Zoning Board of Adjustment
7. Zoning Administrator

Information

Subject

Claims on the computer printout for April 2, 2012

Information

Attachments

Claims

Vendor Report

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND				
AHLERS & COONEY P.C.	001-6500-64900	LEGAL SERVICES	03/23/2012	1,405.50
AMERICAN PLANNING ASSOCI	001-1700-62100	MEMBERSHIP DUES-CHUCK	03/14/2012	284.00
BONNES, JEFF	001-6500-65990	ST RESTORATION	03/27/2012	378.00
CITY OF INDIANOLA - UTILITY	001-6500-63710	UTILITIES	03/29/2012	1,575.63
CITY OF INDIANOLA - UTILITY	001-2300-63710	UTILITIES	03/29/2012	11,381.22
HOYMAN, JOHN	001-6500-64110	TRIAL PREP LOGAN ET AL	03/29/2012	360.00
HOYMAN, JOHN	001-6500-64110	TRIAL LOGAN ET AL	03/29/2012	315.00
HOYMAN, JOHN	001-6500-64110	TRIAL PREP VALENTINE ET AL	03/29/2012	315.00
HOYMAN, JOHN	001-6500-64110	DISPOSITION VALENTINE ET A	03/29/2012	315.00
HOYMAN, JOHN	001-6500-64110	TRIAL PREP WOODMAN ET AL	03/29/2012	360.00
HOYMAN, JOHN	001-6500-64110	TRIAL WOODMAN ET AL	03/29/2012	360.00
HOYMAN, JOHN	001-6500-64110	TRIAL PREP RETTENMEIER ET	03/29/2012	315.00
HOYMAN, JOHN	001-6500-64110	TRIAL RETTENMEIER ET AL	03/29/2012	333.00
HOYMAN, JOHN	001-6500-64110	TRIAL PREP BARNES ET AL	03/29/2012	360.00
HOYMAN, JOHN	001-6500-64110	TRIAL BARNES ET AL	03/29/2012	360.00
HOYMAN, JOHN	001-6500-64110	LEGAL RESEARCH "C" ST CLO	03/29/2012	180.00
HOYMAN, JOHN	001-6500-64110	REVIEW OF CHAPTER 354 "C" S	03/29/2012	90.00
HOYMAN, JOHN	001-6500-64110	CONFERENCE "C" ST CLOSUR	03/29/2012	90.00
HOYMAN, JOHN	001-6500-64110	CONFERENCE "C" ST CLOSUR	03/29/2012	675.00
HOYMAN, JOHN	001-6500-64110	CONFERENCE "C" ST CLOSUR	03/29/2012	180.00
HOYMAN, JOHN	001-6500-64110	SITE VISIT N HOWARD	03/29/2012	90.00
HOYMAN, JOHN	001-6500-64110	MARCH RETAINER	03/29/2012	1,000.00
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	03/16/2012	65.89
INFOMAX OFFICE SYSTEMS IN	001-1700-64900	COPIER/PRINTER CHARGES	03/22/2012	164.13
INFOMAX OFFICE SYSTEMS IN	001-1700-63410	COPIER CONTRACT	03/22/2012	.15
INFOMAX OFFICE SYSTEMS IN	001-6200-63400	COPIER CONTRACT	03/22/2012	394.67
INFOMAX OFFICE SYSTEMS IN	001-6210-63400	COPIER CONTRACT	03/22/2012	20.55
MID AMERICAN ENERGY CO.	001-6500-63710	74080-22010 FUEL HEAT (1731	03/28/2012	1,142.32
PELLA PRINTING	001-6100-65070	BUSINESS CARDS - MATHIEU	03/15/2012	65.00
SHULL AND CO	001-6500-64010	CITY AUDIT	03/19/2012	900.00
SHULL, DOUG	001-6500-64990	TREASURER CONTRACT	03/27/2012	83.33
TENSION ENVELOPE CORP.	001-6200-65070	PAYROLL ENVELOPES	03/21/2012	185.35
U.S. CELLULAR	001-1700-63730	CELL PHONE CHARGES	03/16/2012	118.50
VANDERPOOL PLUMBING	001-6500-63100	PD STATION	03/26/2012	202.40
VEENSTRA & KIMM	001-1700-64070	ASHTON PARK PLAT 5 PHASE	03/23/2012	130.00
WASTE MANAGEMENT OF IOW	001-6500-64090	WASTE PICK UP	03/28/2012	104.00
Total GENERAL FUND:				24,298.64
POLICE FUND				
CARPENTER UNIFORM CO	011-1100-61810	UNIFORMS	03/21/2012	16.50
DOWNEY TIRE SERVICE	011-1100-63320	VEHICLE REPAIR/MAINT	03/22/2012	41.88
DOWNEY TIRE SERVICE	011-1100-63320	VEHICLE REPAIR/MAINT	03/22/2012	44.26
DOWNEY TIRE SERVICE	011-1100-63320	VEHICLE REPAIR/MAINT	03/22/2012	44.26
DOWNEY TIRE SERVICE	011-1100-63320	VEHICLE REPAIR/MAINT	03/22/2012	44.26
DOWNEY TIRE SERVICE	011-1100-63320	VEHICLE REPAIR/MAINT	03/23/2012	35.73
DOWNEY TIRE SERVICE	011-1100-63320	VEHICLE REPAIR/MAINT	03/23/2012	20.93
ELECTRONIC ENGINEERING C	011-1100-63730	PAGER	03/25/2012	11.95
INFOMAX OFFICE SYSTEMS IN	011-1100-64990	COPIER CONTRACT	03/13/2012	50.00
KIYA KODA HUMANE SOCIETY	011-1100-64137	HUMANE SOCIETY CONTRACT	03/27/2012	2,412.74
MID AMERICAN ENERGY CO.	011-1100-67260	56131-66004 FUEL HEAT (28 TH	03/22/2012	30.34
VERIZON WIRELESS	011-1100-63730	DATA	03/15/2012	731.83
YAHOO! CUSTODIAN OF RECO	011-1100-64110	SUBPOENA FEE	03/22/2012	20.44
Total POLICE FUND:				3,505.12

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
FIRE FUND				
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES	03/29/2012	200.00
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES - PD/FIRE BLDG	03/29/2012	37.59
INFOMAX OFFICE SYSTEMS IN	015-1500-64990	COPIER CONTRACT	03/22/2012	43.42
Total FIRE FUND:				281.01
AMBULANCE FUND				
INFOMAX OFFICE SYSTEMS IN	016-1600-63400	COPIER CONTRACT	03/22/2012	11.43
Total AMBULANCE FUND:				11.43
PARK & RECREATION FUND				
FUNARO, JILL	042-4495-66990	REFUND	03/21/2012	57.00
INDOFF INCORPORATED	042-4200-65060	TONER	03/19/2012	260.69
MC COY HARDWARE INC	042-4495-65070	SOFTBALL SUPPLIES	03/21/2012	48.73
MC COY HARDWARE INC	042-4495-65070	PUSH BROOM RETURNED	03/22/2012	39.59
STONE, LISA	042-4425-66990	REFUND	03/23/2012	90.00
Total PARK & RECREATION FUND:				416.83
ROAD USE TAX FUND				
BRUENING ROCK PRODUCTS	110-2100-65073	ROCK	03/22/2012	1,179.99
BRUENING ROCK PRODUCTS	110-2100-65073	ROCK	03/26/2012	987.86
CENTURYLINK	110-2100-63730	TRAFFIC SIGNALS	03/22/2012	46.57
CERTIFIED LABORATORIES	110-2100-65073	QUICK SET CEMENT	03/13/2012	892.37
CIRCLE B CASHWAY	110-2100-65074	LUMBER	03/27/2012	21.95
CITY OF INDIANOLA - UTILITY	110-2100-63710	UTILITIES	03/29/2012	320.09
FASTENAL	110-2100-65500	GLOVES	03/22/2011	11.98
FASTENAL	110-2100-65500	SAFETY SHIRTS	03/26/2012	49.17
FASTENAL	110-2100-65500	SAFETY SHIRTS	03/27/2012	196.69
INFOMAX OFFICE SYSTEMS IN	110-2100-63400	COPIER CONTRACT	03/22/2012	3.13
MC COY HARDWARE INC	110-2100-65076	BOLTS	03/12/2012	1.70
MOMAR	110-2100-65073	INSTA-PATCH	03/15/2012	535.95
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	03/19/2012	594.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	03/19/2012	812.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	03/20/2012	495.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	03/21/2012	792.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	03/22/2012	643.50
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	03/23/2012	1,479.00
O'REILLY AUTO PARTS	110-2100-63320	HYD HOSE	03/28/2012	33.83
O'REILLY AUTO PARTS	110-2100-63320	HYD HOSE	03/26/2012	54.06
O'REILLY AUTO PARTS	110-2100-63320	HYD HOSE (4)	03/26/2012	154.84
O'REILLY AUTO PARTS	110-2100-63320	HYD HOSE RETURN	03/26/2012	54.06
STERNQUIST CONST. INC.	110-2100-65073	CRUSHED CONCRETE	03/13/2012	537.36
STERNQUIST CONST. INC.	110-2100-65073	CRUSHED CONCRETE	03/15/2012	857.28
STERNQUIST CONST. INC.	110-2100-65073	CRUSHED CONCRETE	03/15/2012	423.84
WASTE MANAGEMENT OF IOW	110-2100-64090	TRASH	03/28/2011	32.00
Total ROAD USE TAX FUND:				11,102.10
PARK & REC SPECIAL REV FUND				
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - KUMM	03/19/2012	25.00
Total PARK & REC SPECIAL REV FUND:				25.00
DOWNTOWN BIZ INCENTIVE PROGRAM				
WINJUM, JACK	161-5200-64153	DOWNTOWN BIZ INCENTIVE G	03/28/2012	25,000.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
Total DOWNTOWN BIZ INCENTIVE PROGRAM:				25,000.00
CAPITAL PROJECTS FUND				
HOYMAN, JOHN	301-8000-67000	WELLNESS CTR CONSTRUCTI	03/29/2012	135.00
Total CAPITAL PROJECTS FUND:				135.00
STREET CAPITAL PROJECTS FUND				
AHLERS & COONEY P.C.	321-2101-67714	ST REPLACEMENT PROCEEDI	03/23/2012	6,445.21
OXFORD TREE SERVICE	321-2103-64900	CHAMPLIN PROPERTY - BRUS	03/27/2012	650.00
VEENSTRA & KIMM	321-2103-64070	J & K ST REALIGNMENT PRELI	03/23/2012	1,905.00
VEENSTRA & KIMM	321-2103-64070	J & K ST REALIGNMENT DESIG	03/23/2012	2,076.00
Total STREET CAPITAL PROJECTS FUND:				11,076.21
CP--CAF FUND				
CITY OF INDIANOLA - UTILITY	344-4400-67805	UTILITIES	03/29/2012	37.50
Total CP--CAF FUND:				37.50
SEWER FUND				
CITY OF INDIANOLA - UTILITY	610-8350-63710	UTILITIES	03/29/2012	11,221.49
CITY OF INDIANOLA - UTILITY	610-8325-63710	UTILITIES	03/29/2012	2,613.61
CR SERVICES	610-8325-65070	MARKING PAINT	03/27/2012	117.59
ENVIRONMENTAL RESOURCE	610-8350-64200	LAB TESTING	03/19/2012	619.28
FISHER SCIENTIFIC	610-8350-65012	REFUND OF EXCESS SHIPPING	11/15/2011	14.10
FISHER SCIENTIFIC	610-8350-65010	SULFURIC ACID	03/12/2012	107.86
HERRICK, TYREL	610-8300-62700	MILEAGE EXPENSE FOR VACT	03/28/2012	33.86
MC COY HARDWARE INC	610-8325-65072	SALLY PORT PIT AT CITY HALL	03/23/2012	20.31
MID AMERICAN ENERGY CO.	610-8325-63710	07741-18004 65/69 LIFT 928 KW	03/14/2012	68.19
MID AMERICAN ENERGY CO.	610-8325-63710	08701-24006 QUAIL MDWS LIFT	03/22/2012	43.35
MID AMERICAN ENERGY CO.	610-8325-63710	08701-24006 QUAIL MDWS LIFT	03/22/2012	12.91
MID AMERICAN ENERGY CO.	610-8325-63710	09750-87035 WESLEY LIFT (451	03/14/2012	38.28
MONEY, TRAVIS	610-8300-64148	I & I LOAN	01/17/2012	4,000.00
MORSE EQUIPMENT COMPANY	610-8350-65072	FILTER ELEMENTS	03/22/2012	227.11
SHULL AND CO	610-8300-64010	SEWER AUDIT	03/19/2012	150.00
WASTE MANAGEMENT OF IOW	610-8350-64990	TRASH - NORTH PLANT	03/28/2012	102.00
WASTE MANAGEMENT OF IOW	610-8325-64990	TRASH - SOUTH PLANT	03/28/2012	42.00
Total SEWER FUND:				19,403.74
STORMWATER UTILITY FUND				
VEENSTRA & KIMM	650-9000-64070	N 14TH STREET DRAINAGE	03/23/2012	504.00
Total STORMWATER UTILITY FUND:				504.00
RECYCLING FUND				
WASTE MANAGEMENT OF IOW	670-8400-64700	RECYCLING RES	03/28/2012	10,105.00
WASTE MANAGEMENT OF IOW	670-8400-64701	RECYCLING APT	03/28/2012	1,887.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES	03/28/2012	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES	03/28/2012	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES	03/28/2012	10.00
Total RECYCLING FUND:				12,022.00
SEWER CAPITAL PROJECTS FUND				
VEENSTRA & KIMM	710-8300-67502	I & I SYSTEMWIDE PHASE III	03/23/2012	5,956.19

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
VEENSTRA & KIMM	710-8300-67510	WW PLANT DESIGN REVIEW	03/23/2012	780.00
Total SEWER CAPITAL PROJECTS FUND:				6,736.19
HRA FUND				
CLINGMAN, STEPHEN	830-8200-61525	MEDICAL EXPENSE	03/27/2012	94.42
CROSS, JEREMY	830-8100-61525	VISION EXPENSE	03/22/2012	349.00
EATON, RANDY	830-8200-61525	DENTAL EXPENSE	03/26/2012	602.40
EATON, RANDY	830-8200-61525	MEDICAL EXPENSE	03/26/2012	47.60
GREIF, STEVE	830-2100-61525	DENTAL EXPENSE	03/26/2012	84.40
MILLER, ROBERT	830-8200-61525	MEDICAL EXPENSE	03/26/2012	94.42
SPENCER, JEFFREY	830-1500-61525	MEDICAL EXPENSE	03/22/2012	298.19
Total HRA FUND:				1,570.43
CITY LIAB INS RESERVE FUND				
DES MOINES STEEL FENCE CO	850-8300-64089	REPAIR OF FENCE AT PLANT -	02/29/2012	840.00
Total CITY LIAB INS RESERVE FUND:				840.00
Grand Totals:				116,965.20

City Council: _____

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	LEGAL SERVICES	03/23/2012	1,405.50	GENERAL FUND
AHLERS & COONEY P.C.	ST REPLACEMENT PROCEEDING REVIEW	03/23/2012	6,445.21	STREET CAPITAL
Total AHLERS & COONEY P.C.:			7,850.71	
AMERICAN PLANNING ASSOCIATION				
AMERICAN PLANNING ASSOCI	MEMBERSHIP DUES-CHUCK	03/14/2012	284.00	GENERAL FUND
Total AMERICAN PLANNING ASSOCIATION:			284.00	
BONNES, JEFF				
BONNES, JEFF	ST RESTORATION	03/27/2012	378.00	GENERAL FUND
Total BONNES, JEFF:			378.00	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROCK	03/22/2012	1,179.99	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK	03/26/2012	987.86	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			2,167.85	
CARPENTER UNIFORM CO				
CARPENTER UNIFORM CO	UNIFORMS	03/21/2012	16.50	POLICE FUND
Total CARPENTER UNIFORM CO:			16.50	
CENTURYLINK				
CENTURYLINK	TRAFFIC SIGNALS	03/22/2012	46.57	ROAD USE TAX FU
Total CENTURYLINK:			46.57	
CERTIFIED LABORATORIES				
CERTIFIED LABORATORIES	QUICK SET CEMENT	03/13/2012	892.37	ROAD USE TAX FU
Total CERTIFIED LABORATORIES:			892.37	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	LUMBER	03/27/2012	21.95	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			21.95	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES	03/29/2012	37.50	CP--CAF FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	03/29/2012	1,575.63	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	03/29/2012	200.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	03/29/2012	11,381.22	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	03/29/2012	11,221.49	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	03/29/2012	2,613.61	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	03/29/2012	320.09	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - PD/FIRE BLDG	03/29/2012	37.59	FIRE FUND
Total CITY OF INDIANOLA - UTILITY:			27,387.13	
CLINGMAN, STEPHEN				
CLINGMAN, STEPHEN	MEDICAL EXPENSE	03/27/2012	94.42	HRA FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CLINGMAN, STEPHEN:			94.42	
CR SERVICES				
CR SERVICES	MARKING PAINT	03/27/2012	117.59	SEWER FUND
Total CR SERVICES:			117.59	
CROSS, JEREMY				
CROSS, JEREMY	VISION EXPENSE	03/22/2012	349.00	HRA FUND
Total CROSS, JEREMY:			349.00	
DES MOINES STEEL FENCE CO				
DES MOINES STEEL FENCE CO	REPAIR OF FENCE AT PLANT - RECOVERED	02/29/2012	840.00	CITY LIAB INS RES
Total DES MOINES STEEL FENCE CO:			840.00	
DOWNEY TIRE SERVICE				
DOWNEY TIRE SERVICE	VEHICLE REPAIR/MAINT	03/22/2012	41.88	POLICE FUND
DOWNEY TIRE SERVICE	VEHICLE REPAIR/MAINT	03/22/2012	44.26	POLICE FUND
DOWNEY TIRE SERVICE	VEHICLE REPAIR/MAINT	03/22/2012	44.26	POLICE FUND
DOWNEY TIRE SERVICE	VEHICLE REPAIR/MAINT	03/22/2012	44.26	POLICE FUND
DOWNEY TIRE SERVICE	VEHICLE REPAIR/MAINT	03/23/2012	35.73	POLICE FUND
DOWNEY TIRE SERVICE	VEHICLE REPAIR/MAINT	03/23/2012	20.93	POLICE FUND
Total DOWNEY TIRE SERVICE:			231.32	
EATON, RANDY				
EATON, RANDY	DENTAL EXPENSE	03/26/2012	602.40	HRA FUND
EATON, RANDY	MEDICAL EXPENSE	03/26/2012	47.60	HRA FUND
Total EATON, RANDY:			650.00	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	PAGER	03/25/2012	11.95	POLICE FUND
Total ELECTRONIC ENGINEERING CO:			11.95	
ENVIRONMENTAL RESOURCE ASSOCIATES				
ENVIRONMENTAL RESOURCE	LAB TESTING	03/19/2012	619.28	SEWER FUND
Total ENVIRONMENTAL RESOURCE ASSOCIATES:			619.28	
FASTENAL				
FASTENAL	GLOVES	03/22/2011	11.98	ROAD USE TAX FU
FASTENAL	SAFETY SHIRTS	03/26/2012	49.17	ROAD USE TAX FU
FASTENAL	SAFETY SHIRTS	03/27/2012	196.69	ROAD USE TAX FU
Total FASTENAL:			257.84	
FISHER SCIENTIFIC				
FISHER SCIENTIFIC	REFUND OF EXCESS SHIPPING	11/15/2011	14.10-	SEWER FUND
FISHER SCIENTIFIC	SULFURIC ACID	03/12/2012	107.86	SEWER FUND
Total FISHER SCIENTIFIC:			93.76	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
FUNARO, JILL				
FUNARO, JILL	REFUND	03/21/2012	57.00	PARK & RECREATI
Total FUNARO, JILL:			57.00	
GREIF, STEVE				
GREIF, STEVE	DENTAL EXPENSE	03/26/2012	84.40	HRA FUND
Total GREIF, STEVE:			84.40	
HERRICK, TYREL				
HERRICK, TYREL	MILEAGE EXPENSE FOR VACTOR CLASS IN	03/28/2012	33.86	SEWER FUND
Total HERRICK, TYREL:			33.86	
HOYMAN, JOHN				
HOYMAN, JOHN	TRIAL PREP LOGAN ET AL	03/29/2012	360.00	GENERAL FUND
HOYMAN, JOHN	TRIAL LOGAN ET AL	03/29/2012	315.00	GENERAL FUND
HOYMAN, JOHN	TRIAL PREP VALENTINE ET AL	03/29/2012	315.00	GENERAL FUND
HOYMAN, JOHN	DISPOSITION VALENTINE ET AL	03/29/2012	315.00	GENERAL FUND
HOYMAN, JOHN	TRIAL PREP WOODMAN ET AL	03/29/2012	360.00	GENERAL FUND
HOYMAN, JOHN	TRIAL WOODMAN ET AL	03/29/2012	360.00	GENERAL FUND
HOYMAN, JOHN	TRIAL PREP RETTENMEIER ET AL	03/29/2012	315.00	GENERAL FUND
HOYMAN, JOHN	TRIAL RETTENMEIER ET AL	03/29/2012	333.00	GENERAL FUND
HOYMAN, JOHN	TRIAL PREP BARNES ET AL	03/29/2012	360.00	GENERAL FUND
HOYMAN, JOHN	TRIAL BARNES ET AL	03/29/2012	360.00	GENERAL FUND
HOYMAN, JOHN	LEGAL RESEARCH "C" ST CLOSURE	03/29/2012	180.00	GENERAL FUND
HOYMAN, JOHN	REVIEW OF CHAPTER 354 "C" ST CLOSURE	03/29/2012	90.00	GENERAL FUND
HOYMAN, JOHN	CONFERENCE "C" ST CLOSURE 3/9/12	03/29/2012	90.00	GENERAL FUND
HOYMAN, JOHN	CONFERENCE "C" ST CLOSURE 3/13/12	03/29/2012	675.00	GENERAL FUND
HOYMAN, JOHN	CONFERENCE "C" ST CLOSURE 3/19/12	03/29/2012	180.00	GENERAL FUND
HOYMAN, JOHN	SITE VISIT N HOWARD	03/29/2012	90.00	GENERAL FUND
HOYMAN, JOHN	WELLNESS CTR CONSTRUCTION DOCUME	03/29/2012	135.00	CAPITAL PROJECT
HOYMAN, JOHN	MARCH RETAINER	03/29/2012	1,000.00	GENERAL FUND
Total HOYMAN, JOHN:			5,833.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	SUPPLIES	03/16/2012	65.89	GENERAL FUND
INDOFF INCORPORATED	TONER	03/19/2012	260.69	PARK & RECREATI
Total INDOFF INCORPORATED:			326.58	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	COPIER/PRINTER CHARGES	03/22/2012	164.13	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	03/13/2012	50.00	POLICE FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	03/22/2012	3.13	ROAD USE TAX FU
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	03/22/2012	43.42	FIRE FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	03/22/2012	.15	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	03/22/2012	11.43	AMBULANCE FUN
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	03/22/2012	394.67	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	03/22/2012	20.55	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			687.48	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	HUMANE SOCIETY CONTRACT - APRIL 2012	03/27/2012	2,412.74	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total KIYA KODA HUMANE SOCIETY:			2,412.74	
MC COY HARDWARE INC				
MC COY HARDWARE INC	BOLTS	03/12/2012	1.70	ROAD USE TAX FU
MC COY HARDWARE INC	SOFTBALL SUPPLIES	03/21/2012	48.73	PARK & RECREATI
MC COY HARDWARE INC	PUSH BROOM RETURNED	03/22/2012	39.59-	PARK & RECREATI
MC COY HARDWARE INC	SALLY PORT PIT AT CITY HALL	03/23/2012	20.31	SEWER FUND
Total MC COY HARDWARE INC:			31.15	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT 928 KWH	03/14/2012	68.19	SEWER FUND
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT (1731 THERMS)	03/28/2012	1,142.32	GENERAL FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS LIFT (528 KWH)	03/22/2012	43.35	SEWER FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS LIFT (4 THERMS)	03/22/2012	12.91	SEWER FUND
MID AMERICAN ENERGY CO.	56131-66004 FUEL HEAT (28 THERMS)	03/22/2012	30.34	POLICE FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT (451 KWH)	03/14/2012	38.28	SEWER FUND
Total MID AMERICAN ENERGY CO.:			1,335.39	
MILLER, ROBERT				
MILLER, ROBERT	MEDICAL EXPENSE	03/26/2012	94.42	HRA FUND
Total MILLER, ROBERT:			94.42	
MOMAR				
MOMAR	INSTA-PATCH	03/15/2012	535.95	ROAD USE TAX FU
Total MOMAR:			535.95	
MONEY, TRAVIS				
MONEY, TRAVIS	I & I LOAN	01/17/2012	4,000.00	SEWER FUND
Total MONEY, TRAVIS:			4,000.00	
MORSE EQUIPMENT COMPANY				
MORSE EQUIPMENT COMPANY	FILTER ELEMENTS	03/22/2012	227.11	SEWER FUND
Total MORSE EQUIPMENT COMPANY:			227.11	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	CONCRETE	03/19/2012	594.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	03/19/2012	812.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	03/20/2012	495.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	03/21/2012	792.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	03/22/2012	643.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	03/23/2012	1,479.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			4,815.50	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	HYD HOSE	03/28/2012	33.83	ROAD USE TAX FU
O'REILLY AUTO PARTS	HYD HOSE	03/26/2012	54.06	ROAD USE TAX FU
O'REILLY AUTO PARTS	HYD HOSE (4)	03/26/2012	154.84	ROAD USE TAX FU
O'REILLY AUTO PARTS	HYD HOSE RETURN	03/26/2012	54.06-	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total O'REILLY AUTO PARTS:			188.67	
OXFORD TREE SERVICE				
OXFORD TREE SERVICE	CHAMPLIN PROPERTY - BRUSH CLEAN UP	03/27/2012	650.00	STREET CAPITAL
Total OXFORD TREE SERVICE:			650.00	
PELLA PRINTING				
PELLA PRINTING	BUSINESS CARDS - MATHIEU	03/15/2012	65.00	GENERAL FUND
Total PELLA PRINTING:			65.00	
PETTY CASH-RECREATION				
PETTY CASH-RECREATION	KEY CARD - KUMM	03/19/2012	25.00	PARK & REC SPEC
Total PETTY CASH-RECREATION:			25.00	
SHULL AND CO				
SHULL AND CO	CITY AUDIT	03/19/2012	900.00	GENERAL FUND
SHULL AND CO	SEWER AUDIT	03/19/2012	150.00	SEWER FUND
Total SHULL AND CO:			1,050.00	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	03/27/2012	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SPENCER, JEFFREY				
SPENCER, JEFFREY	MEDICAL EXPENSE	03/22/2012	298.19	HRA FUND
Total SPENCER, JEFFREY:			298.19	
STERNQUIST CONST. INC.				
STERNQUIST CONST. INC.	CRUSHED CONCRETE	03/13/2012	537.36	ROAD USE TAX FU
STERNQUIST CONST. INC.	CRUSHED CONCRETE	03/15/2012	857.28	ROAD USE TAX FU
STERNQUIST CONST. INC.	CRUSHED CONCRETE	03/15/2012	423.84	ROAD USE TAX FU
Total STERNQUIST CONST. INC.:			1,818.48	
STONE, LISA				
STONE, LISA	REFUND	03/23/2012	90.00	PARK & RECREATI
Total STONE, LISA:			90.00	
TENSION ENVELOPE CORP.				
TENSION ENVELOPE CORP.	PAYROLL ENVELOPES	03/21/2012	185.35	GENERAL FUND
Total TENSION ENVELOPE CORP.:			185.35	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE CHARGES	03/16/2012	118.50	GENERAL FUND
Total U.S. CELLULAR:			118.50	
VANDERPOOL PLUMBING				
VANDERPOOL PLUMBING	PD STATION	03/26/2012	202.40	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total VANDERPOOL PLUMBING:			202.40	
VEENSTRA & KIMM				
VEENSTRA & KIMM	ASHTON PARK PLAT 5 PHASE 2 STORMWA	03/23/2012	130.00	GENERAL FUND
VEENSTRA & KIMM	N 14TH STREET DRAINAGE	03/23/2012	504.00	STORMWATER UTI
VEENSTRA & KIMM	I & I SYSTEMWIDE PHASE III	03/23/2012	5,956.19	SEWER CAPITAL P
VEENSTRA & KIMM	WW PLANT DESIGN REVIEW	03/23/2012	780.00	SEWER CAPITAL P
VEENSTRA & KIMM	J & K ST REALIGNMENT PRELIMINARY DESI	03/23/2012	1,905.00	STREET CAPITAL
VEENSTRA & KIMM	J & K ST REALIGNMENT DESIGN	03/23/2012	2,076.00	STREET CAPITAL
Total VEENSTRA & KIMM:			11,351.19	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	03/15/2012	731.83	POLICE FUND
Total VERIZON WIRELESS:			731.83	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	WASTE PICK UP	03/28/2012	104.00	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING RES	03/28/2012	10,105.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH - NORTH PLANT	03/28/2012	102.00	SEWER FUND
WASTE MANAGEMENT OF IOW	TRASH - SOUTH PLANT	03/28/2012	42.00	SEWER FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	03/28/2012	1,887.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH	03/28/2011	32.00	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING TOTES	03/28/2012	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES	03/28/2012	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES	03/28/2012	10.00	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			12,302.00	
WINJUM, JACK				
WINJUM, JACK	DOWNTOWN BIZ INCENTIVE GRANT	03/28/2012	25,000.00	DOWNTOWN BIZ I
Total WINJUM, JACK:			25,000.00	
YAHOO! CUSTODIAN OF RECORDS				
YAHOO! CUSTODIAN OF RECO	SUBPOENA FEE	03/22/2012	20.44	POLICE FUND
Total YAHOO! CUSTODIAN OF RECORDS:			20.44	
Grand Totals:			116,965.20	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
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City Council: _____

