



CITY OF INDIANOLA COUNCIL MEETING

September 20, 2021

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Open Forum**
 - A. Public Comment Form
- 5. Consent Agenda:**
 - A. Approval of Agenda.
 - B. Approval of Claims.
 - C. Resolution approving monthly transfers.
 - D. Approval of Minutes of the prior council meeting.
 - E. Approval of applications.
 1. Approval of a renewal liquor license for Bush's Place LLC, located at 204 E Clinton Avenue.
 2. Approval of a renewal liquor license for St. Thomas Aquinas Church, located at 210 South Wesley Street.
 3. Approval of a renewal liquor license for Los Padrinos, LLC dba El Padrino Mexican Restaurant, located at 200 South Jefferson Way.
 4. Approval of a renewal liquor license for The Local Vine, located at 126 West Ashland.
 5. Approval of Urban Revitalization Designations.
 6. Approval of a new liquor license for Pete's Pizza, located at 118 North Howard Street.
 - F. Resolution Approving Change Order Number 3 and Pay Application Number 3 for the Square Reconstruction Project.
 - G. Approval of Payment Application 15 from Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed \$2,150,084.18.

- H. Second consideration of an Ordinance approving the rezoning of property located 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- I. Third consideration of an Ordinance to revise the collection of tax increment revenues within the Urban Renewal Area, as amended and as part of adopting amendment Number 4 to the Hillcrest/Downtown Unified Urban Renewal Plan for an urban renewal area in the City of Indianola.
- J. Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, accepting street lots, accepting easements and approving the final plat for Ashton Park Plat 7.
- K. Resolution approving a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.
- L. Resolution approving a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.
- M. Approval of utility write-offs to be submitted to the State Income Offset Program.
- N. Resolution approving salaries.

6. Council Reports

- A. Update regarding Knotfest.
- B. Annual YMCA presentation.
- C. Treasurer's Report - Doug Shull

7. Mayor's Report

- A. Community Update
- B. Proclamation declaring September 21 as a Day of Peace throughout the City of Indianola.
- C. Proclamation declaring September 19-25, 2021 as Water and Wastewater Workers of Iowa Week in Indianola.

8. Public Consideration

- A. Old Business
 - 1. First consideration of an Ordinance amending the City Code of the City of Indianola, Iowa amending regulations for all-terrain vehicles and snowmobiles and creating regulations for golf carts.
 - 2. 110 North 1st Street
 - a. Public hearing on an application for an exemption of sign code at 110 North 1st Street, Indianola.
 - b. Resolution approving an application for an exemption of sign code at 110 North 1st Street, Indianola.
 - 3. Resolution approving a revised Preliminary Plat for Fox Run Plat 2.

4. Hillcrest/Downtown Unified Urban Renewal Plan

- a. Public Hearing on proposed amendment Number 5 to the Hillcrest/Downtown Unified Urban Renewal Plan for an urban renewal area in the City of Indianola.
- b. Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan.
- c. First Consideration of an ordinance amending ordinance nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, and 1668, providing that general property taxes levied and collected each year on a portion of the property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in City of Indianola, County of Warren State of Iowa, by and for the benefit of the State of Iowa, City of Indianola, County of Warren, Indianola Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Hillcrest/Downtown Unified Urban Renewal Area.

B. New Business

1. Resolution authorizing the submission of nominations to the Small Town America Civic Volunteer Award Program.
2. Resolution authorizing the purchase of two vehicles for the Water Resource Recovery Department.
3. Resolution waiving the applicable provisions of the City's purchasing policy to allow for another biosolids removal and disposal vendor to be secured in a timely manner.

9. Other Business

A. City Manager's Report – Ryan Waller

1. Receive and file correspondence from September 3 and 10, 2021 weekly updates from City Manager, Ryan Waller.

10. Adjourn



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Public Comment Form

Introduction:

Background:

Discussion: Open Forum

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

Budget Impact:

Recommendation:

Attachments: 1. Public Comment In-person and electronic form



CITY OF INDIANOLA PUBLIC COMMENT FORM

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

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

Please complete the following information:

Your Name: _____

Your Address: _____

Organization (if applicable): _____

City Council Meeting Date: _____

Agenda Item or topic if not on the agenda: _____

Comment: _____

Open Forum

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(Indianola City Council Rules of Procedure)



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of Claims.

Recommendation: Roll call is in order.

Attachments: 1. City Vendor Report 9202021

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	SERVICE	08/06/2021	1,450.00	LIBRARY FUND
A 6FT GEEK LLC	SUPPLIES	08/06/2021	156.00	LIBRARY FUND
A 6FT GEEK LLC	JANITORIAL	09/08/2021	429.00	GENERAL FUND
A 6FT GEEK LLC	CENTER PULL TOWELS FOR STATION	09/08/2021	116.00	FIRE FUND
A 6FT GEEK LLC	JANITORIAL SERVICES	09/08/2021	1,450.00	LIBRARY FUND
A 6FT GEEK LLC	JANITORIAL SUPPLIES	09/08/2021	115.20	LIBRARY FUND
A 6FT GEEK LLC	ACTIVITY CENTER CLEANING SUPPLIES	09/08/2021	98.00	PARK & RECREATI
A 6FT GEEK LLC	ACTIVITY CENTER LIGHT FIXTURES	09/08/2021	40.00	PARK & RECREATI
A 6FT GEEK LLC	ACTIVITY CENTER CLEANING	09/08/2021	30.00	PARK & RECREATI
Total A 6FT GEEK LLC:			3,884.20	
ABSOLUTE CONCRETE CONSTRUCTION INC				
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PROJECT-	09/20/2021	204,444.75	SQUARE STREETS
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PROJECT-	09/20/2021	252,145.20	SQUARE STREETS
Total ABSOLUTE CONCRETE CONSTRUCTION INC:			456,589.95	
ACE HARDWARE				
ACE HARDWARE	GARDEN HOSE NOZZLE	09/09/2021	8.59	SEWER FUND
Total ACE HARDWARE:			8.59	
ACME TOOLS				
ACME TOOLS	LIGHTS FOR 334 MILWAUKEE	09/10/2021	2,915.00	FIRE FUND
ACME TOOLS	SAWS ALL BLADES 339	09/10/2021	110.00	FIRE FUND
Total ACME TOOLS:			3,025.00	
AGRILAND FS INC				
AGRILAND FS INC	FERTILIZER	09/01/2021	319.00	PARK & RECREATI
Total AGRILAND FS INC:			319.00	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	DEYARMAN PROP DA	08/25/2021	1,177.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			1,177.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	HVAC MAINTENANCE AGREEMENT	08/31/2021	979.50	LIBRARY FUND
AIR-CON MECHANICAL CORP.	REPAIRS	08/31/2021	216.47	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			1,195.97	
ALLSUP, PAT				
ALLSUP, PAT	CELL PHONE	09/14/2021	50.00	POLICE FUND
Total ALLSUP, PAT:			50.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	REFUND - PROGRAMS	09/01/2021	21.18-	LIBRARY FUND
AMAZON CAPITAL SERVICES	REFUND - PROGRAMS	08/10/2021	21.99-	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE EQUIPMENT	09/04/2021	269.99	POLICE FUND
AMAZON CAPITAL SERVICES	OFFICE EQUIPMENT	08/31/2021	1,199.97	POLICE FUND
AMAZON CAPITAL SERVICES	SHELVING FOR EMS SUPPLIES	08/31/2021	509.94	AMBULANCE FUN
AMAZON CAPITAL SERVICES	COLLECTION	09/01/2021	304.03	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION	09/01/2021	388.54	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/01/2021	146.75	LIBRARY FUND
AMAZON CAPITAL SERVICES	MATERIALS & SUPPLIES	09/01/2021	149.00	LIBRARY FUND
AMAZON CAPITAL SERVICES	CRAFTS -TO-GO	09/01/2021	9.12	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	09/01/2021	436.39	LIBRARY FUND
AMAZON CAPITAL SERVICES	BUILDING MAINTENANCE	09/01/2021	165.98	LIBRARY FUND
Total AMAZON CAPITAL SERVICES:			3,536.54	
AMERICAN FENCE CO.				
AMERICAN FENCE CO.	LOCKS FOR GATES	09/10/2021	82.14	SEWER FUND
Total AMERICAN FENCE CO.:			82.14	
ANDERSON, DANIEL T.				
ANDERSON, DANIEL T.	COED SB UMPIRE	09/02/2021	56.00	PARK & RECREATI
Total ANDERSON, DANIEL T.:			56.00	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVD	08/18/2021	339.05	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	08/20/2021	25.34	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	08/23/2021	22.47	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	08/23/2021	14.49	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	08/24/2021	62.32	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			463.67	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	08/03/2021	252.75	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	08/03/2021	43.22	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/10/2021	272.00	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	09/10/2021	9.51	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/11/2021	71.65	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	08/11/2021	42.67	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/13/2021	1,515.54	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	08/13/2021	274.95	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/18/2021	247.07	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	08/18/2021	42.52	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/19/2021	262.92	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	08/19/2021	125.80	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/23/2021	339.56	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/25/2021	245.20	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/30/2021	204.49	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	08/30/2021	31.89	LIBRARY SPECIAL