Information

Subject

Proclamation declaring April 27, 2012 as Arbor Day

Information

The Mayor will proclaim April 27, 2012 as Arbor Day.

Attachments

Proclamation

PROCLAMATION

ARBOR DAY

WHEREAS, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees are a source of joy and spiritual renewal, and

WHEREAS, Indianola has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways,

NOW, THEREFORE, I Kenan Bresnan, Mayor of the City of Indianola, do hereby proclaim April 27, 2012 as

ARBOR DAY

in the City of Indianola, and I urge all citizens to support efforts to care for our trees and woodlands and to support our city's community forestry program, and

FURTHER, I urge all citizens to plant trees to gladden the hearts and promote the well being of present and future generations.

DATED this 2nd day of April, 2012.

Kenan Bresnan, Mayor

Information

Subject

Receive Buxton Park Development Plan presentation

Information

Bob Gibson, landscape architect from Civil Design Advantage Design Firm, will be at the meeting to present and review the Buxton Park Master Plan. This plan is being recommended by the Indianola Parks and Recreation Commission for council to approve as the master development plan for improvements to the park.

The plan represents staff, commission, public and special interest group input and represents community needs and desires to make best use of the park for multiple uses and as a first class arboretum. When completed, the arboretum will not only serve our community but will be a destination attraction.

For the past 106 years, Buxton Park, our first and oldest park has been a beautiful place that our community has taken pride in and cherished. The master plan enhancements will add elements that will promote more use, provide more horticultural education opportunities and establish uniformity with the Victorian theme, signage, pedestrian walkways and entrances.

Once approved, the Parks & Recreation Department will work with the Park Friends, Parks & Recreation Commission and the city capital budget to fund and complete the plan enhancements.

Simple motion approving the plan is in order.

Attachments

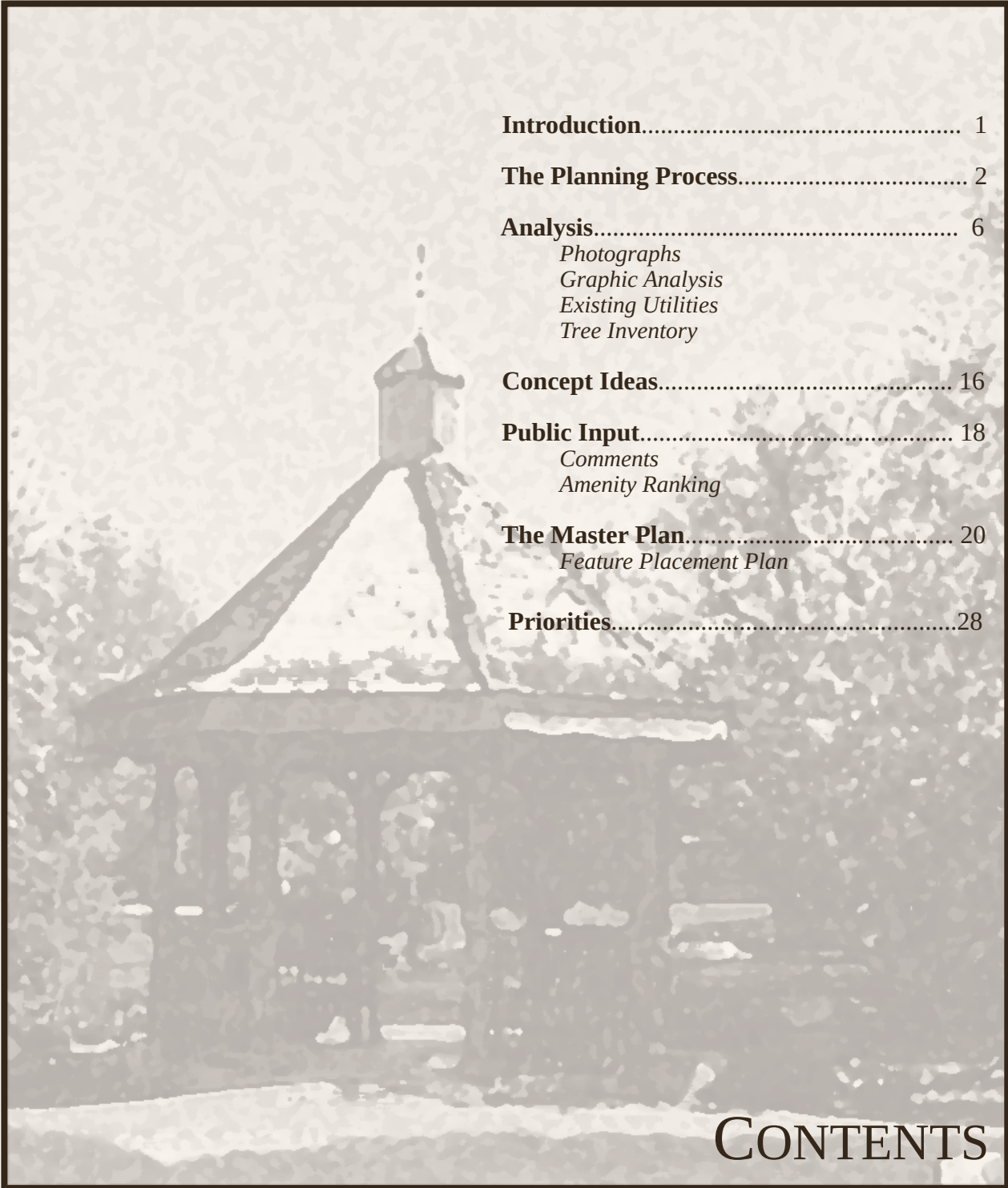
Buxton Park Plan

BUXTON PARK ENHANCEMENT PLAN

Indianola Parks and Recreation



Civil Design Advantage
March, 2012



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INTRODUCTION

In December of 1905, the City of Indianola received a Christmas gift from a prominent Warren County businessman. That gift was over five acres of land, given with the stipulation that it be used for a city park. That land became Buxton Park, named in honor of its benefactor, William Buxton, Sr. Once a simple cow pasture, now at 106 years old, it is a beautiful and beloved piece of the Indianola park system and a vital element of the city's history.

In its early days, the park featured, among its many plantings, a small pagoda and reflecting pool. Although these features have been long since removed or replaced, the park continues to be used in much the same way now as it was back then, providing a setting for casual outings, reunions and weddings.

The Park can be both serene and stunning, especially when in bloom. Its formal gardens, ornamental fountain and gazebo offer a spectacular setting for intimate gatherings, photo sessions or a simple stroll in the park. It boasts an arboretum which visitors can tour guided by the available tree tour pamphlet, and is a favorite community place for memorials in plantings, site furnishings, and sculpture.

It is this popularity that is the impetus behind the City's desire to develop this Enhancement Plan. The City continues to get requests for memorials, both plantings and hardscape elements such as benches and sculpture. The Parks and Recreation Department determined that a plan was needed to guide the placement of these elements, as well as direct the needed improvements and renovations.

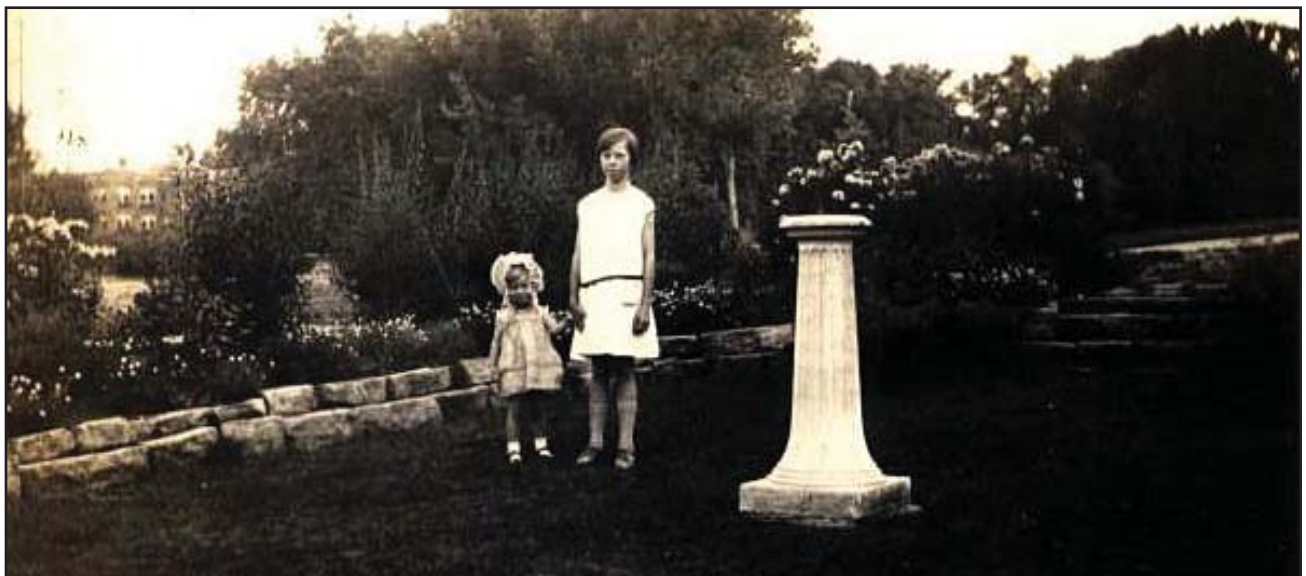
THE PURPOSE OF THE ENHANCEMENT PLAN

The Indianola Parks and Recreation department established the following initial objectives for the Enhancement Plan:

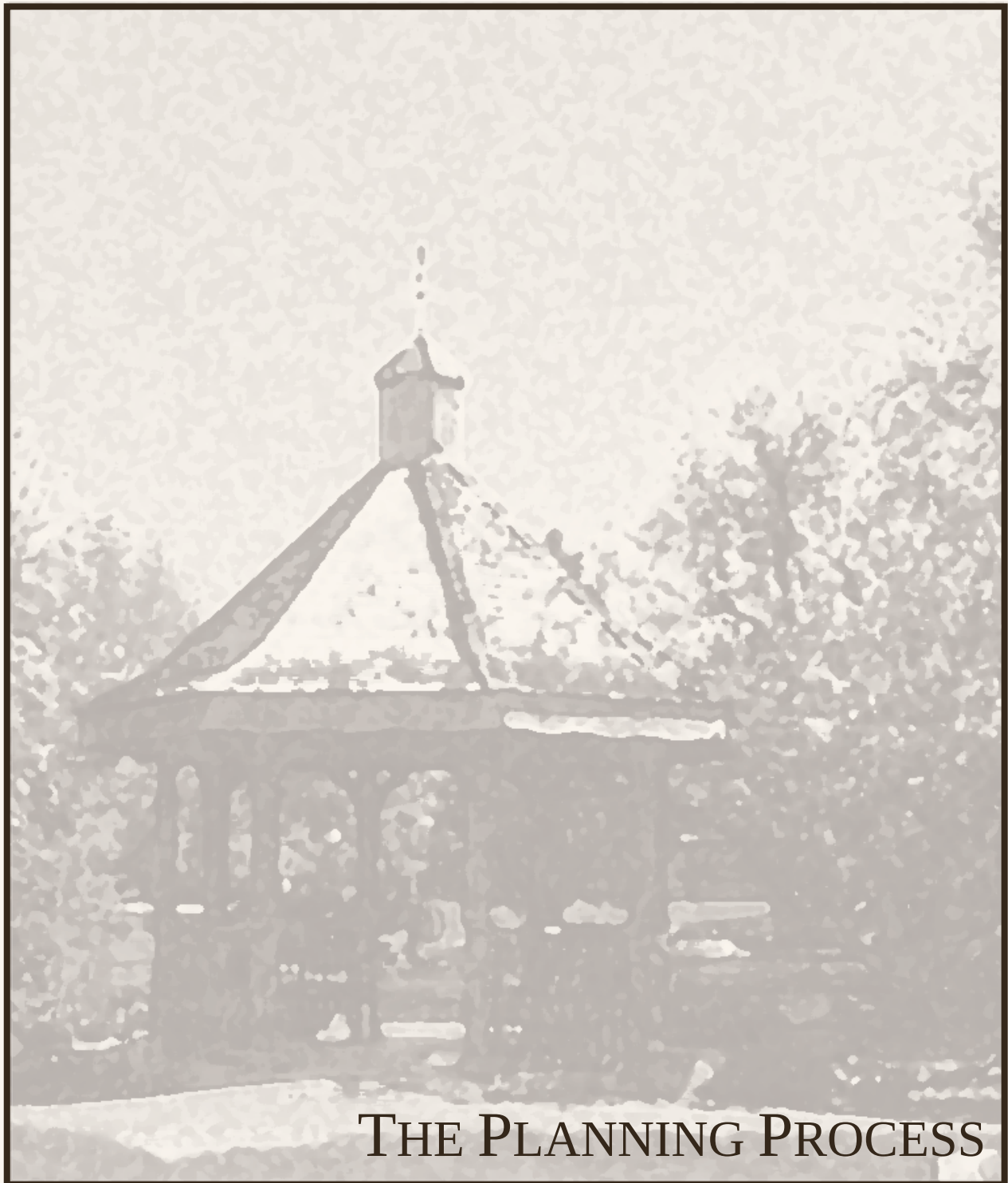
- Determine the extent that additional plantings, gardens, features, furnishings, walkways, art and other amenities will fit in the Park
- Entice more visitors to the Park
- Expand upon the Park's role as an amenity for community horticultural appreciation and education
- Serve as a guide for current and future renovations, improvements, and enhancements
- Prioritize those renovations, improvements, and enhancements
- Create a stronger identity and greater sense of autonomy from Simpson College



Buxton in Bloom



The Keeney Sisters in 1930



THE PLANNING PROCESS

The Planning Process consisted of the following tasks:

Project Initiation Meeting

The initial meeting was held on December 14, 2011. The participants were:

Glen Cowan, *Indianola Parks & Recreation*
 Kathy Kester, *Indianola Parks & Recreation*
 Mike Bowlin, *Indianola Parks & Recreation*
 Angie Buchanan, *City Horticulturist*
 Dee Morrison, *Indianola Park Friends*
 Bob Gibson, *CDA*
 Keith Weggen *CDA*

The following subjects were addressed:

Identification of Stakeholders

- Indianola Staff will compile a list of major stakeholders for the Staff & Stakeholder's meeting.
- Preliminary General Stakeholders will include neighbours within a block, joggers and walkers, school kids, (school is 2 blocks away).
- Preliminary Major Stakeholders will include Garden Clubs, Park Friends, Master Gardeners, Park Commission, and Council Members.

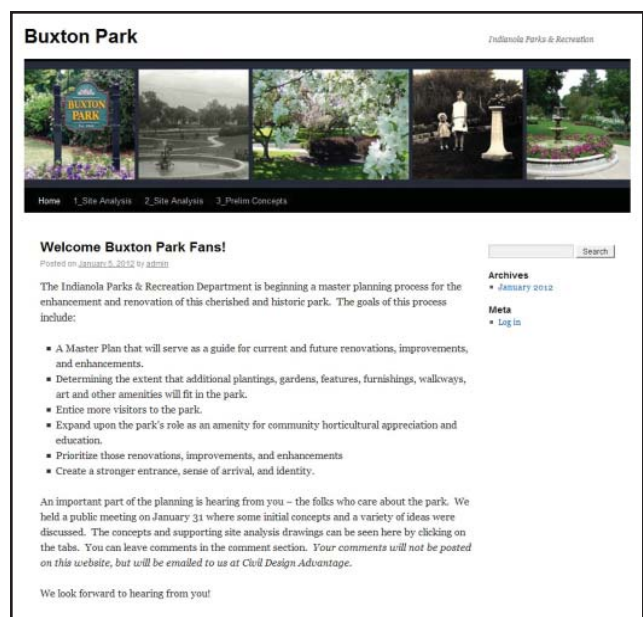
Public Input

- Surrounding neighbours within a block from the park will be specifically invited to the later public input meeting.
- A flyer will be sent out with the utility bills informing of planning process and meeting date, the CDA design team will provide the text.
- City staff will put an ad in local paper, a flyer in the park kiosk.
- CDA will create a project web site. Initially it will be limited to information regarding the intent of the project and not present any concepts until after the public meeting.

This meeting included a group visit to the park, and the following list of thoughts, ideas, and vision was compiled to guide the planning process.

- The need for a strong entrance & identity was reaffirmed.
- The desire for uniform tree labelling and the current method of 2 concrete blocks was discussed.
- Some of the crab trees in the crab tree mall need to be replaced, and there is a large ash that shades the crabs. The potential of

- relocating the crab tree mall was discussed.
- Parking is a huge issue. Discussed the potential of head in parking and bus drop-off on Buxton
- Group gatherings in the past have been somewhat discouraged (no restrooms, paved gathering area), but City would like more activity in the Park. Perhaps natural seating to accommodate attendees.
- The potential closure of C Street may present an opportunity for a performance area and/or additional parking.
- The rose garden is a memorial; staff would like to see it showier, perhaps in one piece. Possible to relocate it.
- Existing walkways are based on travel patterns, but can be ultimately changed.
- The current Victorian park theme was discussed and it was decided that the Enhancement Plan would maintain that historical connection.
- A drinking fountain is desired.
- A restroom building is not anticipated in this plan. Staff will pursue discussions with Simpson to use facilities for special occasions.
- A new kiosk is desired, with electrical service, perhaps area for historic photos.
- Perhaps a play area, no play equipment, but a place where parents can sit and watch their kids – perhaps a plant maze.
- Electrical service to support a band
- An area for Saturday Morning Coffee Clubs – seat about 20 people.
- Master Plan should look at intersection of Girard & B Street to enhance the main entrance



The Buxton Enhancement Plan Web Page

- Kids are drawn to the fountain, but that's not desirable. Are there alternatives?
- Splash fountain? Reflecting Pool?
- The NE corner of the park is a wet zone.
- Oak trees shade the Hill memorial berm, possibly move berm?
- Oaks, Ginkgos, Tulip Trees are high value.
- Sundial would be tough to move.
- Most benches are memorials. Gazebo is a memorial built by Rotary around 1995.
- The Park is currently an All-American Selections Display Garden. Needs 720 sf dedicated to All-American Selections.
- New stakes for tree tour (unique and/or important trees) are planned
- Additional sculpture was discussed. It was determined that more would be desirable, but that it would have a purpose, and function within the overall park plan.
- A hosta garden was discussed, along with a potential relationship with someone like Flying Frog Hosta Farm.
- Staff would like new and more trash cans.
- More signage is desired, particularly with park rules.
- Screening of utility boxes will be investigated.
- Gazebo is pretty small, not really functional beyond photography.
- Can 'Art In The Park' be accommodated?
- This is a park where you stroll through, with some flexibility for gathering.



Analysis and Evaluation

From online and City resources and site visits, the CDA design team compiled the base information for the analysis and design. These resources included

- Aerial Photographs from the County and Google Earth
- Site photographic log from several site visits
- GIS tree survey (supplied by the City)
- Existing site utilities
- Existing irrigation
- LiDAR topography

The CDA design team used these resources to prepare an analysis report. Issues addressed included:

- How well does the existing layout and circulation design function?
- Can it be better utilized?
- How does the park present itself?
- How can a sense of arrival and identity be created?
- How can it be made more distinct from Simpson College?
- How can the arboretum aspect be enhanced?
- Identify types of gardens by plant type, color, texture, natives, shade vs. sun, impact of location
- Methods of identification of plants
- Methods of memorialization
- Identify areas in need of replacement or renovation
- Plant materials to be removed - spruce, ash
- Identify where additional plantings and gardens can occur
- Evaluate the condition of the Gazebo, arbor/trellises and other site furnishings
- The impact of closing North C street

The analysis was prepared in graphic form and the products are included here at the end of this section.