Total BAKER AND TAYLOR:			3,981.74	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOK ON CD	08/11/2021	51.96	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD - MEMORIAL FUND	08/11/2021	20.48	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	BOOK ON CD	08/20/2021	23.24	LIBRARY FUND
Total BAKER AND TAYLOR SPOKEN WORD:			95.68	
BERNIE LOWE & ASSOCIATES INC				
BERNIE LOWE & ASSOCIATES I	411 MED CLAIM	09/08/2021	92.47	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BERNIE LOWE & ASSOCIATES INC:			92.47	
BOLTON & MENK INC				
BOLTON & MENK INC	DOWNTOWN RECONSTRUCTION ENGINEE	08/27/2021	50,919.00	SQUARE STREETS
Total BOLTON & MENK INC:			50,919.00	
BRAVO GREATER DES MOINES				
BRAVO GREATER DES MOINES	BRAVO CONTRIBUTION	08/31/2021	16,082.78	GENERAL FUND
Total BRAVO GREATER DES MOINES:			16,082.78	
BROWNELLS INC				
BROWNELLS INC	TRAINING	09/07/2021	45.42	POLICE FUND
Total BROWNELLS INC:			45.42	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES	09/10/2021	138.40	PARK & RECREATI
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES - SHOP	09/10/2021	94.26	PARK & RECREATI
Total CENTRAL IOWA FASTENERS:			232.66	
CHIA, MICHAEL				
CHIA, MICHAEL	CELL PHONE	09/14/2021	50.00	POLICE FUND
Total CHIA, MICHAEL:			50.00	
CINTAS CORPORATION				
CINTAS CORPORATION	STOCK FIRST AID KIT	09/09/2021	26.68	SEWER FUND
Total CINTAS CORPORATION:			26.68	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	CONCRETE SAW REPAIR	08/31/2021	144.86	ROAD USE TAX FU
CNM OUTDOOR EQUIPMENT	CHAINS SHARPENED	08/31/2021	108.00	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	CHAIN FOR POLE SAW	09/03/2021	35.18	SEWER FUND
Total CNM OUTDOOR EQUIPMENT:			288.04	
COFFMAN, THERESA				
COFFMAN, THERESA	PATIENT OVERPAID RESPONSIBILITY	08/01/2020	50.00	AMBULANCE FUN
Total COFFMAN, THERESA:			50.00	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	08/02/2021	488.10	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	08/09/2021	190.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	08/30/2021	360.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	09/07/2021	1,065.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	09/10/2021	230.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			2,333.10	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	COED SB UMPIRE	09/03/2021	112.00	PARK & RECREATI
CRAWFORD, RICHARD L.	COED SB UMPIRE	09/10/2021	112.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CRAWFORD, RICHARD L.:			224.00	
D.A. DAVIDSON & CO.				
D.A. DAVIDSON & CO.	ADVISOR SERVICE: 2021 SRF	09/13/2021	40,862.50	SEWER REVENUE
Total D.A. DAVIDSON & CO.:			40,862.50	
DAMMAN, EMILY				
DAMMAN, EMILY	REFUND CREATIVE GENIUSES	09/13/2021	48.00	PARK & RECREATI
Total DAMMAN, EMILY:			48.00	
DAMMAN, JAMES				
DAMMAN, JAMES	FLAG FOOTBALL OFFICIAL	09/08/2021	36.00	PARK & RECREATI
Total DAMMAN, JAMES:			36.00	
DLH GRAFX				
DLH GRAFX	FLAG FOOTBALL LEAGUE SHIRTS	08/30/2021	1,063.48	PARK & RECREATI
Total DLH GRAFX:			1,063.48	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR	08/31/2021	25.69	POLICE FUND
DOWNEY TIRE PROS	TIRE REPAIR #5 LOADER	09/07/2021	143.90	ROAD USE TAX FU
Total DOWNEY TIRE PROS:			169.59	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	OFFICE SUPPLIES	09/08/2021	348.35	POLICE FUND
Total ELECTRONIC ENGINEERING CO:			348.35	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	08/31/2021	105.96	POLICE FUND
Total ELIXIR RX SOLUTIONS:			105.96	
EXCEL LAWNS & LANDSCAPE LLC				
EXCEL LAWNS & LANDSCAPE L	MOWING - PARKS	09/04/2021	3,738.00	PARK & RECREATI
EXCEL LAWNS & LANDSCAPE L	MOWING - LIBRARY	09/04/2021	104.00	LIBRARY FUND
EXCEL LAWNS & LANDSCAPE L	MOWING - AQUATIC CTR	09/04/2021	218.00	POOL (MEMORIAL)
EXCEL LAWNS & LANDSCAPE L	MOW NORTH PLANT	09/04/2021	586.00	SEWER FUND
EXCEL LAWNS & LANDSCAPE L	MOW LIFT STATIONS	09/04/2021	318.00	SEWER FUND
EXCEL LAWNS & LANDSCAPE L	MOWING PARKS	09/10/2021	1,869.00	PARK & RECREATI
EXCEL LAWNS & LANDSCAPE L	MOWING LIBRARY	09/10/2021	52.00	LIBRARY FUND
EXCEL LAWNS & LANDSCAPE L	MOWING AQUATIC CTR	09/10/2021	109.00	POOL (MEMORIAL)
EXCEL LAWNS & LANDSCAPE L	MOW NORTH PLANT	09/10/2021	217.00	SEWER FUND
EXCEL LAWNS & LANDSCAPE L	MOW LIFT STATIONS	09/10/2021	238.00	SEWER FUND
Total EXCEL LAWNS & LANDSCAPE LLC:			7,449.00	
FICKES, EDWARD LEE				
FICKES, EDWARD LEE	COED SB UMPIRE	09/10/2021	112.00	PARK & RECREATI
Total FICKES, EDWARD LEE:			112.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
FORMATION GROUP				
FORMATION GROUP	NEW CITY HALL/LIBRARY ASSESSMENT	08/31/2021	290.00	CAPITAL PROJECT
Total FORMATION GROUP:			290.00	
GALLS LLC				
GALLS LLC	UNIFORMS	08/18/2021	16.99-	POLICE FUND
GALLS LLC	NAME PLATE FOR NEW HIRE	08/30/2021	19.55	FIRE FUND
GALLS LLC	UNIFORM BADGE BUTCHER	08/30/2021	71.58	FIRE FUND
GALLS LLC	UNIFORMS	08/30/2021	55.00	POLICE FUND
GALLS LLC	UNIFORM BADGE NEW HIRE	08/30/2021	85.71	FIRE FUND
GALLS LLC	CREDIT	08/30/2021	5.00-	FIRE FUND
GALLS LLC	UNIFORM BADGE NEW HIRE	09/10/2021	80.00	FIRE FUND
GALLS LLC	JILL UNIFORM BADGE	09/10/2021	68.01	AMBULANCE FUN
GALLS LLC	KRISSA UNIFORM PANTS	09/10/2021	49.95	AMBULANCE FUN
GALLS LLC	KRISSA UNIFORM PANTS	09/10/2021	49.95	FIRE FUND
Total GALLS LLC:			457.76	
GRAFFITI SOLUTIONS INC				
GRAFFITI SOLUTIONS INC	ELEPHANT SNOT GRAFFITI REMOVER	09/09/2021	870.00	PARK & RECREATI
Total GRAFFITI SOLUTIONS INC:			870.00	
GREATER DM CONVENTION & VISITORS BUREAU				
GREATER DM CONVENTION &	CVB CONTRIBUTION	09/03/2021	16,082.78	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			16,082.78	
GREINER, ELIZABETH				
GREINER, ELIZABETH	REFUND - NATURE EXPLORERS CANCELLE	09/13/2021	47.00	PARK & RECREATI
Total GREINER, ELIZABETH:			47.00	
GREUBEL, ASHTON				
GREUBEL, ASHTON	LIFEGUARD COURSE REIMBURSEMENT	04/12/2021	115.00	POOL (MEMORIAL)
Total GREUBEL, ASHTON:			115.00	
GUSTAFSON, MEGAN				
GUSTAFSON, MEGAN	REFUND - NATURE EXPLORERS CANCELLE	09/13/2021	47.00	PARK & RECREATI
Total GUSTAFSON, MEGAN:			47.00	
HAWKINS INC				
HAWKINS INC	CHEMICAL FOR DIGESTER	08/26/2021	3,178.05	SEWER FUND
Total HAWKINS INC:			3,178.05	
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE	09/14/2021	50.00	POLICE FUND
Total HAWKINS, ROB:			50.00	
IaPELRA				
IaPELRA	FALL CONFERENCE 2021	09/09/2021	75.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IaPELRA:			75.00	
IMU - UTILITIES				
IMU - UTILITIES	PHONE SERVICES	09/01/2021	516.00	GENERAL FUND
IMU - UTILITIES	INTERNET SERVICES	09/01/2021	142.00	GENERAL FUND
IMU - UTILITIES	ELECTRIC - LIFT STATIONS	09/01/2021	5,252.64	SEWER FUND
IMU - UTILITIES	ELECTRIC - NORTH PLANT	09/01/2021	11,235.88	SEWER FUND
IMU - UTILITIES	UTILITIES	09/01/2021	57.50	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2021	519.09	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2021	225.57	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2021	57.37	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2021	6,721.89	GENERAL FUND
IMU - UTILITIES	STREELIGHTS	09/01/2021	10,695.41	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES	09/01/2021	53.00	FIRE FUND
IMU - UTILITIES	UTILITIES - ACTIVITY CENTER	09/01/2021	753.99	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2021	59.06	PARK & RECREATI
IMU - UTILITIES	UTILITIES - FIBER, WATER	09/01/2021	501.26	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES	09/01/2021	925.89	PARK & RECREATI
IMU - UTILITIES	UTILITIES - YOUTH SB	09/01/2021	205.86	PARK & RECREATI
IMU - UTILITIES	UTILITIES - VMAC	09/01/2021	12,551.32	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES - ADULT SB	09/01/2021	1,514.28	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2021	171.72	PARK & RECREATI
IMU - UTILITIES	410 N JEFFERSON	09/01/2021	220.80	FIRE FUND
IMU - UTILITIES	UTILITIES	09/01/2021	55.95	PARK & RECREATI
IMU - UTILITIES	UTILITIES	09/01/2021	2,120.76	LIBRARY FUND
IMU - UTILITIES	UTILITIES	09/01/2021	116.14	PARK & RECREATI
IMU - UTILITIES	UTILITIES 206 N 1ST	09/01/2021	75.83	FIRE FUND
IMU - UTILITIES	UTILITIES	09/01/2021	85.05	PARK & RECREATI
Total IMU - UTILITIES:			54,834.26	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	SEPT UTILITY SERVICES - SEWER	09/01/2021	5,560.33	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	SEPT UTILITY SERVICES - STORM WTR	09/01/2021	855.00	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	SEPT UTILITY SERVICES - RECYCLING	09/01/2021	855.00	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	SEPT CC PROCESSING FEE - SEWER	09/09/2021	1,364.16	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	SEPT CC PROCESSING FEE - STORM WTR	09/09/2021	77.51	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	SEPT CC PROCESSING FEE - RECYCLING	09/09/2021	108.51	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			8,820.51	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	INK FOR PLOTTER	08/30/2021	85.62	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			85.62	
INTL SOCIETY OF FIRE SVC				
INTL SOCIETY OF FIRE SVC	A HURT RECERTIFICATION INSTRUCTOR	09/08/2021	125.00	FIRE FUND
Total INTL SOCIETY OF FIRE SVC:			125.00	
IOWA DEPT OF PUBLIC SAFETY				
IOWA DEPT OF PUBLIC SAFETY	IOWA SYSTEM - MISC CONTRACT APRIL - JU	09/08/2021	810.00	POLICE FUND
Total IOWA DEPT OF PUBLIC SAFETY:			810.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA DIV OF LABOR SERVICES				