Design Concept Preparation

Synthesizing the information gathered in the Analysis and Evaluation phase, the CDA design team developed two concept plans. These concepts schematically illustrated proposed renovations and improvements, new amenities and functions, activity areas, circulation patterns, parking possibilities, and new planting bed areas. These concepts are included at the end of this section.

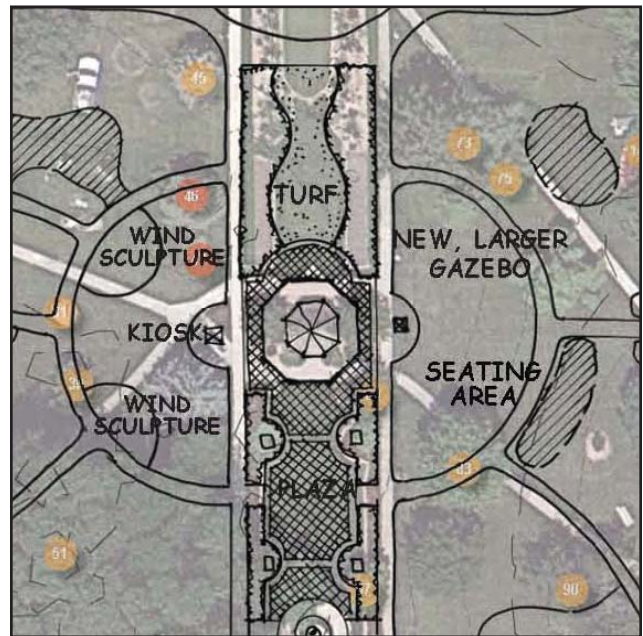
Staff and Stakeholder Concept Review

On January 24, 2012, the CDA design team met with Staff and Stakeholders to review the concepts. This meeting produced the following ideas and comments:

- Try to capture the history of the park, integrate the history into the plan.
- Be cautious of too much paving.
- Does enlarging the gazebo take away too much park space?
- Lots of small children currently use the park; splash pad will likely be popular.
- A roundabout or something similar would create a grand entrance to the Park, connecting it to the neighborhood, and serve to slow traffic.
- Concern was expressed about how close the proposed round-a-bout put traffic to the houses.
- Consider adding an identifiable entrance on the south side, from Simpson.
- They liked the idea of maintaining multiple paved pedestrian entrances.
- Look for opportunity to place a flag pole.
- Waste receptacles should reflect park theme.
- Be cautious of the 'poor' tree label in the tree survey - don't be too quick to remove.
- What constitutes 'open space'? Can we, should we quantify? How much do we need/want in Buxton Park?
- Gazebo size should be determined by quantity of people city would like to accommodate
- Larger Gazebo would encourage more use of it and the park.
- Current gazebo lighting is too intense, lighting in a new one should be softer
- A new kiosk should be Victorian in style, complementing the gazebo. Should be easily functional to provide permanent information as well as special event information.
- Is additional parking worth it? Will it fill with students? Can it be signed and enforced? Do we want the clutter of signs? Head-in parking, obviously to serve the park, will contribute to a sense of identity and destination.
- New planting beds and collections, should emphasize multi-seasonal effects. Evergreen plants should be encouraged as part of new design.
- Some beds or areas may need more than plant identification. Interpretive signage for areas like shade & rain gardens would benefit the public.
- Promote new and varied opportunities for

memorials, such as trees, garden beds, furniture, lighting, pavers, and sculpture. The Plan should identify specific areas for each.

- Establish general parameters for new sculpture relative to location and desired effect in overall design – general size & height, lighting, etc.
- The corner of Buxton & Girard: How best to screen the utility boxes, what will utility companies allow? What is the cost to move them?
- If a restroom is anticipated at some time in the future, a location should be determined now, close to utilities and situated to minimize visual impact.



Vignette of Concept A

Public Input and Concept Review

On January 31, 2012, the CDA design team facilitated a public input meeting with park neighbors and other stakeholders. The two concepts were presented, along with the site analysis. This meeting produced many ideas and comments, which are included at the end of this section following the Concept Ideas.

The general consensus can be summed up as follows:

- Concept A was preferred
- A splash pad was not desired
- Simpson College should not use any of the Park for their C Street plans

The meeting participants were asked to rank the various proposed and potential park amenities.

Those rankings are also included at the end of this section.

Presentation of Draft Plan to Parks & Recreation Staff and Commission

On March 14, 2012, the CDA design team will present the draft plan at a public meeting of the Parks and Recreation Commission.

Final Concept Development Plan

The draft plan will be revised and finalized based on any input from the Commission meeting.

The final products will include:

- 2 copies of the colored plan, 24"x 36"
- Digital Adobe Illustrator-compatible file of the color plan
- 2 hard copies of the text report
- PDF file of the text report

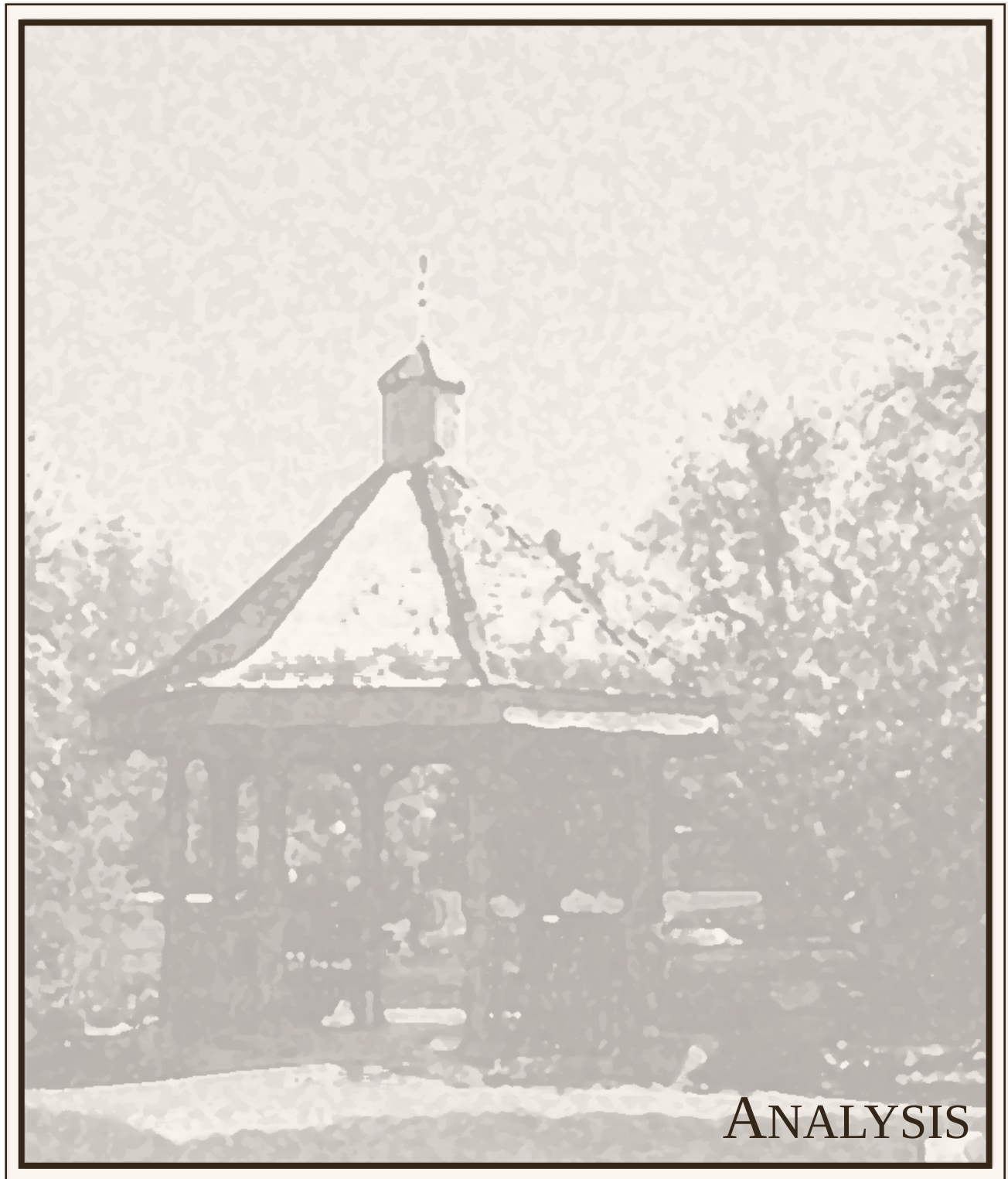
Presentation of Final Plan to City Council

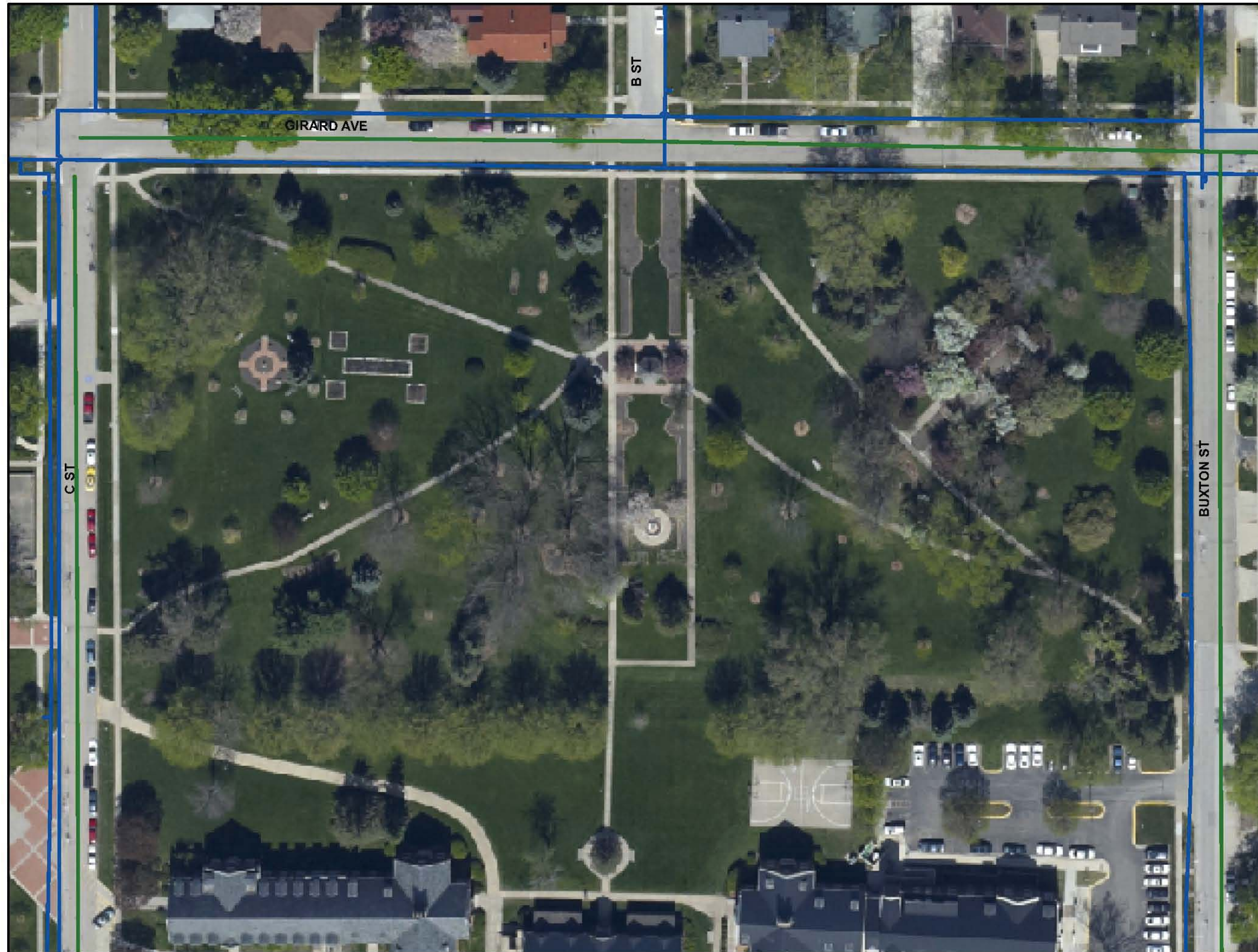
On March 26, 2012 the CDA design team will present the final Enhancement Plan at a public meeting of the City Council.



More of Buxton in Bloom







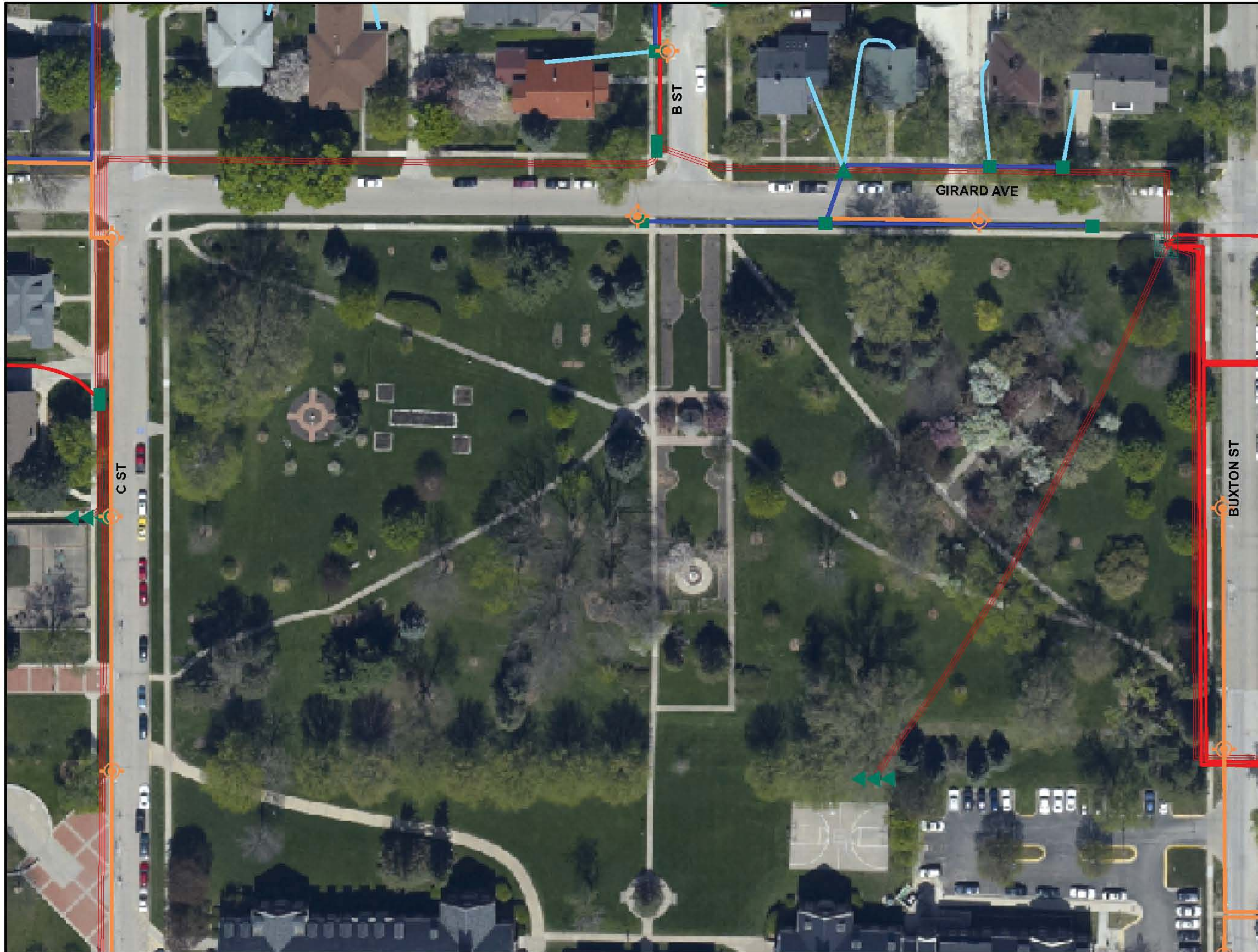
Buxton Park - Water & Sewer

BUXTON PARK ENHANCEMENT PLAN

EXISTING WATER & SEWER

Indianola

CIVIL DESIGN ADVANTAGE
GA
LANDSCAPE ARCHITECTURE PLANNING ENGINEERING SURVEYING



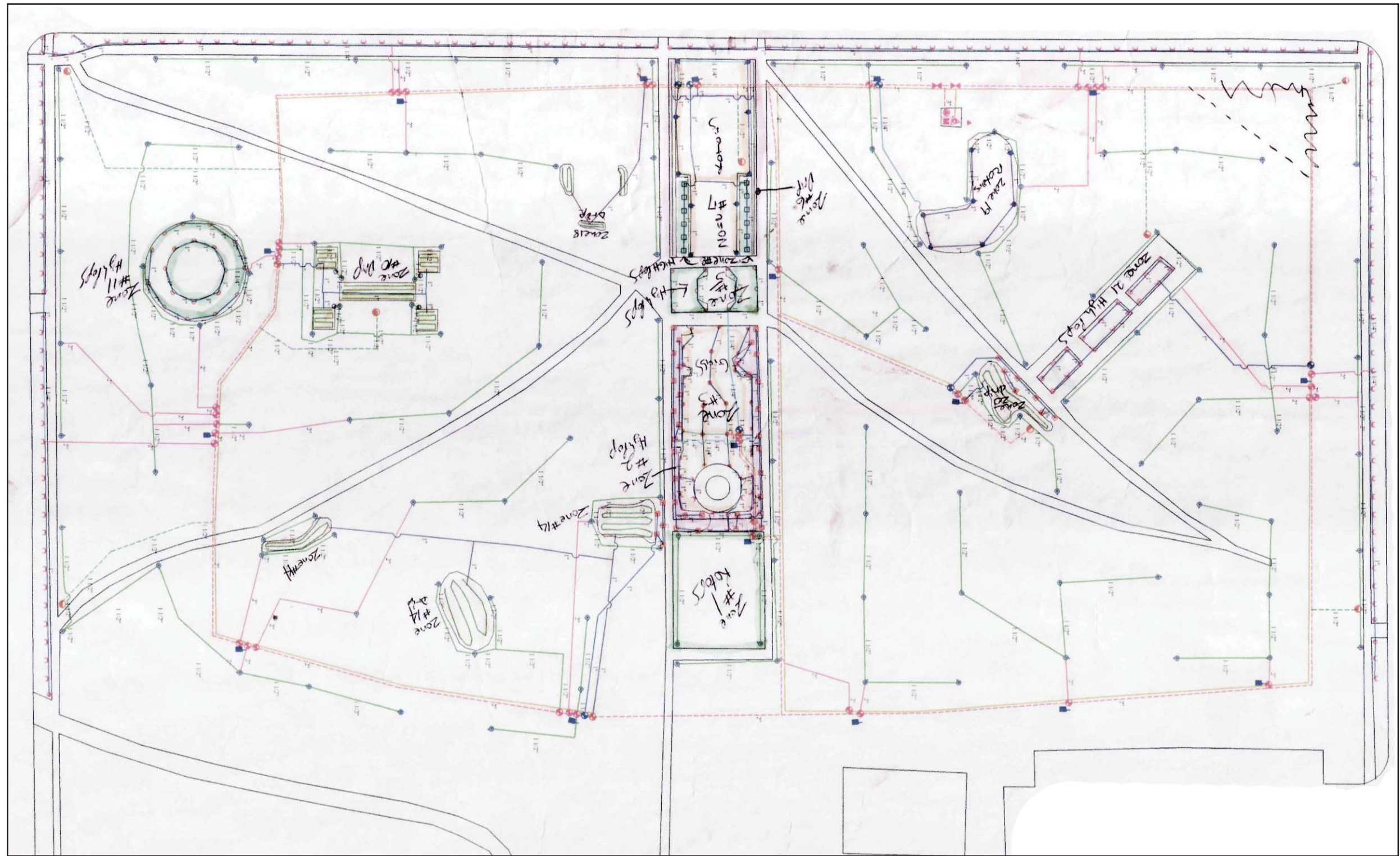
Buxton Park - Electric

BUXTON PARK ENHANCEMENT PLAN

EXISTING ELECTRIC SERVICE

Indianola

CIVIL DESIGN ADVANTAGE
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LANDSCAPE ARCHITECTURE PLANNING ENGINEERING SURVEYING



16	Hunter 10Q INST-04-CV
6	Hunter 15F INST-04-CV
12	Hunter 15H INST-04-CV
5	Hunter 15Q INST-04-CV
12	Hunter SS-530 INST-04-CV
6	Hunter 10H INST-12-CV
12	Hunter 10Q INST-12-CV
23	Hunter 15H INST-12-CV
8	Hunter 15Q INST-12-CV
12	Hunter 7F INST-12-CV
31	Hunter SS-530 INST-12-CV
17	Hunter I-20-3.5 I-20-ADJ
51	Hunter I-25-13 I-25-36V
77	Hunter I-25-13 I-25-ADV
4	Hunter PGJ-1.5 PGJ-04-A
1	3 inch meter
1	Wilkins 975 - 3"
5	Hunter PCZ-101
7	Hunter PGV-101G
36	Hunter PGV-151 Globe
1	Hunter ACC-99DPP
9	Rain Bird 5RC
2	Watts 2" isolation valve
1	Hunter ET-System
3	Hunter ICD-100
3	Hunter ICD-200
8	Hunter ICD-400
3	Hunter ICD-600
5579.77 (ft)	Class 160 1.5"
3597.98 (ft)	Class 160 2"
13.85 (ft)	Class 160 3"
3957.73 (ft)	Poly 100 1"
638.96 (ft)	Poly 100 1.25"
1309.65 (ft)	LD-09-18

BUXTON PARK ENHANCEMENT PLAN

EXISTING IRRIGATION

Sheet #

1 of 1

RAIN BIRD

The World's Leader in Irrigation

Hunter®

Buxton Park

HYDROLogic™

Turf Management Systems

10930 Justin Dr

Urbondale, IA 50522

Phone: 515-727-4534

Toll Free: 800-422-1487

Fax: 515-727-4536



WARREN COUNTY
COMMUNITY DEVELOPMENT

BUXTON PARK TREES

Date: December 15, 2011
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N

0 10 20 30 40 50 60 70 80

Feet

Tree Condition	● Fair
● Other	● Poor
● Excellent	● Dangerous
● Good	● Dead



BUXTON PARK ENHANCEMENT PLAN

TREE INVENTORY



Number	Location	Common Name	Scientific Name	Size	Condition	Concerns	Comments
	1 Buxton	Yellowwood		21"-25"	Good	Weak Fork	
	2 Buxton	Red Oak		41"-45"	Good	None	
	3 Buxton	Tuliptree		31"-35"	Good	Dead Limb	Hanging Dead Branch
	4 Buxton	Tuliptree		16"-20"	Good	Constricting Roots	Seam on trunk and suckers
	5 Buxton	Magnolia		0"-5"	Good	Weak Fork	
	6 Buxton	Magnolia		0"-5"	Good		
	7 Buxton	Douglas Fir		11"-15"			REMOVED 9/13/11
7A	Buxton	Gold Rush Redwood	Metasequoia glyptostroboides 'Gold Rush'				PLANTED 9/13/11
	8 Buxton	Douglas Fir		11"-15"			REMOVED 9/13/11
8A	Buxton	Royal Frost Birch	Betula populifolia x Whitespire 'Royal Frost'				PLANTED 9/13/11
	9 Buxton	White Cedar		11"-15"	Fair		
	10 Buxton	Kusa Dogwood		6"-10"	Fair		leaf burn
	11 Buxton	White Pine		21"-25"	Good	Weak Fork	
	12 Buxton	White Pine		16"-20"	Good	Dead Limb	
	13 Buxton	Black Cherry		11"-15"	Fair	Weak Fork	Two trunks have split off
	14 Buxton	Blue Spruce		6"-10"	Excellent	Branches nearly touching adjacent tree	
	15 Buxton	Cherry or Pear		0"-5"	Fair	Mowing	
	16 Buxton	Japanese Tree Lilac		6"-10"	Good	Weak Fork	
	17 Buxton	Crabapple		6"-10"	Good	Weak Fork	
	18 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	
	19 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	Weak Fork
	20 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	
	21 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	
	22 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	Weak Fork
	23 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	
	24 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	
	25 Buxton	Serviceberry		0"-5"	Poor	Planted too deap	
	26 Buxton	Blue Spruce		11"-15"	Fair	Trimming	
	27 Buxton	Red Maple		6"-10"	Good	Weak Fork	Label Says Sugar
	28 Buxton	Norway Maple		6"-10"	Good	Weak Fork	
	29 Buxton	Norway Maple		11"-15"	Good	Constricting Roots	
	30 Buxton	Amur Maple		6"-10"	Fair		
	31 Buxton	Sugar Maple		6"-10"	Fair	Declining	
	32 Buxton	Dogwood		0"-5"	Excellent		
	33 Buxton	Blue Spruce		11"-15"		Weak Fork	
	34 Buxton	Red Oak		0"-5"	Good	Trimming	
	35 Buxton	Red Maple		11"-15"	Good	Weak Fork	
	36 Buxton	Blue Spruce		6"-10"	Good	Weak Fork	Not too late to correct forks
	37 Buxton	Sugar Maple		6"-10"	Fair	Weak Fork	damage to the trunk at 8'
	38 Buxton	Red Maple		6"-10"	Good	Constricting Roots	one branch at 7' should be removed
	39 Buxton	White Pine		11"-15"	Good	Trimming	at least two limbs growing verticle need removed
	40 Buxton	White Pine		11"-15"	Good	Trimming	crossing limbs and low branch
	41 Buxton	White Pine		11"-15"	Excellent		
	42 Buxton	Blue Spruce		6"-10"	Good	Weak Fork	weak fork can be correctec REMOVED
	43 Buxton	Blue Spruce		6"-10"	Good	Weak Fork	weak fork can be correctec REMOVED
	44 Buxton	Blue Spruce		6"-10"	Fair	Weak Fork	sparse foliage REMOVED

45 Buxton	Blue Spruce	11"-15"	Fair		a branch at 10' should be removed
46 Buxton	Blue Spruce	11"-15"	Poor	Declining	
47 Buxton	Blue Spruce	11"-15"	Poor	Dead	REMOVED
48 Buxton	Blue Spruce	11"-15"	Good		
49 Buxton	Amur Maple	6"-10"	Good		
50 Buxton	Honey Locust	26"-30"	Good	Trimming	has several stubs
51 Buxton	Honey Locust	26"-30"	Fair	Dead Limb	dead limbs and stubs
52 Buxton	Honey Locust	26"-30"	Good	Trimming	dead limbs and stubs
53 Buxton	Honey Locust	26"-30"	Good	Dead Limb	
54 Buxton	Honey Locust	26"-30"	Good		
55 Buxton	Honey Locust	26"-30"	Fair		Large stub with decay
56 Buxton	Crabapple	16"-20"	Fair	Dead Limb	hanging branch and bark is gone from trunk
57 Buxton	Serviceberry	0"-5"	Good	Trimming	branch crosses trunk
58 Buxton	Norway Maple	0"-5"	Good		
59 Buxton	Blue Spruce	11"-15"	Fair		crowded by Honey Locust
60 Buxton	White Fir	16"-20"	Poor	Declining	
61 Buxton	Bur Oak	0"-5"	Good	Weak Fork	fork can be corrected
62 Buxton	Green Ash	26"-30"	Good	Dead Limb	small dead limbs and stubs
63 Buxton	Green Ash	26"-30"	Fair		hollow in trunk
64 Buxton	White Spruce	11"-15"	Fair		
65 Buxton	White Spruce	11"-15"	Fair	Other	small hanging branches
66 Buxton	Magnolia	11"-15"	Good		forks below 4 1/2'
67 Buxton	Magnolia	6"-10"	Fair		small stub
68 Buxton	Magnolia	0"-5"	Good		forks below 4 1/2'
69 Buxton	Rusty blackhaw	6"-10"	Fair		decay at base
70 Buxton	Crabapple	6"-10"	Good		bark missing at base
71 Buxton	Crabapple	0"-5"	Good		
72 Buxton	Norway Spruce	21"-25"	Good		
73 Buxton	Hemlock	11"-15"	Fair		double trunk
74 Buxton	Hemlock	0"-5"	Good	Weak Fork	double trunk
75 Buxton	Dawn Redwood	6"-10"	Fair	Sparse Foliage	
76 Buxton	Dawn Redwood	16"-20"	Good		stub
77 Buxton	Plum	0"-5"	Good		
78 Buxton	Little Leaf Linden	11"-15"	Good		
79 Buxton	Pin Oak	21"-25"	Good	Dead Limb and weak forks	
80 Buxton	Pin Oak	21"-25"	Good	Dead Limb	
81 Buxton	Bradford Pear	11"-15"	Good		
82 Buxton	Green Ash	31"-35"	Good	Dead Limb	
83 Buxton	Red Maple	11"-15"	Fair	Weak fork	old wound on trunk
84 Buxton	Red Oak	6"-10"	Good	Weak fork	
85 Buxton	Katsura	0-5"	Fair	wound on base	
86 Buxton	Korean Maple	0-5"	Good		
87 Buxton	Douglas Fir	11"-15"	Fair	Dead Limb	
88 Buxton	Douglas Fir	11"-15"	Poor	Declining	
89 Buxton	Pin Oak	46"-50"	Good	Dead Limb	
90 Buxton	Amur Cork	26"-30"	Fair	Dead limb, constricting roots, mower	
91 Buxton	??	0"-5"	Fair		

92 Buxton	Red Oak	0"-5"	Good	Weak Fork at 6' and 10'	
93 Buxton	Sugar Maple	0"-5"	Good	Several Weak Forks	
94 Buxton	Pin Oak	26"-30"	Fair	Dead Limb, iron deficiency	
95 Buxton	Pin Oak	16"-20"	Good	split branch on east side	
96 Buxton	Scotch Pine	6"-10"	Fair	Sparse Foliage	
97 Buxton	Scotch Pine	11"-15"	Poor	Declining	
98 Buxton	White Fir	31"-35"	Fair	Weak Fork	
99 Buxton	Douglas Fir	21"-25"	Fair	Trimming	numerous stubs
100 Buxton	Crabapple	16"-20"	Good	Dead Limb	
101 Buxton	Weeping Cherry	6"-10"	Fair	split on trunk	
102 Buxton	?	0"-5"	Poor	Declining	
103 Buxton	Amur Maple	6"-10"	Excellent		
104 Buxton	Norway Maple	6"-10"	Good	Weak Fork	Plaque says amur
105 Buxton	Sugar Maple	6"-10"	Good	Weak Fork	Can still correct forks at 6' and 12'
106 Buxton	Norway Maple	11"-15"		Trimming	large wound from split
107 Buxton	Red Maple	11"-15"	Good	weak fork, crossing branch	
108 Buxton	Magnolia	0"-5"	Good		
109 Buxton	Douglas Fir	11"-15"	Poor	Declining	
110 Buxton	White Spruce	6"-10"	Excellent	Soon to be crowded by maple with weak forks	
111 Buxton	Honey Locust	11"-15"	Good	Weak Fork	
112 Buxton	Crabapple	6"-10"	Good	Trimming	Cross branches
113 Buxton	Crabapple	6"-10"	Good		
114 Buxton	Crabapple	11"-15"	Good		
115 Buxton	Crabapple	6"-10"	Good	crossing branch	
116 Buxton	Crabapple	11"-15"	Good	crossing branch	
117 Buxton	Crabapple	11"-15"	Good		
118 Buxton	Crabapple	11"-15"	Poor	considerable decay on trunk	
119 Buxton	Crabapple	6"-10"	Fair	Several Weak Forks	
120 Buxton	Crabapple	11"-15"	Fair	Large area bark missing	
121 Buxton	Crabapple	6"-10"	Good	Some sapsucker damage	
122 Buxton	Crabapple	6"-10"	Fair	decay in trunk	
123 Buxton	Crabapple	0"-5"	Good	rabbit damage	
124 Buxton	Green Ash	26"-30"	Good	Dead branches	
125 Buxton	Crabapple	6"-10"	Good	Numerous suckers in crown	
126 Buxton	Crabapple	11"-15"	Good		
127 Buxton	Crabapple	0"-5"	Good	will soon be crowded by other crabs	
128 Buxton	Crabapple	6"-10"	Fair	dead limb, damage from past pruning	
129 Buxton	Crabapple	11"-15"	Good	dead limb, on minor decay stub	
130 Buxton	Crabapple	6"-10"	Good	trunk becoming hollow, some crossing branches	
131 Buxton	Crabapple	11"-15"	Good	several crossing branches	
132 Buxton	Crabapple	11"-15"	Fair	weak fork	
133 Buxton	Crabapple	11"-15"	Good	Dead limib, one obvious stub and crossing branches	
134 Buxton	Crabapple	6"-10"	Good	Several low dead branches	
135 Buxton	Crabapple	0"-5"	Fair	some bark missing from base, crossing branch	
136 Buxton	Crabapple	6"-10"	Good	crossing branch	
137 Buxton	Sweetgum	26"-30"	Trimming	one dead limb at 20'	
138 Buxton	Sourwood	0"-5"	Poor	Dead Limb	REMOVED

139 Buxton	Norway Maple	6"-10"	Fair	Dead Limb	
140 Buxton	Ginkgo	26"-30"	Good	Weak Fork	
141 Buxton	Ginkgo	21"-25"	Good	Weak Fork	
142 Buxton	Ginkgo	26"-30"	Good	hole in trunk where branch was removed	
143 Buxton	Magnolia	6"-10"	Fair	decay on base and trunk	
144 Buxton	Magnolia	0"-5"	Fair	some decay on trunks	
145 Buxton	Douglas Fir	16"-20"	Good	weak fork	
146 Buxton	Douglas Fir	11"-15"	Good	weak fork	
147 Buxton	Douglas Fir	11"-15"	Good	growing under crown of ginkgo	
148 Buxton	Blue Spruce	6"-10"	Poor	too much shade	
149 Buxton	Blue Spruce	16"-20"	Fair	weak fork	
150 Buxton	Blue Spruce	11"-15"	Poor	too much shade	
151 Buxton	Blue Spruce	16"-20"	Fair	weak fork	
152 Buxton	Hemlock	11"-15"	Good	several dead branches on NE side	
153 Buxton	European Beech	31"-35"	Fair	Dead branches	
154 Buxton	Ginkgo	26"-30"	Good	Stub at 8' should be cut	
155 Buxton	Ginkgo	26"-30"	Good	Weak fork	
156 Buxton	Ginkgo	26"-30"	Good	stub and crossing limbs	
157 Buxton	Ginkgo	31"-35"	Good	Weak fork	
158 Buxton	Ginkgo	31"-35"	Good	Weak fork	
159 Buxton	Ginkgo	21"-25"	Good		
160 Buxton	Blue Spruce	11"-15"	Good	weak fork	
161 Buxton	Blue Spruce	6"-10"	Fair	crowded by linden	
162 Buxton	Blue Spruce	6"-10"	Poor	declining	
163 Buxton	Blue Spruce	11"-15"	Good	weak fork	
164 Buxton	Blue Spruce	6"-10"	Good	damaged limb on N side	
165 Buxton	Scotch Pine	6"-10"	Fair	dead limb	
166 Buxton	Scotch Pine	11"-15"	Fair	dead limbs	
167 Buxton	Scotch Pine	21"-25"	Good	dead limbs	
168 Buxton	Scotch Pine	16"-20"	Good	dead limbs	
169 Buxton	Scotch Pine	11"-15"	Good	dead limbs	
1014 Buxton	Tuliptree	51"+	Fair	hit by lighting	
1015 Buxton	Douglas Fir	11"-15"	Poor	declining	
1016 Buxton	Douglas Fir	16"-20"	Fair	weak fork	REMOVED 9/13/11
1017 Buxton	Siberian Elm	31"-35"	Poor		
1018 Buxton	Red Maple	6"-10"	Fair	weak fork	
1019 Buxton	Norway Maple	11"-15"	Good	very weak fork	
1020 Buxton	Red Maple	16"-20"	Fair	very weak fork	
1021 Buxton	Ginkgo	36"-40"	Good	weak fork	
1022 Buxton	Ginkgo	21"-25"	Good	crossing limbs	
1023 Buxton	Ginkgo	31"-35"	Good	Weak fork	
1024 Buxton	Ginkgo	31"-35"	Good	weak forks	
1025 Buxton	Ginkgo	6"-10"	Good	Weak forks (hopefully was corrected in 2011)	
1026 Buxton	Ginkgo	26"-30"	Fair	Large area bark missing	
1027 Buxton	Ginkgo	36"-40"	Excellent	Best Ginkgo in Buxton -constricting roots	

INCONSISTENT PLANT IDENTIFICATION



INCONSISTENT LANDSCAPE EDGING



INCONSISTENT VICTORIAN THEME



PAVEMENT



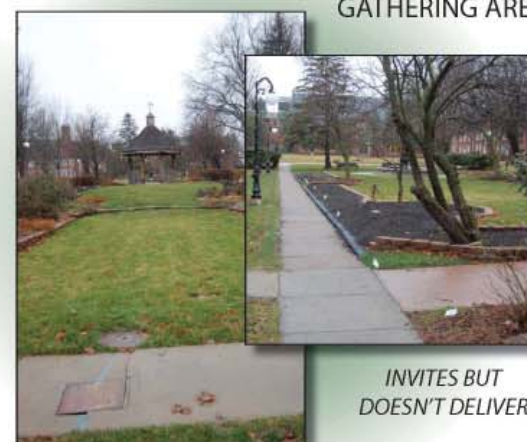
UTILITY STRUCTURES AT MAIN CORNERS



PARKING



NO PAVED GATHERING AREA



INVITES BUT DOESN'T DELIVER

INCONSISTENT FURNISHINGS THEME



INCONSISTENT MEMORIAL MARKERS



BUXTON PARK ENHANCEMENT PLAN SITE ANALYSIS

SINGLE-SIDE PARKING DOMINATED BY SIMPSON STUDENTS, OFTEN DIFFICULT TO FIND A SPACE.

STRONG AXIAL FORM, RELATIONSHIP WITH B STREET SUGGESTS AN OPPORTUNITY FOR A MAIN ENTRANCE, BUT THERE IS CURRENTLY NOTHING THERE TO IDENTIFY IT AS SUCH, AND NEARBY PARKING IS PROBLEMATIC.
POTENTIAL FOR INTERSECTION IMPROVEMENT INCORPORATED INTO DESIGN OF THE PARK.

CRAB TREE MALL SOME TREES IN POOR CONDITION. OPPORTUNITY TO RELOCATE, KEEP TREE SIZE CONSISTENT.

THIS IS A MAIN IDENTITY CORNER, BUT IS ENCUMBERED BY UTILITY STRUCTURES.

SITE ANALYSIS

-  EXISTING BENCHES
-  EXISTING LIGHT POLES

TREE CONDITION INDICATORS*

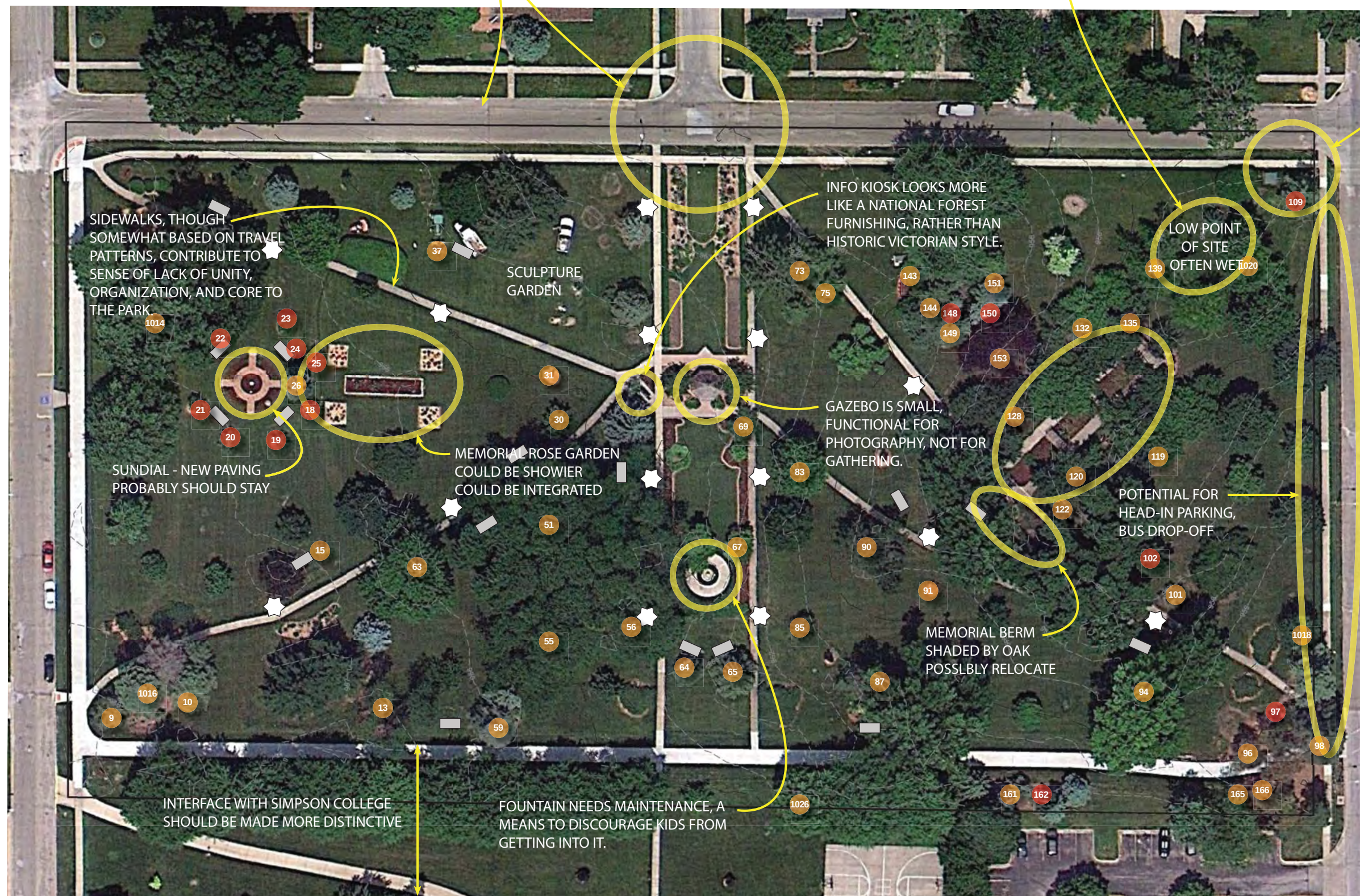
-  POOR TREES
-  FAIR TREES

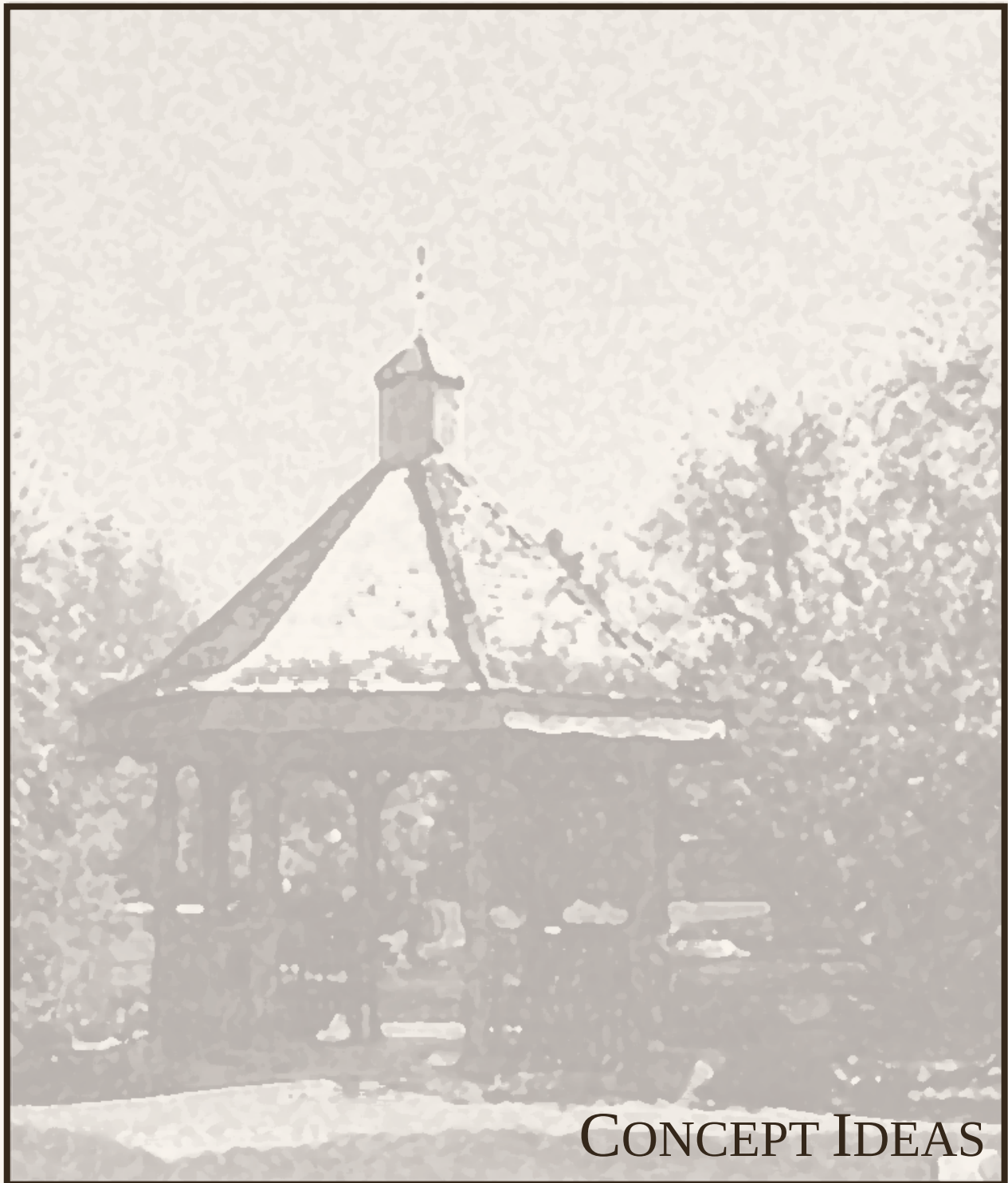
*CONDITION ASSESSMENT AND NUMBER IDENTIFIERS ARE FROM WARREN COUNTY BUXTON PARK TREE SURVEY DATED DECEMBER 15, 2011.