IOWA DIV OF LABOR SERVICES	BOILER INSPECTION	08/09/2021	40.00	LIBRARY FUND
Total IOWA DIV OF LABOR SERVICES:			40.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR MUNICIPAL BLDG	09/01/2021	150.00	GENERAL FUND
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	09/01/2021	40.00	LIBRARY FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
I-TOWN LAWNCARE				
I-TOWN LAWNCARE	ABATEMENT @ 1001 N L	08/18/2021	160.00	GENERAL FUND
I-TOWN LAWNCARE	ABATEMENT @ 1101 N L ST	08/18/2021	160.00	GENERAL FUND
I-TOWN LAWNCARE	ABATEMENT @ 1108 N L	08/18/2021	160.00	GENERAL FUND
I-TOWN LAWNCARE	ABATEMENT @ 208 S 4TH ST	08/27/2021	655.00	GENERAL FUND
Total I-TOWN LAWNCARE:			1,135.00	
ITRON INC.				
ITRON INC.	HARDWARE MAINTENANCE 10/1/21 - 12/31/2	09/11/2021	324.57	SEWER FUND
ITRON INC.	ITRON 10/21-12/21	09/11/2021	87.30	SEWER FUND
Total ITRON INC.:			411.87	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	DOOR LOCK REPAIR - SOUTH PLANT	09/02/2021	200.00	SEWER FUND
Total JESS' LOCK AND KEY:			200.00	
KAPPELMAN, R KAREN				
KAPPELMAN, R KAREN	KAPPELMAN HERMAN REFUND	12/06/2020	107.37	AMBULANCE FUN
Total KAPPELMAN, R KAREN:			107.37	
KELLER'S GARAGE				
KELLER'S GARAGE	247 BRAKES REPLACED	08/30/2021	360.82	AMBULANCE FUN
Total KELLER'S GARAGE:			360.82	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	09/13/2021	1,112.20	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,112.20	
KLOCKE'S EMERGENCY VEHICLES				
KLOCKE'S EMERGENCY VEHIC	245 LIGHT REPLACEMENT	09/02/2021	31.08	AMBULANCE FUN
Total KLOCKE'S EMERGENCY VEHICLES:			31.08	
LAKE, AMBER				
LAKE, AMBER	REFUND MOATS SHELTER RENTAL	09/10/2021	70.00	PARK & RECREATI
Total LAKE, AMBER:			70.00	
LENT, ANDREW				
LENT, ANDREW	WELLNESS	09/08/2021	25.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total LENT, ANDREW:			25.00	
LUNDE, SEAN				
LUNDE, SEAN	WELLNESS	09/13/2021	15.00	FIRE FUND
Total LUNDE, SEAN:			15.00	
MACLYN West				
MACLYN West	MONTHLY PR INVOICE	08/31/2021	2,000.00	GENERAL FUND
Total MACLYN West:			2,000.00	
MARVIN, RONALD J				
MARVIN, RONALD J	PATIENT OVERPAID RESPONSIBILITY	11/30/2020	396.53	AMBULANCE FUN
Total MARVIN, RONALD J:			396.53	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN FOR EMS	09/09/2021	168.45	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN FOR EMS	08/31/2021	145.56	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			314.01	
MAY, JONATHAN				
MAY, JONATHAN	COTUME PARTY ENTERTAINMENT - DEPOSI	09/02/2021	70.00	PARK & RECREATI
MAY, JONATHAN	COSTUME PARTY ENTERTAINMENT	09/02/2021	280.00	PARK & RECREATI
Total MAY, JONATHAN:			350.00	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	DUPLICATE KEYS	08/20/2021	10.31	LIBRARY FUND
MCCOY HARDWARE INC	KEYS FOR SOUTH PLANT	09/01/2021	12.37	SEWER FUND
MCCOY HARDWARE INC	POOL HARDWARE	09/01/2021	5.73	POOL (MEMORIAL)
MCCOY HARDWARE INC	POOL PAINT SUPPLIES	09/08/2021	37.93	POOL (MEMORIAL)
MCCOY HARDWARE INC	TUBE OF LIQUID NAIL	09/10/2021	3.65	PARK & RECREATI
Total MCCOY HARDWARE INC:			69.99	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED SB UMPIRE	09/03/2021	112.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			112.00	
MERCY COLLEGE OF HEALTH SCIENCES				
MERCY COLLEGE OF HEALTH	C SETTLES P-CLASS	09/02/2021	4,520.00	AMBULANCE FUN
Total MERCY COLLEGE OF HEALTH SCIENCES:			4,520.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	08/19/2021	15.72	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			15.72	
MIDWEST ALARM SERVICES				
MIDWEST ALARM SERVICES	FIRE ALARM INSPECTION - ACTIVITY CENTE	09/08/2021	275.04	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MIDWEST ALARM SERVICES:			275.04	
MOEN, LYNN				
MOEN, LYNN	REFUND MOATS PARK SHELTER	09/10/2021	24.00	PARK & RECREATI
MOEN, LYNN	REFUND EQUIPMENT RENTAL	09/10/2021	17.00	PARK & RECREATI
Total MOEN, LYNN:			41.00	
MORRIS, AUDREY				
MORRIS, AUDREY	PATIENT OVERPAID RESPONSIBILITY	03/17/2019	50.00	AMBULANCE FUN
Total MORRIS, AUDREY:			50.00	
MYERS, ROBERT				
MYERS, ROBERT	COED SB UMPIRE	09/10/2021	112.00	PARK & RECREATI
Total MYERS, ROBERT:			112.00	
NAPA AUTO PARTS				
NAPA AUTO PARTS	RADIATOR CAP FOR WESLEY GENERATOR	08/31/2021	9.29	SEWER FUND
Total NAPA AUTO PARTS:			9.29	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	DOMAIN REGISTRATION	09/04/2021	24.00	GENERAL FUND
Total NOLASOFT DEVELOPMENT:			24.00	
NORTH CENTRAL LABS OF WISCONSIN				
NORTH CENTRAL LABS OF WIS	LAB SUPPLIES	08/26/2021	396.24	SEWER FUND
Total NORTH CENTRAL LABS OF WISCONSIN:			396.24	
NORTHERN STAR TECHNOLOGIES				
NORTHERN STAR TECHNOLOG	FRONT ENTRY LIGHT	08/29/2021	116.46	GENERAL FUND
NORTHERN STAR TECHNOLOG	ARBY'S 411 N JEFFERSON	08/29/2021	156.79	FIRE FUND