Indianola
PARKS AND RECREATION

CIVIL DESIGN ADVANTAGE
GA
LANDSCAPE ARCHITECTURE PLANNING ENGINEERING SURVEYING





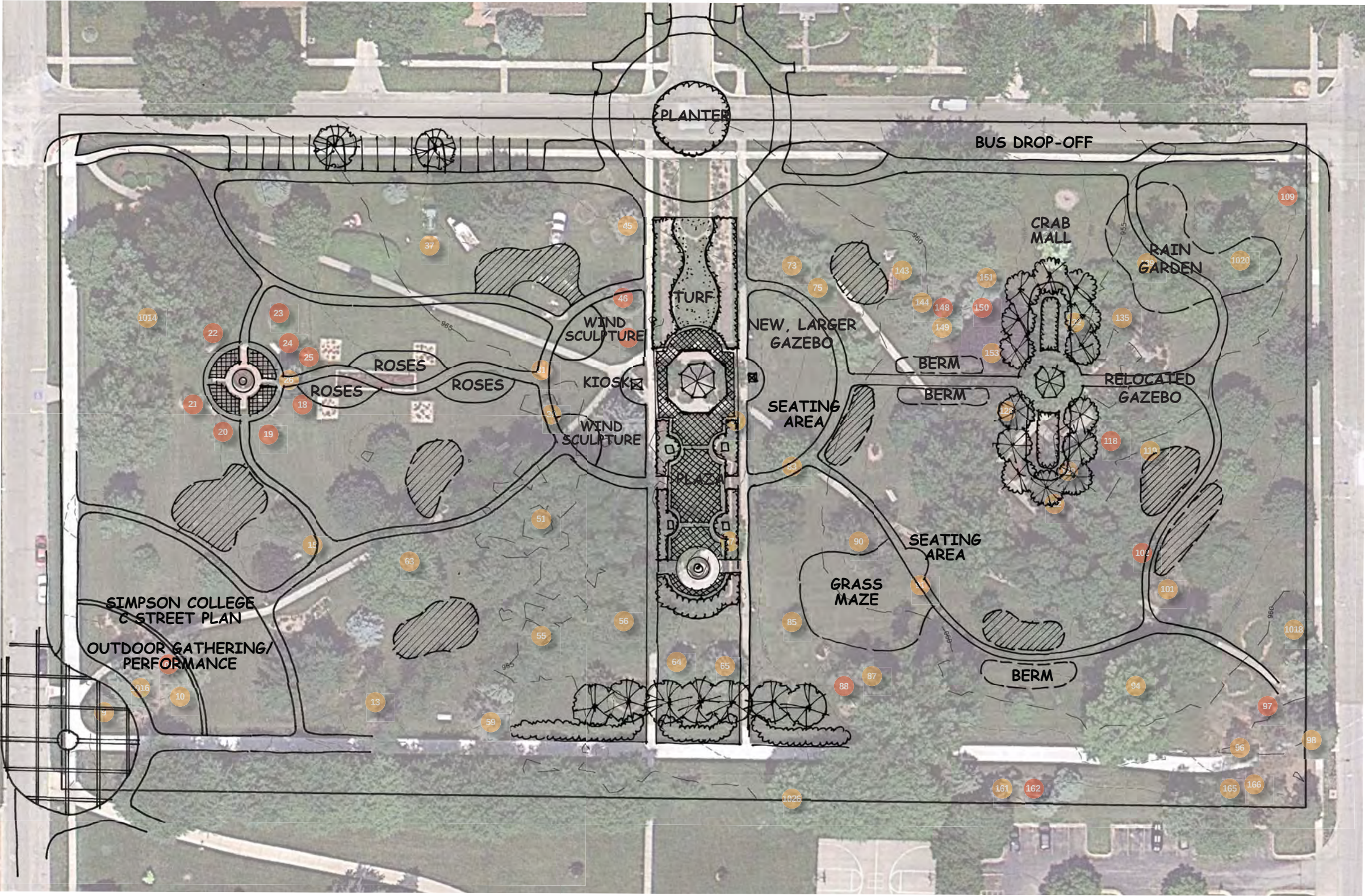
CONCEPT A

JANUARY 24, 2012



- INDICATES POTENTIAL
DISPLAY GARDEN AREAS
- ALL AMERICAN SELECTIONS
 - SHADE PLANTS
 - PERENNIALS
 - CONIFERS/EVERGREEN
 - HERBS
 - GRASSES
 - MANY MORE

VICTORIAN GAZEBO EXAMPLES



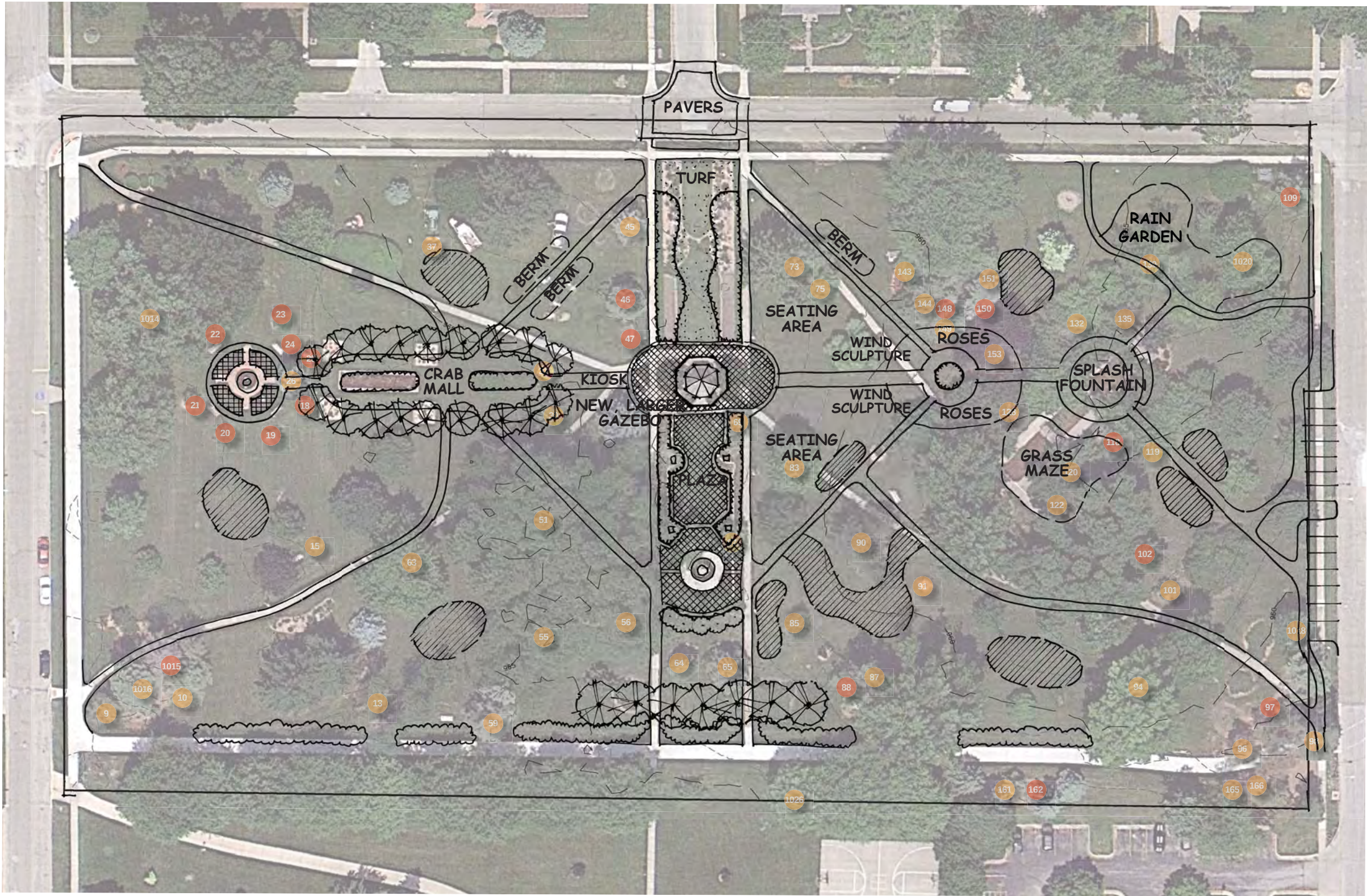
CONCEPT B

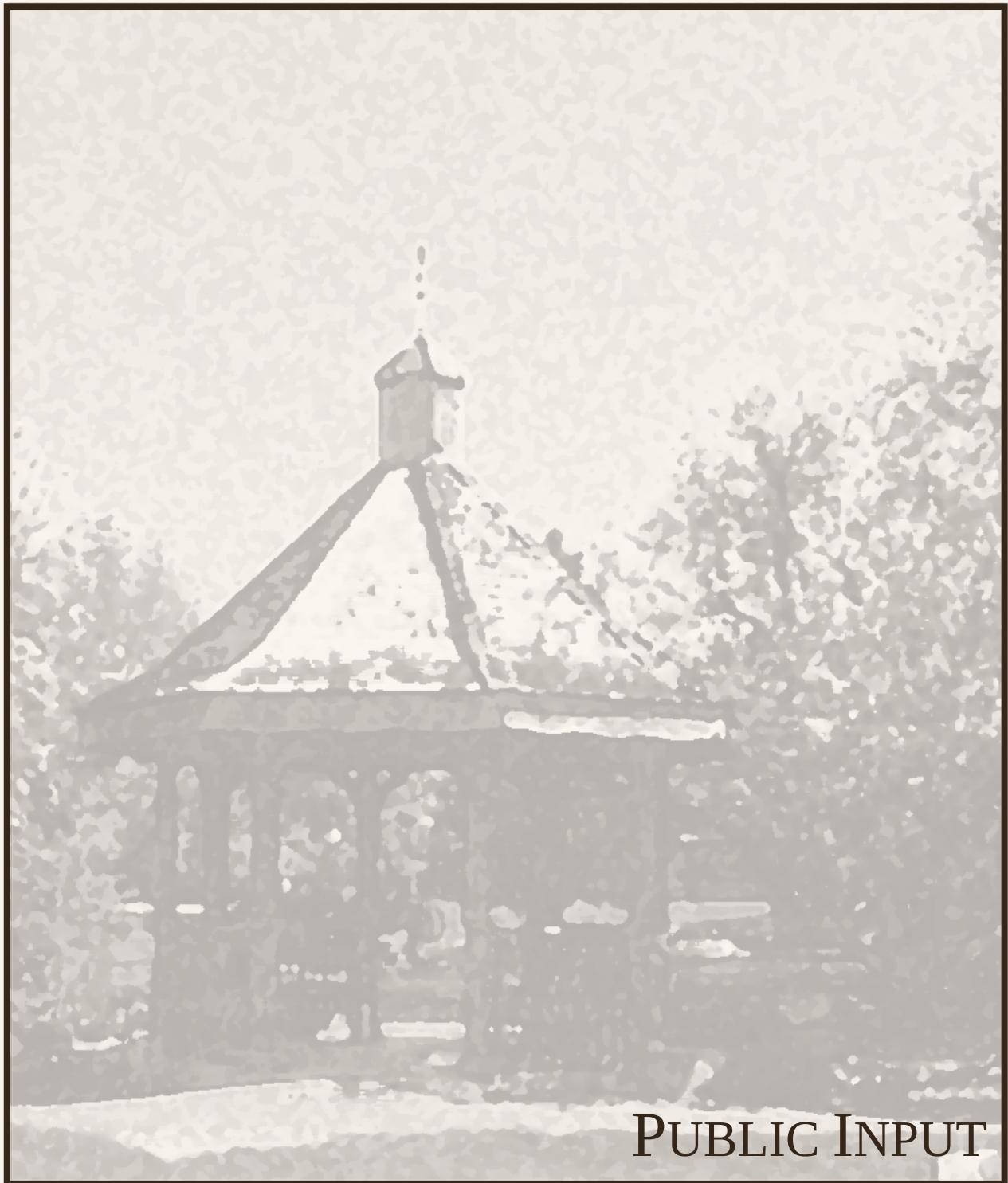
JANUARY 24, 2012



- INDICATES POTENTIAL
DISPLAY GARDEN AREAS
- ALL AMERICAN SELECTIONS
 - SHADE PLANTS
 - PERENNIALS
 - CONIFERS/EVERGREEN
 - HERBS
 - GRASSES
 - MANY MORE

SPLASH FOUNTAIN EXAMPLES





PUBLIC INPUT COMMENTS

Oral Comments:

- A concern was expressed about encouraging people to drive to the park, that thought was countered by the comment that not all can walk to the park
- One person was concerned a round-about would impede traffic
- Bike parking is a need
- LED lighting was suggested
- What is the user target? A splash fountain may not be appropriate
- Concern about the impact of children using a splash fountain on the gardens
- What size crowds are anticipated/desired?
- Consider the size of the event/type of events to be encouraged
- Musical events limited to smaller ensembles
- Image at NE corner is important to visitors
- Consider a small building for education purposes
- Concern that Simpson's plan for C Street may encourage too much active use in the park
- Weddings work well with park character
- Active and quiet don't work well together. Buxton is a 'beautiful, quiet space'
- A butterfly garden was suggested
- If Buxton St is made 2-way, how does that affect any parking along the east?
- A 'Story Walk' was suggested for a park program/event
- Concerns were expressed about the aesthetics of a restroom building. Usually not very nice.
- There was a strong consensus that Buxton should remain a passive garden park, with similar uses, but better

Written Comments From Public Meeting and the Web Page:

- Would like to see the plaza area formal in design, with the use of trimmed boxwoods. Think that would be wonderful with sculptures, and a perfect wedding space
- Rain Gardens should be researched thoroughly and designed properly
- The Park needs to be primarily a 'quiet' space with beautiful gardens and plantings
- Remember the primary purpose is a PARK
- A gathering area for weddings sounds great
- Existing sidewalks are narrow and old. Could they be beautified with pavers?
- Like the paver idea around the gazebo/plaza
- Suggest herbal garden for one of the display gardens. Have seen one, found it fascinating and it smelled great
- There is a need for stronger entrances
- Several made comments that they like the splash fountain, but not in this park
- Liked identified areas on Girard, not sure about the round-about
- Simpson's gathering/performance idea should be on the west side
- Improve concrete problems
- Suggest a butterfly garden
- Hide/move the utility boxes at the corners
- An educational building
- A turn-in half circle for bus/limo instead of the round-about
- Performance and viewing area should be small and consistent with passive nature of the park
- Simpson's use of the southwest corner for a performance plaza is not consistent with the park
- Oppose Simpson having any part of the park
- If you want to attract more events restaurants are important, but security for building is questionable
- Suggest display garden for native landscaping
- NE corner signage and landscaping is important to incoming vehicles
- Would like to see the shrubs between the gazebo and Girard removed so that the flowers can be viewed from the sidewalk

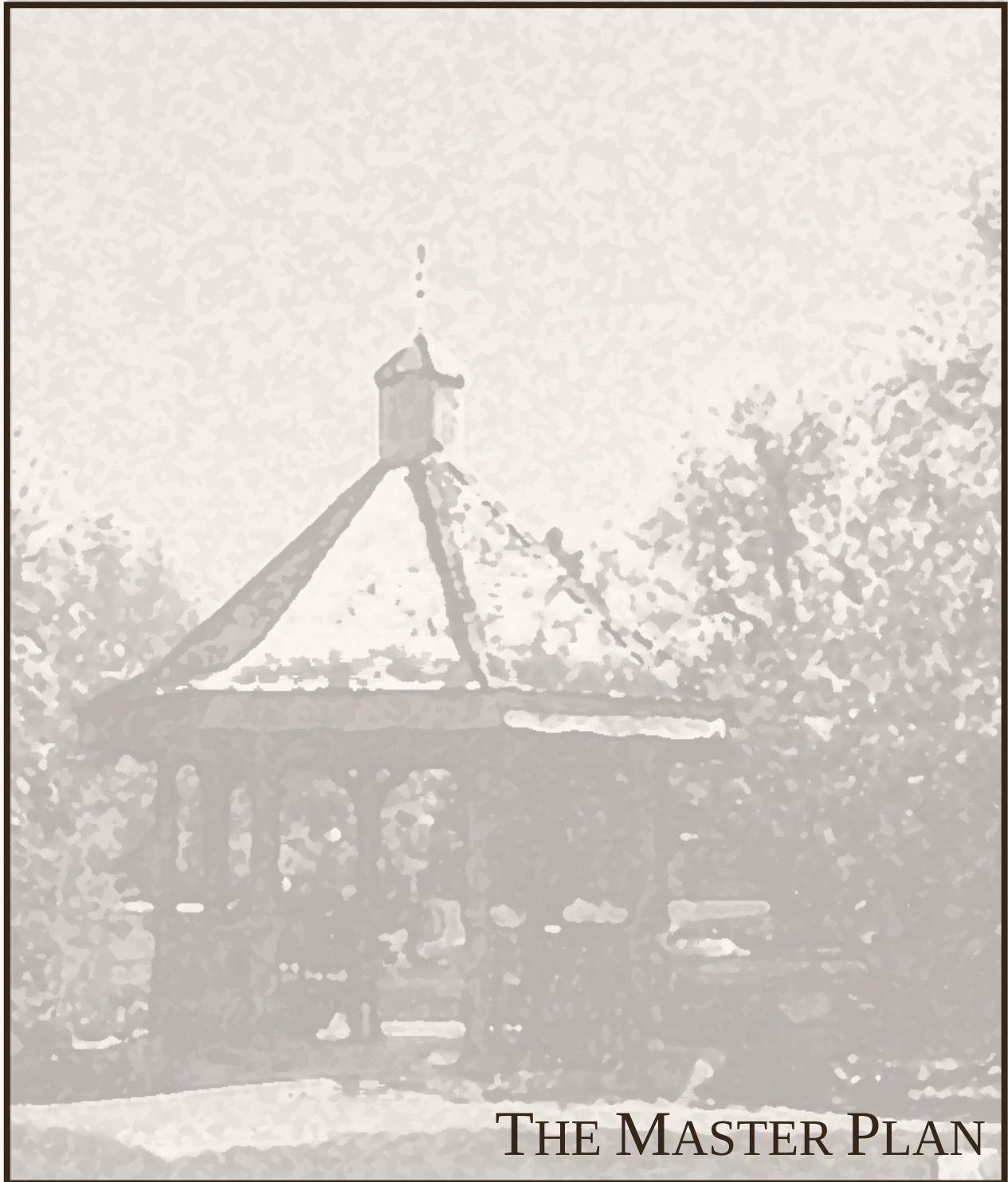
Buxton Park Amenity Rankings From Public Input Meeting 31-Jan-12														Average	
Amenity															
Rain Garden	5	0		3	5	3	5	5	3	3	5	5	5		3.9
More Display Garden Beds	5	5	1	5		5	4	4	4	5	5	5	5		4.4
Additional Interpretive Displays	5	1		3		3		3	4	5	5	5	4		3.8
Cultural/Historical Displays	4	5	2	4		3		3	3	5	5	5	4		3.9
Larger Gazebo	5	4	1	3	5	5	5	5	5	3	4	5	4		4.2
Area for Performance and Viewing	5	0		0		4		4	5	5	4	3	3		3.3
Paved Plaza Area	5	1		0		4	5	4	3	5	4	5	3		3.5
Grass Maze for Children	2	2		0	4	3		5	3	3	3	3	4		2.9
Splash Fountain for Children	1	0	0	0	5	0		0	4	0	0	0	2	0	0.9
Round-about	5	3		3		3		5	0	5	4	4	3		3.5
Head-in Parking	5	2		3	4	5	4	5	4	5	3	5	2		3.9
Bus Drop Area	1	0		0		3		3	3	5	2	3	3		2.3
Bike Parking	5	3		4	5	3	4	4	4	3	2	4	5	4	3.8
Small Restroom	0	0		3		0		4	4	0	1	5	4	4	2.3
Lighting Improvements	5	1	1	3	5	5	4	3	4	5	3	3	3		3.5

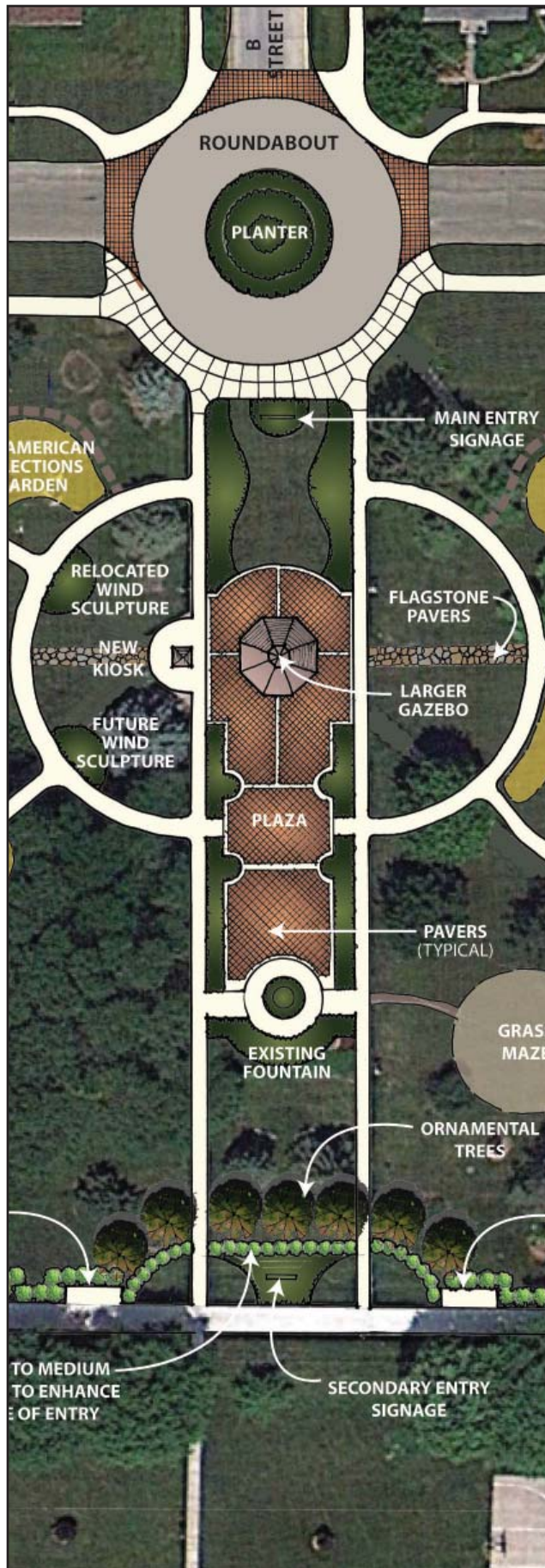
0 = Undesirable

5 = Desirable

Averages were calculated on numerical votes only.

Where no opinion was rendered, no numeric vote was counted in the average.





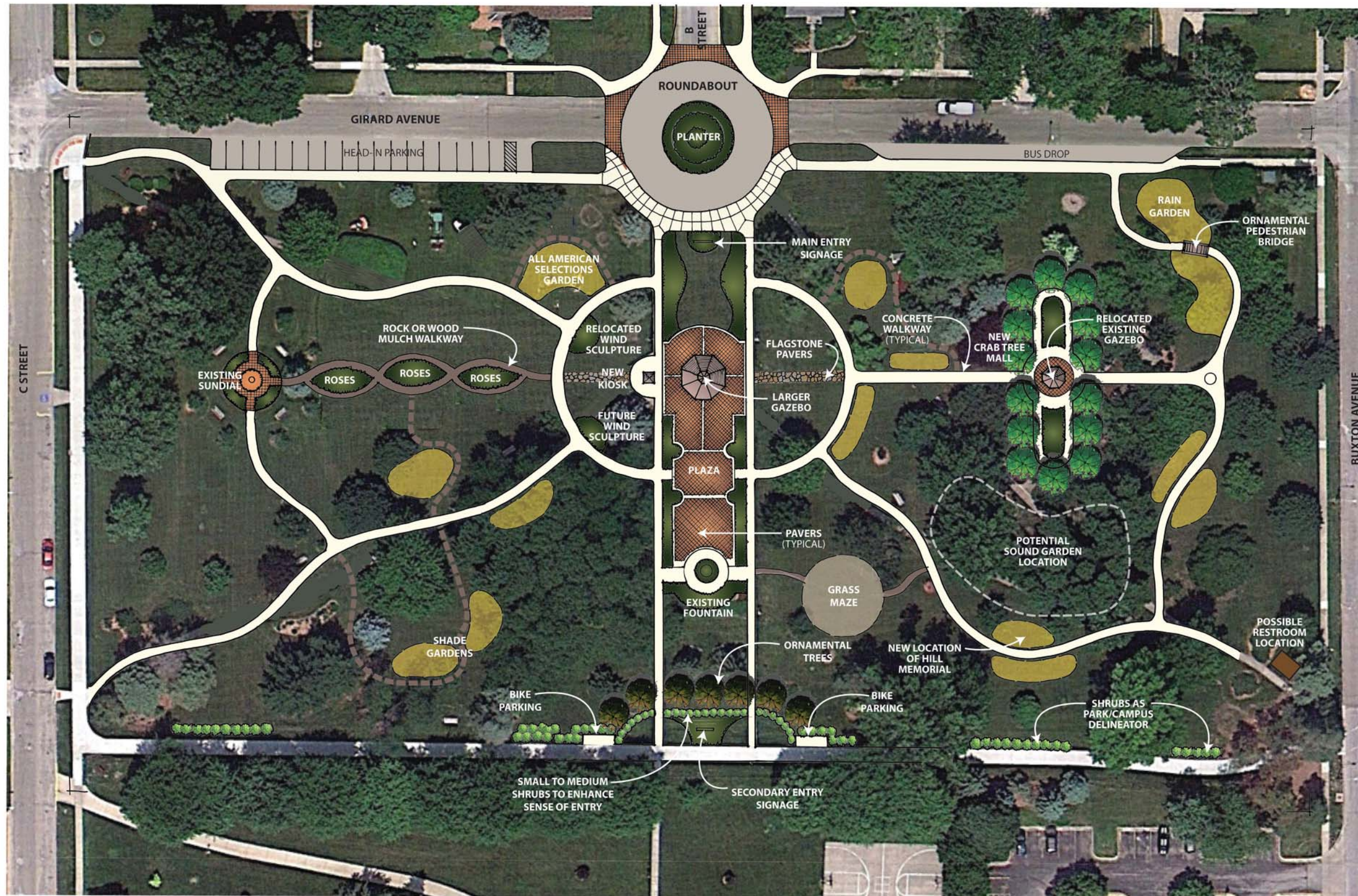
BEHIND THE PLAN

The purpose of this plan is not to remake or re-invent the park, but to build upon it's qualities and enhance its aesthetic, cultural and educational value. Early in the planning process it was decided to maintain a strong link to the history of the park. There were two primary factors that were employed to accomplish this.

The first was maintaining the Victorian theme that dominated design when the park was established and is still reflected in the style of the Gazebo, light poles, and some benches. The plaza configuration, the semi-circular walkways around the gazebo, the axial relationship of the sundial area and the relocated crab tree mall reflect a formality that is often found in Victorian era parks. The new, larger gazebo and other site furnishings such as the new information kiosk, light poles, benches, and even trash receptacles will have a Victorian style. It should be noted that many Victorian parks have a romantic, or more natural style as well. This is reflected in the plan in that as one moves away from the formal core and the park experience becomes more focused on the arboretum aspect of the park, the walkways and planting areas become naturalized in form.

The second was maintaining the north/south axial core of the park, keeping the gazebo/fountain relationship intact. The Enhancement Plan builds on this axial core, in fact extending it into the neighborhood by means of the roundabout. Although a new, larger gazebo is proposed, it is located in the same spot as the current one, maintaining the same relational and visual functions.

The following pages include the Illustrative Enhancement Plan, followed by descriptions and examples of the various proposed amenities and furnishings.



BUXTON PARK

ENHANCEMENT PLAN

2012

-  DISPLAY GARDENS
MEMORIAL BERMS
-  PLANTERS
-  POTENTIAL/OPTIONAL
WOOD OR ROCK MULCH
PATHS FOR DISPLAY
GARDEN OBSERVATION

SEE TEXT IN THE FOLLOWING PAGES
FOR FURTHER DESCRIPTION OF
PLANTINGS AND AMENITIES

ILLUSTRATIVE
PLAN

Indianola

CIVIL DESIGN ADVANTAGE
GA
LANDSCAPE ARCHITECTURE PLANNING ENGINEERING SURVEYING

BUXTON PARK

ENHANCEMENT PLAN

2012



-  RELOCATED LIGHT POLE
-  DRINKING FOUNTAIN
-  TRASH RECEPTACLE
-  BENCH LOCATION
-  SCULPTURE LOCATION
-  DISPLAY GARDENS
MEMORIAL BERMS
-  POTENTIAL
NEW SPECIMEN
OVERSTORY TREE
LOCATION
-  POTENTIAL
NEW SPECIMEN
UNDERSTORY TREE
LOCATION

SEE TEXT IN THE FOLLOWING PAGES
FOR FURTHER DESCRIPTION OF
PLANTINGS AND AMENITIES

FEATURE PLACEMENT



Larger Gazebo

- Victorian architectural style
- Larger than the current one, perhaps around 24 feet in diameter, large enough to accommodate a small group gathering, musical ensemble, or wedding party
- Accessible on north, west, south, and east sides with integral benches on the angle sides
- Electric power sufficient to accommodate a small sound system as well as holiday lighting
- Soft lighting, adequate for security but conducive to the environment of the gazebo



Plaza

- Hardscaped area of colored pavers in the core area in of the park, between the gazebo and the fountain
- Separated from the north-south walkways by planting beds
- Provides additional paved gathering space, hard surface from which to observe the perimeter planting beds an sculpture
- Provides additional fund raising opportunity with memorial pavers

New Crab Tree Mall

The crab tree mall is a showy and popular element of the park. But many of the trees are in decline and the mall has little design connection to the core of the park.

- Oriented north-south, situated on axis with the gazebo as the anchor
- The existing gazebo could be relocated as the core element of the mall if it's in good enough condition
- The new trees should be varieties that are consistent in size and form, but perhaps the 4 center trees could be a different flowering color from the others

New Kiosk

- Designed to reflect the Victorian theme and architectural style of the new gazebo
- Weatherproof and vandal resistant display case in which Park and other Community information can be displayed. Should be double-sided
- A display of historic park photographs was suggested
- A weatherproof receptacle for tour arboretum maps



Site Furnishings

- Benches should be consistent in style, Victorian, and generally located on a concrete pad adjacent to a walkway, although a few more secluded sitting areas are desirable
- Drinking fountain, trash receptacles, should be Victorian style
- Additional light posts should match existing



Display Gardens

- Hostas
- Shade
- Evergreens
- Herb Garden
- Butterfly Garden
- Native Plants
- Garden Design Techniques



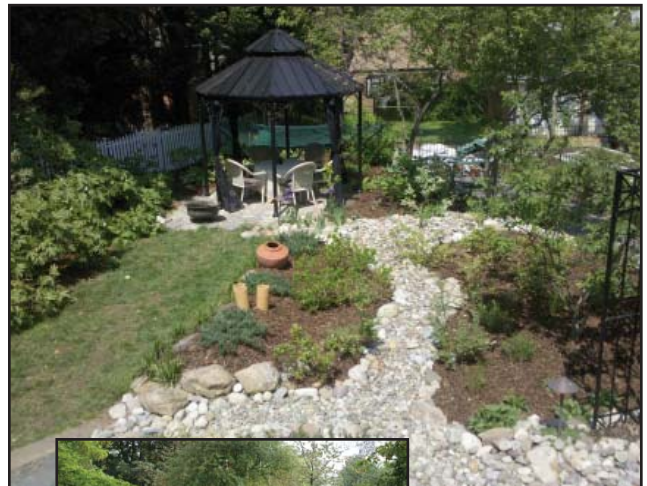
All American Selections Display Garden

- Requires 720 square feet



Rain Garden

- Placed in low wet area of the site
- Interpretive plaque discussing the benefits, types of plants
- Possible pedestrian bridge to allow passage through the garden



Grass Maze

- A loose maze of ornamental grasses of various sizes and textures can be a fun entertainment feature for kids as well as an educational element of the arboretum



Additional Tree Locations

- Located to provide adequate room for growth, out of shade zones of existing trees, to not shade display gardens

Planting Bed Edging

The existing planting bed edging is inconsistent in materials and in poor condition. All existing edging should be redone in a consistent manner, and new beds installed with the same edging. To enhance the historic character of the park, synthetic edging materials such as plastic or metal should be avoided. Recommended methods are either natural stone blocks or a simple spade edge.



Plant and Memorial Markers

Like the edging, existing plant identification and memorial markers are inconsistent in materials with some in poor condition. The same approach of enhancing the historic character should be applied here as well.

- Each type should be consistent, durable
- Memorial markers should have a feeling of permanence



Park Identification Signage

- Consistent in style
- Small sign at each of the four corners
- Moderate sign south of the fountain to delineate the park from the Simpson campus
- Largest sign at the north entrance south of the roundabout



Main Sign Idea

Shrubwalk

A shrub walk along the bike trail can be modelled, at a smaller scale, after the Bailey Shrub Walk at the Minnesota Landscape Arboretum. This shrub collection can represent the best large shrubs for our landscape and ones that are available in local nurseries. The plants can be arranged in landscape settings to give an idea of what they might look like in a home landscape. Among the plantings should be instructional signs covering garden design, planting and maintenance of shrubs. Because the shrubs would also serve as a Park/Campus delineator, the majority should be 5' - 8' in height, work well in masses, and have dense foliage and branching characteristics.



Roundabout

The proposed roundabout would contribute tremendously to the identity and sense of arrival and entry of the park

- Would act as a traffic calming device
- Visually connect the park with the neighborhood



• Sculpture

Sculpture is desirable in the park both for its aesthetic/artistic value and its memorial value. Specific areas have been designated on the plan for sculpture and those areas and the form of the sculpture that will go in them will be integral design elements of the plan. Certain general form guidelines are suggested for the specific areas.

Sculpture Type A - *In the core/plaza area*

- Should tend away from modern, stay more traditional, vertical in form, 3' - 6' in height



Sculpture Type B - *Wind Sculpture / Rose Garden*

Can be more modern, sculpture in the area opposite the new location of the wind sculpture should compliment the existing wind sculpture in size and form.

Sculpture Type C - *Children's areas*

Something like shown below can add an enticing and fun element to the grass maze area.



Sound Garden

A sound garden could be located in a somewhat secluded area that is frequented by chirping squirrels, and include plantings that attract singing and chirping birds, perhaps a small element of moving water for the sound effects. Outdoor soft tone interactive musical items are available, shown below. Educational/interpretive signs could guide the user through the many sounds that can be experienced in the area.



Head-In Parking

- Should be evaluated as to it's ultimate value. Will it serve Park visitors or merely provide more student parking?
- To accommodate park visitors, not Simpson students, the area must be signed for Park Visitors Only, and enforced by police.

Irrigation

- Complete the main loop and redesign and replace as other improvements are made.

Drainage Issues

The site drains slowly to the north east to a small intake near the north east corner. There are areas that are often wet, particularly that corner, but other areas as well. Installing a drain tile system could be helpful, but further investigation will need to be done.

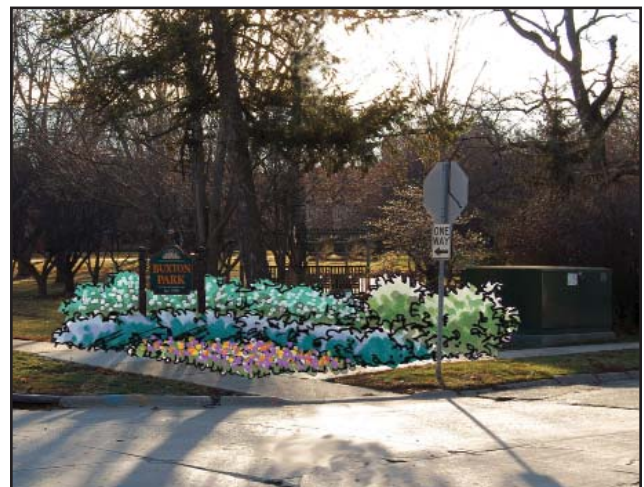
- The depth and capacity of the intake needs to be determined
- A cost/benefit analysis should be done to determine the actual effect and value of a tile system

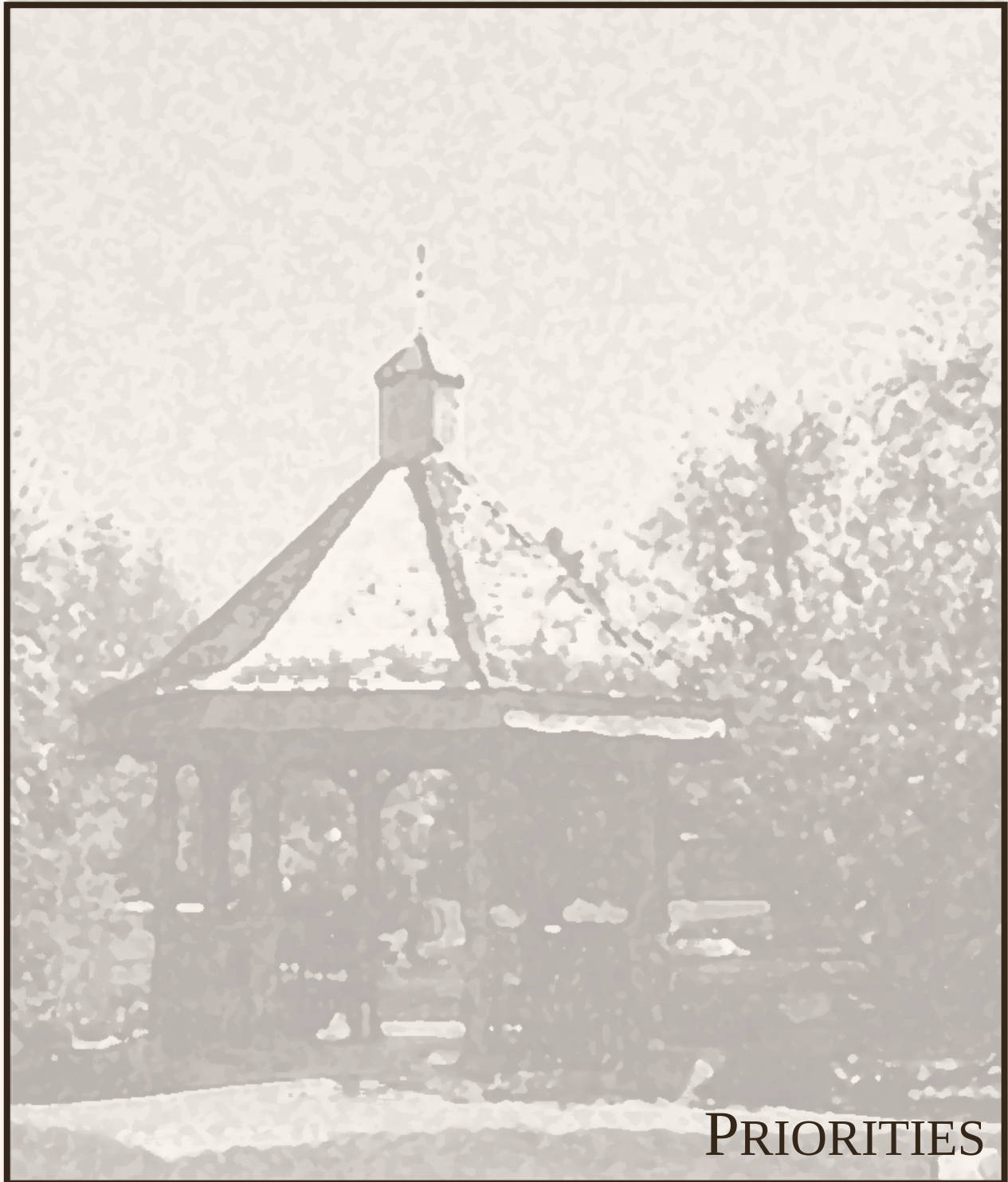
Restroom

A future restroom should be located away from the core and other major activities and near the perimeter to minimize extension of utilities.

The Corner of Buxton & Girard

This corner is the first thing many visitors see upon approaching the park . It is currently cluttered with utility boxes, a power pole, and a street sign. At the time of this writing, however, plans are in the works to remove the utility pole, replace the electrical box with a larger unit relocated a couple of feet to the west, and relocate the cable pedestal near the new electrical box. Once these changes have been made the corner can be landscaped to create a splash of seasonal color, texture, and form, (include evergreens) as well as anchor the existing sign, and partially screen the electrical box.







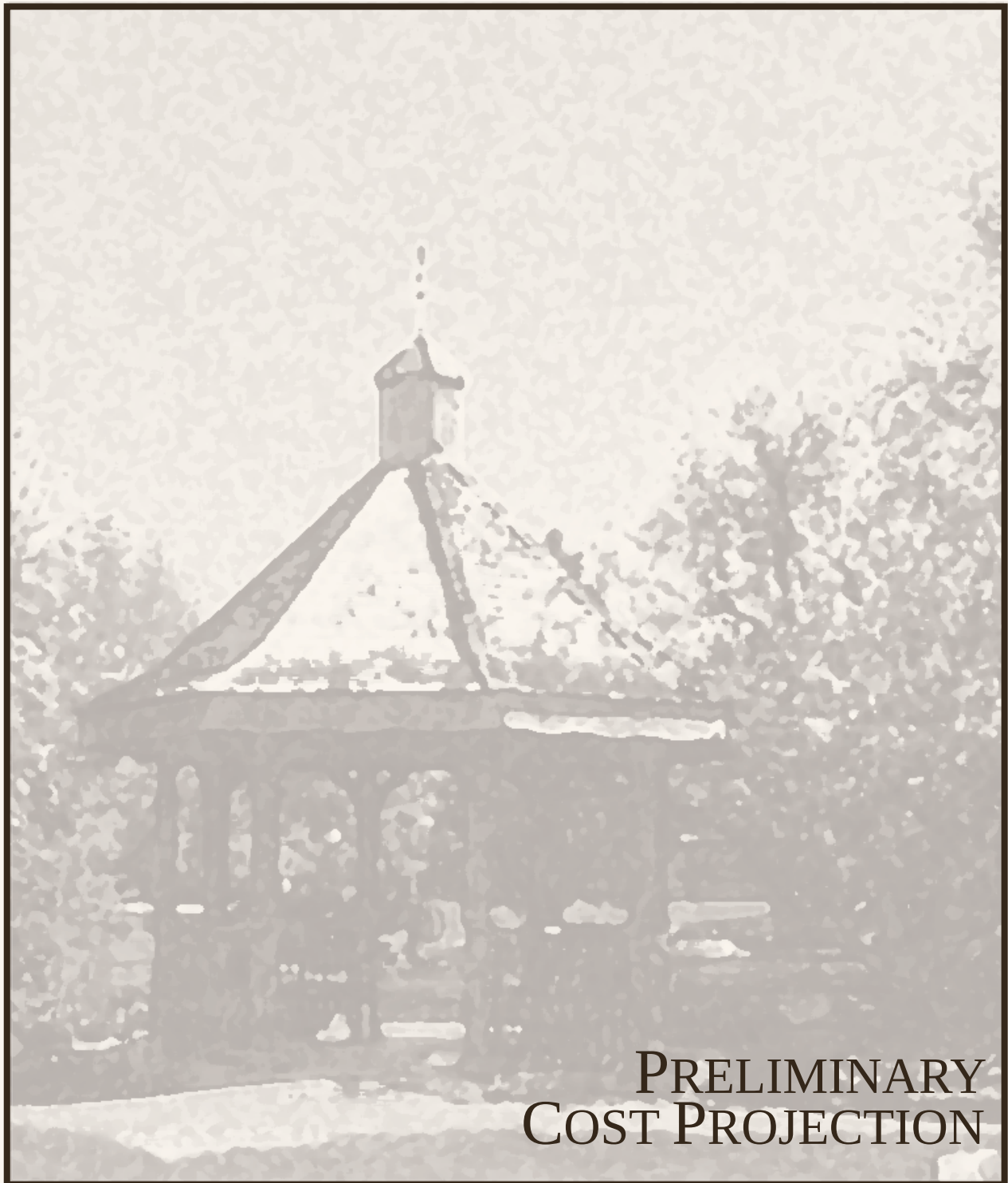
PRIORITIES

The following is a prioritizing, or phasing, of the various proposed improvements. The order is based on several considerations:

- *An improvement's relationship to other improvements - is it necessary or advantageous that it be constructed before something else?*
 - *Its position in the public amenity ranking chart*
 - *Cost*
 - *Its value in generating interest excitement that could be helpful in raising funds*
1. Drainage Improvements, if deemed of value
 2. Crab Tree Mall, relocate Gazebo concrete loop
 3. Plaza, Kiosk and large Gazebo, drinking fountain, walkway connection to the crab tree mall
 4. Concrete walkways
 5. Rain Garden
 6. All American Selections Garden
 7. Bike Parking
 8. The rose gardens with the mulch walkways
 9. Roundabout/Parking
 10. Main Sign
 11. Grass Maze
 12. Sound Garden
 13. Shrub walk, South Entry Sign
 14. Restroom

The following improvements that can be done incrementally, at any time:

- Plant bed edging improvements
- Plant identification and memorial markers
- Additional specimen trees
- Various new display gardens
- Additional benches & lights
- Sculpture



BUXTON PARK ENHANCEMENT PLAN

Draft Preliminary Cost Projection

14-Mar-12

Quantities are estimates only, based on conceptual design.

Cost allowance was used where a quantity or cost is not obtainable without further design or product selection.

ITEM	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>ITEM TOTAL</u>
Drainage Improvements					
6" Perf Drain Pipe	570		\$20.00	\$11,400	
Connection to intake structure		Lump Sum	\$1,000.00	\$1,000	\$12,400
Crab Tree Mall					
4" Concrete	1170	S.F.	\$3.50	\$4,095	
Pavers	320	S.F.	\$18.00	\$5,760	
Trees	14	EA.	\$250.00	\$3,500	
Planter areas***	600	S.F.	\$6.00	\$3,600	
Gazebo Relocation		Allowance	\$1,200.00	\$1,200	
Miscellaneous****				\$3,631	\$21,786
Plaza & Gazebo Area					
4" Concrete	2275	S.F.	\$3.50	\$7,963	
Including loop walkway					
Pavers*	4600	S.F.	\$18.00	\$82,800	
Electrical Service		Allowance	\$10,000.00	\$10,000	
Gazebo**		Allowance	\$60,000.00	\$60,000	
Kiosk		Allowance	\$5,000.00	\$5,000	
Drinking Fountain		Allowance	\$5,000.00	\$5,000	
Planter Areas***	2420	S.F.	\$6.00	\$14,520	
Miscellaneous****				\$37,057	\$222,339
Concrete Walkways					
4" Concrete (5' Wide)	7850	S.F.	\$3.50	\$27,475	

Bike racks	2	EA.	\$1,000.00	\$2,000	
Stone Walkway	600	S.F.	\$20.00	\$12,000	
Miscellaneous****				\$8,295	\$49,770
Rain Garden					
Garden Area		Allowance	\$18,000.00	\$18,000	
Decorative Pedestrian Bridge		Allowance	\$10,000.00	\$10,000	
Miscellaneous****				\$5,600	\$33,600
All American Selections Garden					
	750	S.F.	\$6.00	\$4,500	\$4,500
Rose Gardens/Mulch Walkways					
Wood Mulch Walkway	1020	S.F.	\$1.75	\$1,785	
New/Relocated Roses		Allowance	\$2,500.00	\$2,500	\$4,285
Roundabout/Parking					
Demolition		Allowance	\$50,000.00	\$50,000	
Traffic Control		Allowance	\$3,000.00	\$3,000	
Utilities		Allowance	\$10,000.00	\$10,000	
7" Concrete	1010	S.Y.	\$40.00	\$40,400	
4" Conc. Sidewalk	5275	S.F.	\$3.50	\$18,463	
Pavers	1050	S.F.	\$22.00	\$23,100	
Planter Area***	1260	S.F.	\$6.00	\$7,560	
Miscellaneous****				\$30,505	\$183,027
Main Monument Sign					
Lump Sum		Allowance	\$25,000.00	\$25,000	\$25,000
Grass Maze					
		Allowance	\$10,000.00	\$10,000	\$10,000
Sound Garden					
		Allowance		\$15,000	\$15,000

Shrub Walk/ South Entry Sign

Shrubs	100	EA.	\$55.00	\$5,500	
Planter Areas***	450	S.F.	\$6.00	\$2,700	
Monument Sign		Allowance	\$12,000.00	\$12,000	\$20,200

Restroom

Utility Service					
Sewer		Allowance	\$3,500.00	\$3,500	
Water		Allowance	\$1,200.00	\$1,200	
Electric		Allowance	\$2,000.00	\$2,000	
Restroom Building					
Pre-packaged		Allowance		\$90,000	\$96,700

Light Pole, relocated	1	Allowance	\$500.00	\$500.00	
Benches	6	EA.	\$650.00	\$3,900.00	\$4,400.00

TOTAL **\$703,007**

* Paver quantity can be reduced with the use of more concrete, placing pavers in decorative panels.

** Gazebo costs can range from \$50,000 on up depending complexity and materials

*** Planter area cost was based on cost of mulch, ground cover/perennials and shrubs (approx. 1 shrub/13 s.f.)

**** The miscellaneous item is 20% of the total preceding it.

Information

Subject

Resolution approving personnel salaries

Information

This action sets salaries per the personnel management guide, union contract and seasonal salaries:

Justin Brand, WPC Operator, from Range 19-3 \$40,096/year to Range 19-3 1/2 \$41,095/year effective April 18, 2012.

Tyler Smith, Early Out Program Instructor, \$8.25/hour effective March 25, 2012, first year employee.

Roll call is in order.

Attachments

Personnel Salary

Resolution

RECOMMENDATION FOR WITHIN GRADE INCREASE

This is to note that Justin Brand will complete the appropriate waiting period for creditable service to salary class/range R 19-3.5+ on 04/18/2012 to be reflected in hourly rate on pay date 05/11/2012.

\$41,095
Annual

\$19.757
Hourly

Includes Longevity

X Does Not Include Longevity

Evaluation

A finding of satisfactory service and a recommendation to advance salary class/range and step on the effective date as listed above has been made. The written Performance Evaluation has been completed and forwarded to the Human Resource Office for placement in the employee's personnel file.

Supervisor Signature

Date

Manager Signature

Date

Employment Information

Date of Hire: 4/18/2011

Present Class/Range: R 19-3+

Present Salary: \$40,096

Includes Longevity X Does Not Include Longevity

Eligibility Date for Next Advance: 4/21/2013

City Council or Board of Trustee

Action Approved:

Disapproved:

Date:

RESOLUTION APPROVING SALARIES

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

The following salaries are hereby approved:

Justin Brand, WPC Apprentice Operator, from Range 19-3 \$40,096/year to Range
19-3 1/2 \$41,095/year effective April 18, 2012

Tyler Smith, Early Out Program Instructor, \$8.25/hour effective March 25, 2012

Passed and approved on the 2nd day of April, 2012.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Public hearing and first consideration to rezone a vacant lot from R-2 (one & two family residential) to C-2 (highway commercial) and legally described as lot 9 and the south 1/2 of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley within block 18 of Jones and Windles Addition and locally known as 506 W. 2nd Avenue (P&Z approved unanimously 2-14-12)

Information

Council needs to hold the public hearing and first consideration of a request to rezone 506 W. 2nd Avenue from R-2 to C-2. The City of Indianola purchased this property in February of 2011 as part of the city's Dangerous and Dilapidated Program. The original house, constructed in 1900, was removed and the lot leveled. In conjunction with this property, the city attempted to purchase the adjoining property to the west and would remove the old mechanics garage in order to have a larger commercial lot (see map). These efforts are still ongoing.