Total NORTHERN STAR TECHNOLOGIES:			273.25	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	08/25/2021	371.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	08/26/2021	1,320.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	08/27/2021	810.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE FOR MANHOLE REPAIRS	08/30/2021	368.50	SEWER CAPITAL P
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	09/01/2021	1,005.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	09/02/2021	134.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			4,008.75	
OPENING THE BOOK NORTH AMERICA				
OPENING THE BOOK NORTH A	SIGNAGE	08/06/2021	327.00	LIBRARY FUND
Total OPENING THE BOOK NORTH AMERICA:			327.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	EDUCATION/TRAINING	09/08/2021	14.94	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total O'REILLY AUTO PARTS:			14.94	
PARK, KRIS				
PARK, KRIS	COED SB UMPIRE	09/03/2021	56.00	PARK & RECREATI
Total PARK, KRIS:			56.00	
PER MAR SECURITY				
PER MAR SECURITY	ACTIVITY CENTER FIRE ALARM MONITORIN	09/08/2021	148.02	PARK & RECREATI
Total PER MAR SECURITY:			148.02	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	DRINKING FOUNTAIN REPAIR	08/02/2021	72.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	EQUIPMENT REPAIR - COLD PATCH TRAILE	08/03/2021	52.00	ROAD USE TAX FU
PIERCE BROTHERS REPAIR	EQUIPMENT REPAIR - BACKHOE	08/16/2021	24.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			148.00	
PITNEY BOWES				
PITNEY BOWES	LEASED EQUIPMENT FEE	09/05/2021	153.57	GENERAL FUND
Total PITNEY BOWES:			153.57	
PREMIER SERVICES				
PREMIER SERVICES	POWER WASHER HOSE	09/10/2021	120.00	SEWER FUND
Total PREMIER SERVICES:			120.00	
PROSCREENING LLC				
PROSCREENING LLC	DRUG SCREENING - VICKI WOOD	09/01/2021	45.00	POLICE FUND
PROSCREENING LLC	SCREENING - KRISSA CIHASKI	09/01/2021	50.30	AMBULANCE FUN
PROSCREENING LLC	SCREENING	09/01/2021	34.00	ROAD USE TAX FU
Total PROSCREENING LLC:			129.30	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	COACHES BACKGROUND CHECKS	08/31/2021	142.40	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			142.40	
PUTZE, AARON				
PUTZE, AARON	SPEAKER PRESENTATION	09/08/2021	250.00	PARK & RECREATI
Total PUTZE, AARON:			250.00	
QUALITY PLUMBING				
QUALITY PLUMBING	TOILET HANDLE REPAIR-PUBLIC RESTROO	08/09/2021	188.00	LIBRARY FUND
QUALITY PLUMBING	TOILET REPAIR - PUBLIC RESTROOM	08/17/2021	242.50	LIBRARY FUND
QUALITY PLUMBING	SINK REPAIR	08/24/2021	125.00	LIBRARY FUND
Total QUALITY PLUMBING:			555.50	
RAY O'HERRON				
RAY O'HERRON	UNIFORMS	08/30/2021	1,819.01	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total RAY O'HERRON:			1,819.01	
RAY'S WINDOW CLEANING				
RAY'S WINDOW CLEANING	ACTIVITY CENTER WINDOW CLEANING	09/13/2021	60.00	PARK & RECREATI
Total RAY'S WINDOW CLEANING:			60.00	
RICHARDSON, STEVE				
RICHARDSON, STEVE	REFUND - MEMORIAL PARK SHELTER	09/02/2021	24.00	PARK & RECREATI
Total RICHARDSON, STEVE:			24.00	
ROSS CHEMICAL SYSTEMS INC				
ROSS CHEMICAL SYSTEMS IN	CLEANING SUPPLIES FOR STATION	09/02/2021	248.25	FIRE FUND
Total ROSS CHEMICAL SYSTEMS INC:			248.25	
SECURE SHRED SOLUTIONS LLC				
SECURE SHRED SOLUTIONS L	SHREDDING	09/02/2021	55.00	GENERAL FUND
Total SECURE SHRED SOLUTIONS LLC:			55.00	
SIRSI CORPORATION				
SIRSI CORPORATION	INTEGRATED LIBRARY SYSTEM ANNUAL CO	08/20/2021	21,403.27	LIBRARY FUND
Total SIRSI CORPORATION:			21,403.27	
SIVERTSEN, REMI				
SIVERTSEN, REMI	LIFEGUARD COURSE REIMBURSEMENT	04/12/2021	115.00	POOL (MEMORIAL)
Total SIVERTSEN, REMI:			115.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	DESIGN - SOUTH K STREET PAVING	08/23/2021	1,066.00	SOUTH K STREET
SNYDER & ASSOCIATES INC	IOWA AVE PAVING ENGINEERING	08/31/2021	5,007.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	DEYARMAN FORD DRAINAGE REVIEW	08/23/2021	1,174.50	GENERAL FUND
SNYDER & ASSOCIATES INC	VALLEY PLACE ENGINEERING	08/23/2021	26,999.76	STREET CAPITAL
SNYDER & ASSOCIATES INC	JK TRAIL 3 ENGINEERING	08/23/2021	8,352.14	CAPITAL PROJECT
SNYDER & ASSOCIATES INC	HILLCREST AVENUE PAVING DESIGN	08/23/2021	40,771.10	HILLCREST AVENU
SNYDER & ASSOCIATES INC	BOSTON AVENUE & NORTH F STREET DESI	08/23/2021	27,883.40	AMERICAN RESCU
Total SNYDER & ASSOCIATES INC:			111,253.90	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	PEST CONTROL	08/10/2021	83.00	LIBRARY FUND
Total SPRINGER PROFESSIONAL HOME SERVICES:			83.00	
STERNQUIST CONST. INC.				
STERNQUIST CONST. INC.	CRUSHED CONCRETE	09/09/2021	776.00	ROAD USE TAX FU
Total STERNQUIST CONST. INC.:			776.00	
STRALEY, KARINA				
STRALEY, KARINA	LIFEGUARD COURSE REIMBURSEMENT	04/12/2021	115.00	POOL (MEMORIAL)