As the map indicates, R-2 (one and two family residential) zoning is present on the north, south and east boundaries and C-2 (highway commercial) lies to the west. Over the past 25 years, the Planning and Zoning Commission and City Council have been very supportive of rezoning small parcels along the highway corridors to commercial. In your packet is a map indicating other similar areas.

The Future Land Use map within the 2011 Comprehensive Plan indicates this area as C-2 Highway Commercial. A sign has been posted and notifications to property owners within 200' have been sent. No objections have been received to date. Chuck recommended approval and P&Z unanimously approved.

Simple motion for the first consideration is in order.

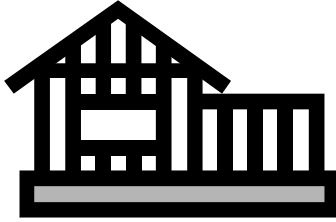
Attachments

P&Z Memo

Map

P&Z Minutes

C-2 Map



To: Planning and Zoning Commission
From: Chuck Burgin, Director of Community Development
Subject: February 14, 2012 Meeting

Item # 4 Election of Officers

This is Tiffany's and Duane's last meeting as chairperson and vice-chair. As in years past, a motion and a second for Duane Dixon as Chairperson are in order. After the vote has been completed, nominations for vice-chairperson can be taken. If multiple individuals are nominated, ballots for voting will be distributed and then counted to determine the vice-chair. The new chairperson will take over in March.

Item # 5 Consider rezoning vacant lot legally described as lot 9 and the south ½ of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley with block 18 of Jones and Windles Addition and locally known as 506 West 2nd Avenue.

The city of Indianola purchased this property in February of 2011 as part of the city's Dangerous and Dilapidated Program. The original house, constructed in 1900, was removed and the lot leveled. In conjunction with this property, the city attempted to purchase the adjoining property to the west and would remove the old mechanics garage in order to have a larger commercial lot (see map). These efforts are still ongoing.

As the map indicates, R-2 (one and two family residential) zoning is present on the north, south and east boundaries and C-2 (highway commercial) lies to the west. Over the past 25 years, the Planning and Zoning Commission and City Council have been very supportive of rezoning small parcels along the highway corridors to commercial. I have enclosed a map indicating other similar areas.

The Future Land Use map within the 2011 Comprehensive Plan indicates this area as C-2 Highway Commercial. A sign has been posted and notifications to property owners within 200' have been sent. No objections have been received to date. I recommend approval.

Item # 6 Consider amending the buffer requirements in Sec. 166.04 (j) Specific Design Standards Requirement of the Site Plan Ordinance.

This was another action item listed within the 2011 Comprehensive Plan Update recommendation. The buffer requirements between residential and commercial/industrial are comparable with other communities and works very well as the buffer park requirements within the Subdivision Ordinance. The only area which may need consideration is requiring additional buffers between single family dwellings and other permitted uses within residential zonings requiring parking lots, such as schools, churches, apartment complexes or community meeting buildings. Listed below are the specific standards of three types of buffers which are required within the Site Plan Ordinance.

- (1) A buffer yard of twenty (20) feet or less in width with a five-foot high berm for the entire length of the lot: and three (3) over-story trees, six (6) understory trees and fifteen (15) shrubs per one hundred (100) lineal feet; or
- (2) A buffer yard more than twenty (20) feet in width with five (5) over-story trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet; or
- (3) A six-foot high double-face opaque wooden fence; or a six-foot high masonry wall, to be constructed with face brick, stucco or a similar finished surface.

Currently the buffer requirement between residential zoned properties applies to only multi-family dwelling in excess of one story or mobile home parks or manufactured housing units not converted to real estate which are adjacent to single family residences.

The new requirement, if approved, would be amended to:

Whenever a person or firm develops or builds a permitted use on any tract or parcel of land within a residential zoning classification, a buffer complying with section 166.04 (j) shall be installed when development occurs adjacent to more than one single family dwelling lot when any of the conditions listed below exist.

- 1. The required off-street parking for the new improvement exceeds four stalls.***
- 2. Each dwelling unit does not have its own independent vehicle access to the city right-of-way.***

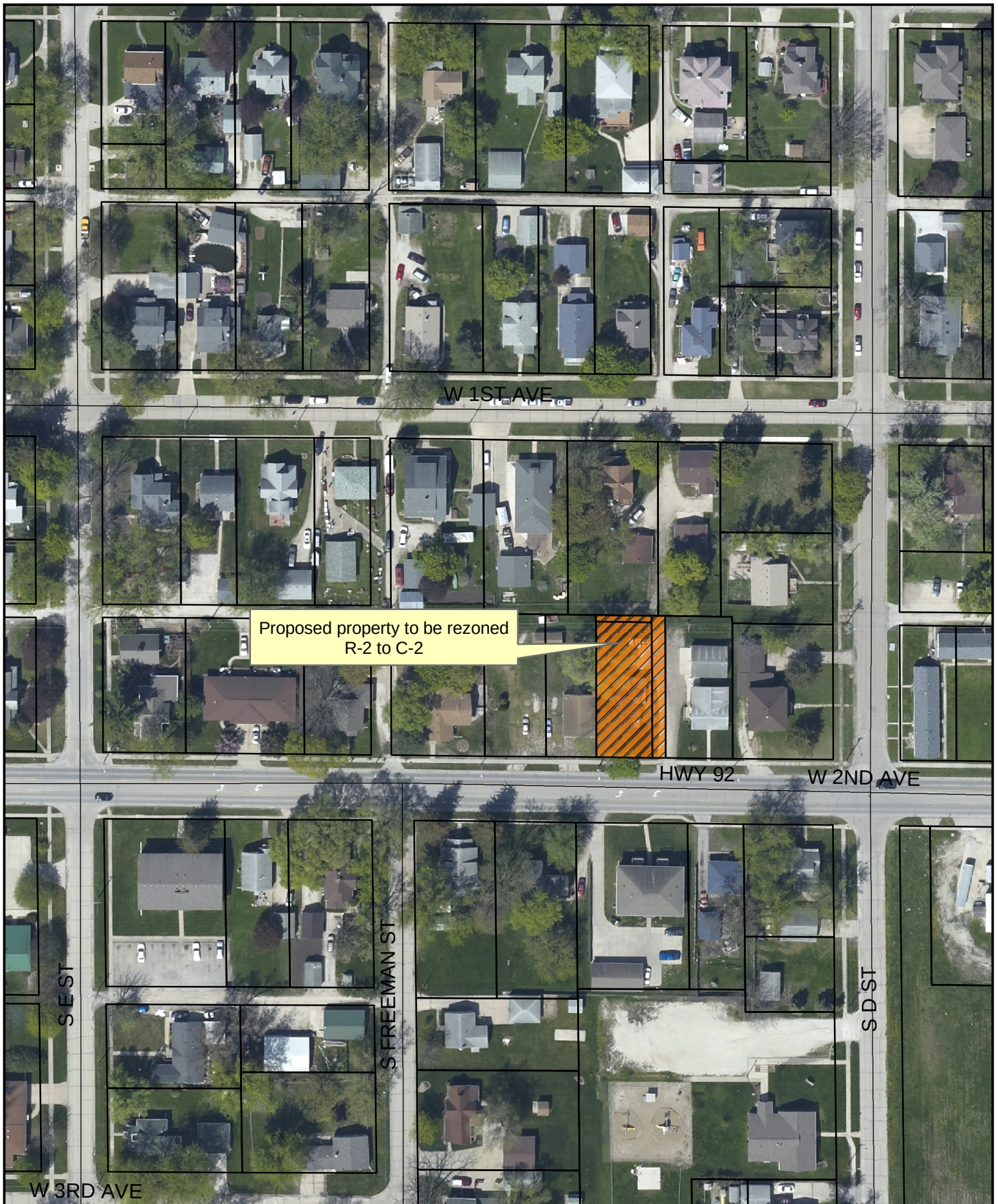
The issue of mandating buffering between uses within residential zoning classification deals mainly with the parking lots. The additional noise and headlight movements are often a distraction to dwelling units.

I have enclosed a few examples of the effect of the proposal on existing situations where if these uses were constructed under the proposed amendment. Please keep in mind this amendment

would affect only improvements made after the adoption of the proposal. No action is required at this time, however if you feel comfortable with the change, I recommend approval.

Other business:

Mindi has enclosed a copy of the annual report. No action is needed, but please review and call if you have any questions.



Proposed property to be rezoned
R-2 to C-2

W 1ST AVE

HWY 92

W 2ND AVE

S E ST

S FREEMAN ST

S D ST

W 3RD AVE

506 West 2nd Avenue

02/2012

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
FEBRUARY 14, 2012
6:00 P.M.

The meeting was called to order by Chairperson Tiffany Coleman and on roll call the following members were present:

Tiffany Coleman
Mike Coppess
Duane Dixon
Leslie Held
Bob Ormsby
Ivan Richert
Dan Wood

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the January 10, 2012 meeting were approved on a motion made by Richert and seconded by Dixon. Question was called for and on voice vote Chairperson Coleman declared the motion carried unanimously.

Election of Officers

Motion was made by Wood and seconded by Richert to nominate Dixon as Chairperson. A motion was made by Coppess and seconded by Wood to cease nominations. Question was called for and the motion passed unanimously.

A vote to approve Dixon as Chairperson was approved unanimously.

Motion was made by Wood and seconded by Coppess to nominate Ormsby as Vice Chairperson. A motion was made by Coppess and seconded by Richert to cease nominations. Question was called for and the motion passed unanimously.

A vote to approve Ormsby as Vice Chairperson was approved unanimously.

Consider rezoning vacant lot legally described as lot 9 and the south ½ of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley with block 18 of Jones and Windles Addition and locally known as 506 West 2nd Avenue.

Chuck informed the Committee that the city purchased the property as part of the D&D program in February of 2011. Property adjacent to the west is currently zoned C-2 while property on the north, east and south is currently zoned R-2. Chuck further stated that over the past 25 years, the Planning and Zoning Commission and City Council have been very supportive of rezoning small parcels along the highway corridors to commercial.

Commission discussed other properties along the highway corridors that have been rezoned to C-2 highway commercial zoning.

Motion was made by Richert and seconded by Dixon to rezone 506 West 2nd Avenue from R-2 single and two family residential to C-2 highway commercial. Question was called for and on voice vote motion carried unanimously.

Consider amending the buffer requirements in Sec. 166.04 (j) Specific Design Standards Requirement of the Site Plan Ordinance.

Chuck reviewed with the commission that this was an action item from the 2011 comprehensive plan update. Areas in consideration of requiring additional buffers are between single family dwellings and other permitted uses within residential zonings requiring parking lots, such as schools, churches, apartment complexes or community halls.

Chuck provided maps of existing properties that if they expanded by 1000 square feet or 50% of the current floor plan would require this buffer if commission and the council approved the amendment.

Commission discussed existing buffer requirements of residential, commercial and industrial uses and zonings. Commission also discussed adding a distance requirement to the amendment.

Motion was made by Richert and seconded by Dixon to add a distance requirement to the amendment and bring the consideration back to the commission at the March meeting. Question was called for and on voice vote motion carried unanimously.

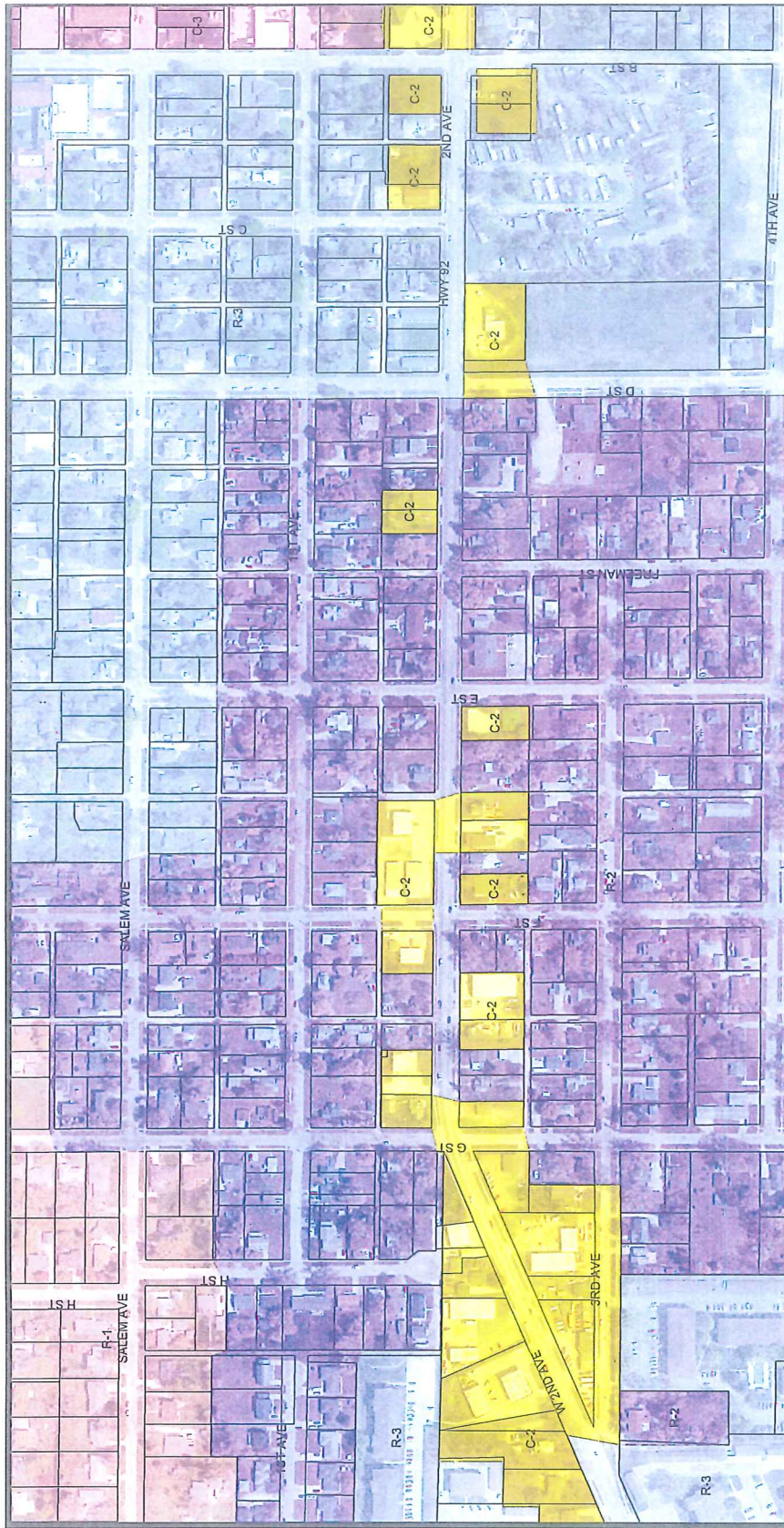
Other business

Chuck and the commission spoke regarding the parkway action item from the 2011 comprehensive plan update.

Meeting adjourned on a motion by Richert and seconded by Coppess.

Tiffany Coleman, Chairperson

Mindi Robinson



Existing C-2 Zoning along West Highway 92 Corridor



Information

Subject

\$4,580,000 General Obligation urban Renewal Bonds, Series 2012A

Information

These 2012A General Obligation Bonds are for the Wellness Center in an amount of \$4.58 million. This is the second of three issues for the Wellness Center and will be repaid through Tax Increment Financing (TIF) Revenues.

Information

Subject

Receipt of bids

Information

Jean Furler will receive bids at 10:30 a.m. on April 2nd for the \$4,580,000 G.O. Bonds Series 2012A. The bids (hopefully in the 3% range or less) and recommendation will be presented at the meeting. We always receive interest rate bids the day of the council meeting because they change daily.

Information

Subject

Resolution directing sale

Information

In the packet is the resolution drafted by Bond Attorney Eric Boehlert authorizing the sale to the low bidder and approving the official statement.

Roll call is in order.

Attachments

Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING SALE OF \$4,580,000 GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2012A," and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION DIRECTING SALE OF \$4,580,000
GENERAL OBLIGATION URBAN RENEWAL BONDS,
SERIES 2012A

WHEREAS, pursuant to notice as required by law, bids have been received at public sale for the bonds described as follows and the best bid received is determined to be the following:

\$4,580,000 GENERAL OBLIGATION URBAN RENEWAL BONDS,
SERIES 2012A:

Bidder: _____ of _____

the terms of said bid being:

Purchase Price: \$ _____

True Interest Rate: _____ %

Net Interest Cost: \$ _____

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

Section 1. That the bid for the bonds as above set out is hereby determined to be the best and most favorable bid received and, said bonds are hereby awarded based on said bid.

Section 2. That the statement of information for bond bidders and the form of contract for the sale of said bonds are hereby approved and the Mayor and Clerk are authorized to execute the same on behalf of the City.

Section 3. That the notice of the sale of the bonds heretofore given and all acts of the Clerk done in furtherance of the sale of said bonds are hereby ratified and approved.

PASSED AND APPROVED this _____ day of _____, 2012.

Mayor

ATTEST:

City Clerk

Information

Subject

\$3,875,000 General Obligation Bonds, Series 2012B

Information

This \$3,875,000 G.O. Bonds Series 2012B debt is for:

- The street replacement project (\$2.97 million - water main portion of \$549,708 to be repaid by IMU)
 - J&K re-alignment project (\$260,00 to be repaid with Downtown TIF revenue)
 - Ambulance (\$165,000 to be repaid with ambulance fees)
 - Sewer jet/vac truck (\$310,000 to be repaid with sewer revenues)
 - Enclosed water slide (\$170,000 to be repaid by general tax)
-

Information

Subject

Receipt of bids

Information

Jean Furler will receive bids at 10:30 a.m. on April 2nd for the \$3,875,000 G.O. Bonds Series 2012B. the bids (hopefully in the 3% range or less) and recommendation will be presented at the meeting. We always receive interest rate bids the day of a council meeting because they change daily.

Information

Subject

Resolution directing sale

Information

In your packet is the resolution drafted by Bond Attorney Eric Boehlert authorizing the sale to the low bidder and approving the official statement.

Roll call is in order.

Attachments

Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING SALE OF \$3,875,000 GENERAL OBLIGATION BONDS, SERIES 2012B," and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION DIRECTING SALE OF \$3,875,000
GENERAL OBLIGATION BONDS, SERIES 2012B

WHEREAS, pursuant to notice as required by law, bids have been received at public sale for the bonds described as follows and the best bid received is determined to be the following:

\$3,875,000 GENERAL OBLIGATION BONDS, SERIES 2012B:

Bidder: _____ of _____

the terms of said bid being:

Purchase Price: \$ _____

True Interest Rate: _____ %

Net Interest Cost: \$ _____

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

Section 1. That the bid for the bonds as above set out is hereby determined to be the best and most favorable bid received and, said bonds are hereby awarded based on said bid.

Section 2. That the statement of information for bond bidders and the form of contract for the sale of said bonds are hereby approved and the Mayor and Clerk are authorized to execute the same on behalf of the City.

Section 3. That the notice of the sale of the bonds heretofore given and all acts of the Clerk done in furtherance of the sale of said bonds are hereby ratified and approved.

PASSED AND APPROVED this _____ day of _____, 2012.

Mayor

ATTEST:

City Clerk

Information

Subject

Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects

Information

The final item is to consider the resolution declaring the city's intent to issue G.O. Bond debt to reimburse the City for capital/equipment expenses that may be incurred. The specific projects/equipment include:

Project	Total Estimated Cost
Street replacement project	\$2,970,000
J&K re-alignment	\$260,000
Ambulance	\$165,000
Sewer jet/vac truck	\$310,000
Enclosed water slide	\$170,000

Roll call is in order.

Attachments

Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

NAYS: _____

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

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER
TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO
REIMBURSE THE CITY FOR CERTAIN ORIGINAL
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED
PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more capital improvement projects generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of a Project; and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

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

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the City reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

<u>Project</u>	<u>Fund from which original expenditures are to be Advanced</u>	<u>Total Estimated Cost</u>	<u>Amount of Borrowing Anticipated</u>	<u>Estimated Date of Completion</u>
2012 Streets		\$2,970,000	\$2,970,000	Dec 2012
Ambulance		\$165,000	\$165,000	May 2012
J&K St Improvement		\$260,000	\$260,000	Dec 2012
Sewer Jet Truck		\$310,000	\$310,000	May 2012
Water Slide		\$170,000	\$170,000	May 2012

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service.

Section 6. That this Resolution be maintained by the City Clerk in an Official Intent File maintained in the office of the Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED AND APPROVED this _____ day of _____, 2012.

Mayor

ATTEST:

City Clerk

Information

Subject
2012 Indianola Street Improvements Project

Information

Information

Subject

Resolution approving construction contract and bond

Information

At the March 26, 2012 meeting, council approved Sternquist bid of \$2,660,469.61. The next action is to consider approval of the \$2,660,469.61 contract and bond for the same amount. We will have John Hoyman's comments at the meeting

Roll call is in order.

The project includes:

- Approximately 14 blocks of 7" urban design and 7 blocks of 8" paving including new storm sewer, sanitary sewer replacement/lining and water main
 - Project costs include:
 - Construction cost - Streets \$2,110,761
 - Construction cost - Water \$ 549,708
 - Eng., legal, Admin Cost & Contingency \$ 309,531
- | | |
|-------|-------------|
| Total | \$2,970,000 |
|-------|-------------|

The water main portion will be paid by water revenues.

Attachments

Resolution

Contract

Bond

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION APPROVING CONSTRUCTION
CONTRACT AND BOND

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as 2012 Indianola Street Improvements Project, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: _____ of _____

Amount of bid: _____

Bond surety: _____

Date of bond: _____

Portion of project: _____

PASSED AND APPROVED this _____ day of _____, 2012.

Mayor

ATTEST:

City Clerk

CONTRACT

CONTRACT NO. _____
DATE _____

THIS CONTRACT, made and entered into at _____ this _____ day of _____, 2012, by and between the _____ City of Indianola by its _____ Mayor _____, upon order of its _____ City Council _____ hereinafter called the "Jurisdiction," and _____ Sternquist Construction _____, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the SUDAS Standard Specifications, 2011 Edition, and as further modified by the supplemental specifications and special provisions included in said contract documents, and the Contract Attachment - Item 1: General, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Item 2: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

2012 INDIANOLA STREET IMPROVEMENTS PROJECT

This project is split into two divisions and includes all materials, equipment, transportation and labor needed to complete the improvements as follows: Division 1 work includes approximately 17,388 CY of 7" Portland Cement Concrete (PCC) paving with integral curb and gutter, 9,896 CY of 8" PCC paving with integral curb and gutter, pavement removal, excavation, full depth patches, subgrade preparation, PCC driveway and sidewalk removal and replacement, storm sewer improvements, sanitary sewer improvements, retaining walls, adjustment of fixtures, sodding and miscellaneous associated work on 22 city blocks throughout the city of Indianola. Division 2 work includes approximately 2,566 LF of 8" C900 PVC water main by open trench, 1,663 LF of 8" C900 PVC water main by horizontal directional drilling, valves, hydrants, services, miscellaneous associated work and associated surface restoration outside of the Division 1 work.

(CONT. CONTRACT)

Project Name: 2012 Indianola Street Improvements Project

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of two million, six hundred sixty thousand, four hundred sixty nine and 61/100 dollars (\$ 2,660,469.61) which amount shall constitute the required amount of the performance, maintenance, and payment bond. The Contractor hereby agrees to commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to have the project complete no later than May 1, 2013; and to pay liquidated damages for noncompliance with said completion provisions at the rate of Five hundred dollars (\$500.00) for each calendar day thereafter that the work remains incomplete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

CONTRACTOR

By _____
Mayor, City of Indianola

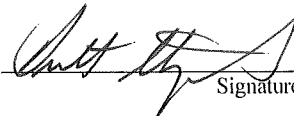
(Seal)
ATTEST:

City Clerk

FORM APPROVED BY:

Attorney for Jurisdiction

Sternquist Construction
Contractor

By  _____
Signature

PRESIDENT
Title

110 North 14th Street
Street Address

Indianola, IA 50125
City, State, Zip Code

(515) 961-8127
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 0 9 4 6 - 7 1 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.