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total STRALEY, KARINA:			115.00	
STRANGE, GEORGIA				
STRANGE, GEORGIA	PATIENT OVERPAID RESPONSIBILITY	08/28/2021	444.56	AMBULANCE FUN
Total STRANGE, GEORGIA:			444.56	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	REPAIRS ON KUBOTA F3680 MOWER	08/12/2021	2,025.77	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			2,025.77	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	08/24/2021	97.00	LIBRARY FUND
Total T.R.M. DISPOSAL LLC:			97.00	
THEISEN'S				
THEISEN'S	STRAPS FOR CHAINS	01/21/2021	30.66	ROAD USE TAX FU
THEISEN'S	MISC BOLTS, NUTS, WASHERS	08/31/2021	19.25	SEWER FUND
THEISEN'S	LIFT STATION SIGNS HARDWARE	09/01/2021	6.08	SEWER FUND
Total THEISEN'S:			55.99	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	MISC CONTRACTUAL	09/01/2021	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - COMM DEV	08/31/2021	20.83	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - CITY ADM	08/31/2021	20.83	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - STREETS	08/31/2021	20.83	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - POLICE	08/31/2021	20.83	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - SEWER	08/31/2021	20.83	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - FIRE	08/31/2021	20.84	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - LIBRARY	08/31/2021	20.84	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG JULY/AUG - P&R ADMIN	08/31/2021	20.84	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			166.67	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE FIRE	08/14/2021	289.68	AMBULANCE FUN
U.S. CELLULAR	CELL PHONE STREET	08/14/2021	104.10	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE - PARK	08/14/2021	41.14	PARK & RECREATI
U.S. CELLULAR	CELL PHONE SEWER	08/14/2021	121.86	SEWER FUND
U.S. CELLULAR	CELL PHONE COM DEV	08/14/2021	202.39	GENERAL FUND
U.S. CELLULAR	COM DEV TABLET PURCHASE	08/14/2021	2,358.33	GENERAL FUND
Total U.S. CELLULAR:			3,117.50	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	08/01/2021	50.00	LIBRARY FUND
UNIQUE MANAGEMENT SERVI	COLLECTION AGENCY SERVICES	09/01/2021	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			100.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
VALLEY WEST UNIFORMS				
VALLEY WEST UNIFORMS	C SETTLES PARAMEDIC CLASS	08/25/2021	53.50	AMBULANCE FUN
Total VALLEY WEST UNIFORMS:			53.50	
VAN CLARK, AMANDA				
VAN CLARK, AMANDA	REFUND MEMORIAL PARK SHELTER	09/02/2021	24.00	PARK & RECREATI
Total VAN CLARK, AMANDA:			24.00	
VAN VLEET, STEPHANIE				
VAN VLEET, STEPHANIE	SHELTER REFUND	09/02/2021	28.00	PARK & RECREATI
Total VAN VLEET, STEPHANIE:			28.00	
VERIZON WIRELESS				
VERIZON WIRELESS	WPC WIRELESS	08/26/2021	40.03	SEWER FUND
Total VERIZON WIRELESS:			40.03	
WALLER, RYAN				
WALLER, RYAN	CELL PHONE	09/24/2021	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	RECORD AMEND 4 TO URP	08/31/2021	137.00	GENERAL FUND
WARREN COUNTY RECORDER	RECORD AMEND 1 TO URA	08/31/2021	67.00	GENERAL FUND
WARREN COUNTY RECORDER	RECORD DEV AGREE ICC	08/31/2021	67.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			271.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	PRISONER FEES	09/07/2021	1,440.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			1,440.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES	08/27/2021	20,209.17	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	08/27/2021	3,893.02	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIES - GARBAGE	08/27/2021	38.29	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING	08/27/2021	7.17	LIBRARY FUND
Total WASTE MANAGEMENT OF IOWA:			24,147.65	
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	PAYMENT APP #15	09/13/2021	2,150,084.18	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			2,150,084.18	
WILLIAMS, CAM				
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	09/08/2021	60.00	PARK & RECREATI
Total WILLIAMS, CAM:			60.00	
YMCA OF GREATER DSM				
YMCA OF GREATER DSM	EMPLOYER EXPENSES	09/08/2021	390.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	09/08/2021	1,122.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total YMCA OF GREATER DSM:			1,512.00	
Grand Totals:			3,019,398.66	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, City Clerk/CFO
Date: September 20, 2021
Subject: Resolution approving monthly transfers.