(CONT. CONTRACT)

Project Name: 2012 Indianola Street Improvements Project

- B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Warren County)

On this 28 day of March, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Britt Sternquist, to me known, who, being by me duly sworn, did say that they are the President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Britt Sternquist acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Mark Klemm
Notary Public in and for the State of Iowa
My commission expires 02-09, 2013
#127479

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20 __, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
_____) SS
_____ County)

On this ____ day of _____, 20 ____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
_____) SS
_____ County)

On this ____ day of _____, 20 ____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

CONTRACT ATTACHMENT: ITEM 2 - BID ITEMS AND QUANTITIES

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices tabulated below as proposed by the Contractor in its proposal submitted in accordance with notice to bidders and notice of public hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

No.	Item Description	Div.1 Quantity	Div. 2 Quantity	Total Quantity	Unit	Unit Cost	Total Cost
1	Topsoil, On-Site	461		461	CY	95.00	43,795.00
2	Excavation, Class 10	2,220		2,220	CY	31.00	68,820.00
3	Subgrade Preparation	30,286		30,286	SY	3.00	90,858.00
4	Trench Compaction Testing	0.60	0.40	1	LS	10,000.00	10,000.00
5	Sanitary Sewer Gravity Main, Trenched, Truss, 8"	280		280	LF	48.71	13,638.80
6	Sanitary Sewer Service Stub, PVC, 6"	583		583	LF	38.00	22,154.00
7	Removal of Sanitary Sewer, PVC, 8"	280		280	LF	5.00	1,400.00
8	Storm Sewer, Trenched, RCP, 15"	743		743	LF	41.00	30,463.00
9	Storm Sewer, Trenched, RCP, 18"	1,106		1,106	LF	43.50	48,111.00
10	Removal of Storm Sewer, VCP, 8"	349		349	LF	5.00	1,745.00
11	Removal of Storm Sewer, VCP, 10"	1,007		1,007	LF	7.00	7,049.00
12	Removal of Storm Sewer, RCP, 15"	157		157	LF	10.00	1,570.00
13	Removal of Storm Sewer, RCP, 21"	42		42	LF	10.00	420.00
14	Water Main, Trenched, C900 PVC, 8"		2,566	2,566	LF	28.00	71,848.00
15	Water Main, Horizontal Directional Drilling, PVC, 8"		1,663	1,663	LF	65.00	108,095.00
16	Water Main with Casing Pipe, Trenchless, 8"		65	65	LF	320.80	20,852.00
17	Fitting, Water Distribution		3,084	3,084	LB	8.07	24,887.88
18	Water Service Connection, Near, Trenched, ¾"		35	35	EA	700.00	24,500.00
19	Water Service Connection, Far, Trenched, ¾"		17	17	EA	902.34	15,339.78
20	Water Service Connection, Far, Horizontal Directional Drilling, ¾"		3	3	EA	988.00	2,964.00
21	Water Service Connection, Near, Trenched, 1"		1	1	EA	780.00	780.00
22	Water Service Connection, Far, Trenched, 4"		1	1	EA	1983.09	1983.09
23	Valve, Gate, 8"		21	21	EA	1,108.79	23,284.59
24	Tapping Valve Assembly, 4"x4"		5	5	EA	2,896.79	14,483.95
25	Tapping Valve Assembly, 6"x6"		5	5	EA	3,287.00	16,435.00
26	Tapping Valve Assembly, 8"x8"		3	3	EA	3,881.00	11,643.00
27	Fire Hydrant Assembly		8	8	EA	3,516.97	28,135.76
28	Manhole, Type SW-401, 48"	10		10	EA	2,447.37	24,473.70
29	Manhole, Type SW-401, 60"	1		1	EA	3,891.00	3,891.00

No.	Item Description	Div.1 Quantity	Div. 2 Quantity	Total Quantity	Unit	Unit Cost	Total Cost
30	Intake, Type SW-501	17		17	EA	2,000.00	34,000.00
31	Intake, Type SW-503	3		3	EA	4,348.06	13,044.18
32	Intake, Type SW-505	1		1	EA	3,215.00	3,215.00
33	Intake, Type SW-506	1		1	EA	4,628.66	4,628.66
34	Manhole Adjustment, Minor	4		4	EA	718.77	2,875.08
35	Manhole Adjustment, Major	3		3	EA	2,350.00	7,050.00
36	Remove Intake, SW-501	5		5	EA	257.33	1,286.65
37	Remove Intake, SW-507	7		7	EA	257.28	1,800.96
38	Remove Intake, SW-512	4		4	EA	257.14	1,028.56
39	Pavement, PCC, 7" Non-Reinforced	17,388		17,388	SY	36.00	625,968.00
40	Pavement, PCC, 8" Non-Reinforced	9,896		9,896	SY	44.00	435,424.00
41	Removal of Sidewalk	2,206	425	2,631	SY	6.10	16,049.10
42	Removal of Driveway	1,907	80	1,987	SY	6.10	12,120.70
43	Sidewalk, PCC, 4"	2,337	437	2,774	SY	33.00	91,542.00
44	Brick Sidewalk with Sand Base	8		8	SY	350.00	2,800.00
45	Detectable Warning	314	98	412	SF	23.00	9,476.00
46	Driveway, Paved, PCC, 6"	1,802	80	1,882	SY	42.00	79,044.00
47	Full Depth Patches	161	661	822	SY	68.00	55,896.00
48	Pavement Removal	26,301		26,301	SY	4.75	124,929.75
49	Watering	602		602	MGAL	15.00	9,030.00
50	Sodding	1,003		1,003	SQ	26.50	26,579.50
51	Filter Socks, 6", Installation and Removal	1,404		1,404	LF	2.00	2,808.00
52	Inlet Protection Device, Installation	50		50	EA	88.00	4,400.00
53	Inlet Protection Device, Maintenance	50		50	EA	20.00	1,000.00
54	Chain Link Fence, Vinyl Coated, 42"	178		178	LF	60.00	10,680.00
55	Combined Retaining Wall-Sidewalk	52		52	CY	400.00	20,800.00
56	Sanitary Sewer Lining, 8"	90		90	LF	200.00	18,000.00
57	Cut and Cap Existing Water Main		25	25	EA	450.00	11,250.00
58	Removal of Existing Fire Hydrant Assembly		6	6	EA	475.17	2,851.02
59	Abandon Existing Fire Hydrant Assembly		1	1	EA	312.43	312.43
60	Abandon Existing Valve		15	15	EA	206.49	3,097.35
61	Live Insertion Valve, 10"		2	2	EA	10,019.94	20,039.88
62	Air Release Assembly		2	2	EA	849.43	1,698.86
63	Water Service Connection, Special, Trenched, ¾", 212 North Buxton Street		1	1	EA	2,737.00	2,737.00
64	Water Service Connection, Special, Trenched, ¾", 109 West Boston Avenue		1	1	EA	1,766.54	1,766.54
65	Water Service Connection, Special, Trenched, ¾", Coupling		1	1	EA	798.94	798.94
66	Water Service Connection, Special, Trenched, 1", Coupling		1	1	EA	861.00	861.00

No.	Item Description	Div.1 Quantity	Div. 2 Quantity	Total Quantity	Unit	Unit Cost	Total Cost
67	Landfill Loads	472		472	TON	55.00	25,960.00
68	Traffic Control	0.70	0.30	1	LS	40,000.00	40,000.00
69	Construction Survey	0.80	0.20	1	LS	50,000.00	50,000.00
70	Mobilization	0.70	0.30	1	LS	150,000.00	150,000.00
TOTAL BID							2,660,469.61

SURETY BOND NO. IAC115852

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Sternquist Construction, Inc., as Principal (hereinafter the "Contractor" or "Principal" and Merchants Bonding Company (Mutual), as Surety are held and firmly bound unto the City of Indianola, as Obligee (hereinafter referred to as "the Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of Two Million Six Hundred Sixty Thousand Four Hundred Sixty-Nine and 61/100----- dollars (\$ 2,660,469.61), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the _____ day of _____, 2012, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

2012 INDIANOLA STREET IMPROVEMENTS PROJECT

This project is split into two divisions and includes all materials, equipment, transportation and labor needed to complete the improvements as follows: Division 1 work includes approximately 17,388 CY of 7" Portland Cement Concrete (PCC) paving with integral curb and gutter, 9,896 CY of 8" PCC paving with integral curb and gutter, pavement removal, excavation, full depth patches, subgrade preparation, PCC driveway and sidewalk removal and replacement, storm sewer improvements, sanitary sewer improvements, retaining walls, adjustment of fixtures, sodding and miscellaneous associated work on 22 city blocks throughout the city of Indianola. Division 2 work includes approximately 2,566 LF of 8" C900 PVC water main by open trench, 1,663 LF of 8" C900 PVC water main by horizontal directional drilling, valves, hydrants, services, miscellaneous associated work and associated surface restoration outside of the Division 1 work.

(CON'T – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. PERFORMANCE: The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. PAYMENT: The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of four (4) year (s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

Contractor's and Surety's agreement herein made extends to defects in workmanship or materials not discovered or known to the Jurisdiction at the time such work was accepted.

(CON'T – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
- B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
- C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
- E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this bond shall not exceed 125% of the penal sum of this bond.

(CON'T – PERFORMANCE, PAYMENT AND MAINTENANCE BOND)

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be Warren County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly, and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

(CON'T – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

Witness our hands, in triplicate, this _____ day of _____, 2012.

Surety Countersigned By:

PRINCIPAL:

Signature of Agent

Sternquist Construction, Inc.
Contractor

Printed Name of Agent

By:

Signature

President
Title

Company Name

SURETY:

Company Address

Merchants Bonding Company (Mutual)
Surety Company

City, State, Zip Code

By:

Signature Attorney-in-Fact ~~Officer~~
and Iowa Resident Agent
Anne Crowner

Printed Name of Attorney-in-Fact ~~Officer~~
and Iowa Resident Agent
Holmes Murphy & Associates, Inc.

Company Name

Company Telephone Number

P.O. Box 9207

Company Address

FORM APPROVED BY:

Des Moines, IA 50306-9207

City, State, Zip Code

Attorney for Jurisdiction

515-223-6800

Company Telephone Number

NOTE:

1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations duly organized under the laws of the State of Iowa (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint, individually,

Jay D. Freiermuth, Brian M. Deimerly, Cindy Bennett, Craig E. Hansen,
Anne Crowner, Tim McCulloh, Stacy Venn, Jody Decker, Jacqueline M. Devine,
Kevin J. Knutson, Laure Guisinger, Shirley S. Bartenhagen, Lacey Cramblit

of Des Moines and State of Iowa their true and lawful Attorney-in-Fact, with full power and authority hereby conferred in their name, place and stead, to sign, execute, acknowledge and deliver in their behalf as surety any and all bonds, undertakings, recognizances or other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

TWENTY MILLION (\$20,000,000.00) DOLLARS

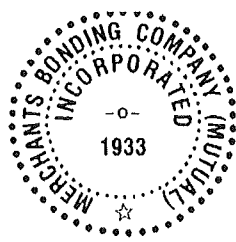
and to bind the Companies thereby as fully and to the same extent as if such bond or undertaking was signed by the duly authorized officers of the Companies, and all the acts of said Attorney-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power-of-Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of the Merchants Bonding Company (Mutual) on April 23, 2011 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 24, 2011.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof.

The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 20th day of March, 2012.



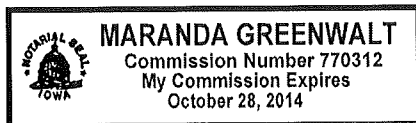
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF POLK ss.

On this 20th day of March, 2012, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument is the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at the City of Des Moines, Iowa, the day and year first above written.

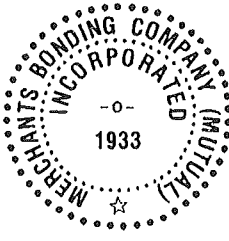


Maranda Greenwalt
Notary Public, Polk County, Iowa

STATE OF IOWA
COUNTY OF POLK ss.

I, William Warner, Jr., Secretary of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this day of 2012.



William Warner Jr.
Secretary

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)

03/28/12

PRODUCER

FEDERATED MUTUAL INSURANCE COMPANY
Home Office: P.O. Box 328
Owatonna, MN 55060
Phone: 1-888-333-4949

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY A FEDERATED MUTUAL INSURANCE COMPANY OR
FEDERATED SERVICE INSURANCE COMPANY

COMPANY B

COMPANY C

COMPANY D

INSURED

STERNQUIST CONSTRUCTION INC
1110 N 14TH ST
INDIANOLA IA 50125

329-540-9

COVERAGES

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

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	9408231	04/01/12	04/01/13	GENERAL AGGREGATE \$ 2,000,000
	☒ COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG \$ 2,000,000
	☐ CLAIMS MADE ☒ OCCUR				PERSONAL & ADV INJURY \$ 1,000,000
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ 100,000
					MED EXP (Any one person) \$
A	AUTOMOBILE LIABILITY	9408231	04/01/12	04/01/13	COMBINED SINGLE LIMIT \$ 1,000,000
	☒ ANY AUTO				BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	☒ SCHEDULED AUTOS				PROPERTY DAMAGE \$
	☒ HIRED AUTOS				
	☒ NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	☐ ANY AUTO				OTHER THAN AUTO ONLY: \$
					EACH ACCIDENT \$
					AGGREGATE \$
A	EXCESS LIABILITY	9408232	04/01/12	04/01/13	EACH OCCURRENCE \$ 5,000,000
	☒ UMBRELLA FORM				AGGREGATE \$ 5,000,000
	OTHER THAN UMBRELLA FORM				\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	9408233	04/01/12	04/01/13	☒ WC STATUTORY LIMITS ☐ OTHER
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE:				EL EACH ACCIDENT \$ 500,000
	☐ INCL ☐ EXCL				EL DISEASE - POLICY LIMIT \$ 500,000
	OTHER				EL DISEASE - EA EMPLOYEE \$ 500,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
CERTIFICATEHOLDER IS AN ADDITIONAL INSURED FOR
GENERAL LIABILITY AND BUSINESS AUTO LIABILITY.
ADDITIONAL INSURED INCLUDES: SNYDER AND ASSOCIATES
*RE: JOB: 2012 INDIANOLA STREET IMPROVEMENTS PROJECT.

INLAND MARINE POLICY 9408231 PROVIDES COVERAGE FOR RENTED
AND LEASED EQUIPMENT WITH A LIMIT OF \$100,000.

CERTIFICATE HOLDER

3295409

CITY OF INDIANOLA
PO BOX 299
INDIANOLA IA 50125-0299

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CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Jeffrey S. Schaller
PRESIDENT

Information

Subject

Second consideration of the 2012 Indianola Street Improvement Project grade ordinance.

Information

Council needs to hold the second consideration of a grade ordinance for the 2012 Indianola Street Improvement Project.

This will establish street grades for the project. Streets grades are adopted by ordinance and when a grade changes, it must be re-approved.

The streets that will be affected are:

- South "D" Street - modified slightly to correct drainage issues
- West Detroit and North "E" - modified slightly to be able to widen the street without affecting the tie-in elevation (and therefore the front yards) significantly

Council may want to consider suspending the rules since the grade ordinance needs to be put into effect before construction commences. If council wishes to suspend, roll call to suspend and roll call to adopt is in order.

Attachments

Grade Ordinance

ORDINANCE NO. _____

GRADE ORDINANCES FOR
2012 INDIANOLA STREET IMPROVEMENTS PROJECT
INDIANOLA, IOWA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, that:

SECTION I. That the center line grades for all project streets remain the same as previously established, with the exception of the following, which are hereby established about the datum plane as follows:

SOUTH D STREET

The center line of South D Street from 54 feet north of the centerline of the intersection of South D Street/West Second Avenue (Iowa Highway 92) to 28 feet south of the centerline of the intersection of South D Street/West First Avenue. Begin at Station 102+38.71, south edge of new pavement, increasing South to North.

<u>Station</u>	<u>Existing Elevation</u>	<u>New Elevation</u>
102+38.71	949.89	949.89
102+50.00	949.94	949.83
102+75.00	949.95	949.74
103+00.00	949.98	949.80
103+25.00	950.21	950.03
103+50.00	950.44	950.43
103+75.00	950.98	950.99
104+00.00	951.55	951.72
104+25.00	952.50	952.62
104+50.00	953.48	953.58
104+75.00	954.48	954.53
105+00.00	955.52	955.48
105+00.95	955.52	955.52

WEST DETROIT AVENUE

The center line of West Detroit Avenue from 31 feet west of the centerline of the intersection of West Detroit Avenue/North E Street to 10 feet west of the centerline of the intersection of West Detroit Avenue/North D Street. Begin at Station 602+12.94, west edge of new pavement, increasing West to East.

<u>Station</u>	<u>Existing Elevation</u>	<u>New Elevation</u>
602+12.94	933.19	933.19
602+25.00	933.48	933.42
602+50.00	934.10	933.89
602+75.00	934.72	934.37

603+00.00	935.18	934.84
603+25.00	935.60	935.32
603+50.00	936.07	935.79
603+75.00	936.53	936.27
604+00.00	936.95	936.74
604+25.00	937.39	937.23
604+50.00	937.88	937.79
604+75.00	938.38	938.42
605+00.00	939.02	939.13
605+25.00	939.70	939.90
605+50.00	940.40	940.67
605+75.00	941.15	941.45
606+00.00	941.90	942.22
606+25.00	942.62	942.88
606+50.00	943.28	943.31
605+53.96	943.38	943.38

NORTH E STREET

The center line of South D Street from 18 feet north of the centerline of the intersection of North E Street/West Detroit Avenue to 38 feet north of the centerline of the intersection of North E Street/West Girard Avenue. Begin at Station 12+10.03, south edge of new pavement, increasing South to North.

<u>Station</u>	<u>Existing Elevation</u>	<u>New Elevation</u>
12+10.03	933.67	933.40
12+25.00	933.69	933.55
12+50.00	934.00	933.81
12+75.00	934.43	934.21
13+00.00	935.07	934.81
13+25.00	935.75	935.53
13+50.00	936.43	936.26
13+75.00	937.10	936.98
14+00.00	937.80	937.71
14+25.00	938.57	938.43
14+50.00	939.26	939.16
14+75.00	939.95	939.90
15+00.00	940.84	940.73
15+25.00	941.82	941.66
15+50.00	942.91	942.68
15+75.00	944.00	943.72
16+00.00	945.09	944.76
16+25.00	946.01	945.77
16+50.00	946.83	946.55
16+75.00	947.37	947.03
17+00.00	947.62	947.23
17+25.00	947.64	947.15

17+50.00	947.58	947.03
17+75.00	947.48	946.90
18+00.00	947.38	946.82
18+25.00	947.42	946.96
18+50.00	947.82	947.34
18+75.00	948.66	947.96
19+00.00	949.61	948.82
19+25.00	950.56	949.90
19+50.00	951.50	951.01
19+75.00	952.28	951.94
20+00.00	952.85	952.65
20+25.00	953.34	953.14
20+50.00	953.79	953.57
20+75.00	954.22	953.99
21+00.00	954.58	954.42
21+25.00	954.91	954.84
21+50.00	955.25	955.27
21+75.00	955.69	955.69
22+00.00	956.15	956.12
22+25.00	956.59	956.54
22+50.00	956.98	956.97
22+75.00	957.28	957.17
23+00.00	957.16	956.98
23+25.00	956.48	956.40
23+29.67	956.24	956.24

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

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

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council of the City of Indianola, Iowa, on _____, 20____, was signed by the Mayor on _____, 20____, and was published in the Record Herald and Indianola Tribune, a newspaper of general circulation and published in the City of Indianola, Iowa, on _____, 20____.

Diana Bowlin, City Clerk

Information

Subject

Further discussion of the Indianola Square Lease Agreement with the Supporters of Indianola

Information

You have the agreement between the City and Supporters to lease the square and one block off (see map) six Fridays in 2012 for Bike Night. In 2009, the Supporters of Indianola group became a for-profit group and the City Council approved a Square Lease Agreement in an amount of \$750/event. Prior to that, it was considered a non-profit community event. The revenues from the event are placed in the Community Betterment Fund. The (self-explanatory) agreement includes services already provided by both entities.

Highlights of the agreement include:

- Supporters will maintain a \$1 million general liability coverage and name the city as an additional insured on that policy
- Supporters will hold the City free and harmless of any liability that may arise from this event
- All vendors that sell products on the square (not in buildings) and one block off have permits and/or licenses issued by the State of Iowa
- Supporters must hire at least six Indianola police officers per event to provide event security
- Must provide one-lane ambulance access to square on E. Salem and N. Buxton
- Supporters shall provide cleanup

Brad Ross will attend on behalf of Supporters of Indianola and request the fee of \$750/event be eliminated. Brad's request and reasons for it are listed below:

"We have requested to come before the Mayor & Council to share the Supporters of Indianola structure and clarify participants, organizations and businesses that financially benefit from Supporters of Indianola hosting the event. This will include why we were once organized as a Non-Profit and have since moved to an LLC. When we were a Non-Profit, no fee was collected. We are being unfairly financially targeted for hosting a Free Family Friendly event that has proven to provide economic development for restaurants, community clubs, t-shirt producers, motels, convenience stores, motorcycle, car dealerships, bars, stage providers and bands in Warren County and the City of Indianola. Indianola has since grown to become the largest provider in Iowa and maybe the Midwest for nine different brands of motorcycle sales, service and accessories in a community of our size. 52 weeks of economic development that benefits the city and county that is a direct result of Bike Down To I Town's time, energy and efforts."

FYI - Brian Sher spoke with Kevin Halterman regarding the reduction in police enforcement during the Bike Night event and it was decided to leave it at six officers/event.

Simple motion is in order.

Attachments

[2011 Lease Agreement](#)

[2012 Lease Agreement](#)

[Billboard Project](#)

Indianola Square Lease Agreement

The City of Indianola (City) and Supporters of Indianola (Supporters) desire to enter into an agreement whereas the Supporters lease the Indianola Square and one block in each direction (see appendix A-- map), for 6 Fridays (see appendix B--third Friday April thru September) in 2011.

The purpose is to conduct a Bike Nite where motorcycle enthusiasts and citizens congregate on the Square for the overall economic benefit of Indianola.

Conditions of this agreement include but are not specifically limited to the following:

- Supporters must obtain approval of square closure per the city's normal street closure process
- Supporters must abide by the ordinance (see appendix C—ordinance) adopted by the city council regulating Bike Nite
- Supporters will pay \$750 per event to lease the square (see appendix A)
- Supporters will maintain a \$1 million general liability coverage and name the city as an insured on that policy—proof of insurance must be provided by April 1, 2011.
- The Supporters shall agree by this agreement to hold the City free and harmless of any liability that may arise from this event and their actions
- Supporters will require vendors that sell products on the square (not in buildings) and one block off during the event to have all permits and/or licenses issued by the state of Iowa, have \$1 million general liability coverage and name the city as insured on that policy—proof of insurance must be provided by April 1
- Supporters must provide County Sheriff access to the Court House using the east/west alley on the square's west side
- Supporters must hire at least six Indianola police officers per event to provide event security
- Supporters must provide one-lane ambulance access to square on E. Salem and N. Buxton

- Supporters must provide adequate restroom facilities for anticipated crowds but at no event shall there be less than 10 units
- Supporters shall provide cleanup by picking up any and all debris from the courthouse lawn, streets and sidewalks within the leased area. Cleanup shall include use of leaf blowers to remove debris from square business sidewalks
- Supporters shall hire the Indianola Street Sweeper for \$80/cleaning on Saturday morning following an event. Streets include the square and one block off.
- City shall provide barricades to close the square and one block in each direction by noon on the day of the event. The Supporters will be responsible for setting the barricades at 5:15 pm and removing them by 10:30 pm after the event

The terms of this agreement shall be void if the event is cancelled due to weather by 4:00 pm on the day of the event.

This agreement shall be effective through September 2011 and may be terminated by either party with 60 days notice.

The city manager, his designee and/or the Chief of Police may terminate the agreement if the conditions above have not been met.

Nothing in this agreement shall be construed as exempting Supporters from compliance with any ordinance of the City of Indianola.

Mayor Kenan Bresnan, City

Kevin Halterman, Supporters

Indianola Square Lease Agreement

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- Supporters will pay \$_____ per event to lease the square (see appendix A)
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- The Supporters shall agree by this agreement to hold the City free and harmless of any liability that may arise from this event and their actions
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Mayor Kenan Bresnan, City

Kevin Halterman, Supporters



MIDWEST'S LARGEST BIKE NIGHT

EVERY 3RD FRIDAY APR-SEPT
INDIANOLA, IOWA
BIKEDOWNTOITOWN.COM