Introduction: September 2021 Monthly Transfers

Background: Each month, the Indianola City Council considers a list of regular transfers to approve. These transfers are part of the fiscal year budget.

Discussion: There are no significant differences in the September 2021 transfers from the August transfers.

Budget Impact: The budgetary impact is NA as this resolution transfers money between funds.

Recommendation: Staff recommends approval of the resolution.

Attachments: 1. September 2021 Monthly Transfers

RESOLUTION 2021-

RESOLUTION TO APPROVE MONTHLY TRANSFERS

WHEREAS, Iowa Administrative Code (“IAC”) Sections 545-2.1 through 2.5 address City Finance budget amendments and fund transfers; and

WHEREAS, IAC Section 545-2.5 requires that all transfers of money between funds in the City budget forms must be approved by a fund transfer resolution of the City Council as defined in the IAC Section 545-2.1 to allow for transfers between funds; and

WHEREAS, the City Clerk/CFO has presented the list of each transfer to be completed in the current month of Fiscal Year 2022 on the Exhibit A, incorporated herein, which includes a clear statement of the reason or purpose for transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received, and the dollar amount to be transferred; and

WHEREAS, the transfers must be approved and completed in accordance with IAC 545-2.5;

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

WHEREAS, the transfers described on the attached form need to be accomplished prior to the month end of September 2021, and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the September 2021 transfers as described on the attached form are approved.

Passed and approved this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

RESOLUTION 2021-

RESOLUTION TO APPROVE MONTHLY TRANSFERS

WHEREAS, Iowa Administrative Code (“IAC”) Sections 545-2.1 through 2.5 address City Finance budget amendments and fund transfers; and

WHEREAS, IAC Section 545-2.5 requires that all transfers of money between funds in the City budget forms must be approved by a fund transfer resolution of the City Council as defined in the IAC Section 545-2.1 to allow for transfers between funds; and

WHEREAS, the City Clerk/CFO has presented the list of each transfer to be completed in the current month of Fiscal Year 2022 on the Exhibit A, incorporated herein, which includes a clear statement of the reason or purpose for transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received, and the dollar amount to be transferred; and

WHEREAS, the transfers must be approved and completed in accordance with IAC 545-2.5;

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

WHEREAS, the transfers described on the attached form need to be accomplished prior to the month end of September 2021, and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the September 2021 transfers as described on the attached form are approved.

Passed and approved this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

FY 2022 Monthly Recurring Transfers

September 2021

	DEBIT	(CREDIT)	
610-8300-69101	\$ 5,395.83		Transfer Out to General Fund
001-9100-49102		\$ 5,395.83	Transfer In from Sewer PILOT
610-8300-69101	\$ 10,020.83		Transfer Out to Police Fund
011-1100-49101		\$ 10,020.83	Transfer In from Sewer PILOT
610-8300-69615	\$ 7,000.00		Transfer Out to City Manager
001-6150-49615		\$ 7,000.00	Transfer In from Sewer
110-2100-69615	\$ 7,000.00		Transfer Out to City Manager
001-6150-49615		\$ 7,000.00	Transfer In from Streets/RUT
610-8300-69625	\$ 2,381.00		Transfer Out to Human Resources
001-6250-49625		\$ 2,381.00	Transfer In from Sewer
110-2100-69625	\$ 2,381.00		Transfer Out to Human Resources
001-6250-49625		\$ 2,381.00	Transfer In from Streets/RUT
610-8300-69170	\$ 6,666.67		Transfer Out to Community Development
001-1700-49170		\$ 6,666.67	Transfer In from Sewer
110-2100-69170	\$ 6,666.67		Transfer Out to Community Development
001-1700-49170		\$ 6,666.67	Transfer In from Streets
001-1700-69621	\$ 1,467.58	CD	Transfer Out Info & Tech
001-6100-69621	\$ 1,100.00	M/C	Transfer Out Info & Tech
001-6150-69621	\$ 615.67	CM	Transfer Out Info & Tech
001-6200-69621	\$ 1,910.25	FIN	Transfer Out Info & Tech
001-6250-69621	\$ 615.67	HR	Transfer Out Info & Tech
011-1100-69621	\$ 5,705.42	PD	Transfer Out Info & Tech
015-1500-69621	\$ 1,139.75	FD	Transfer Out Info & Tech
016-1600-69621	\$ 6,458.83	EMS	Transfer Out Info & Tech
041-4100-69621	\$ 3,660.00	LIB	Transfer Out Info & Tech
042-4200-69621	\$ 1,014.50	Parks Admin	Transfer Out Info & Tech
042-4300-69621	\$ 3,095.58	Parks	Transfer Out Info & Tech
110-2100-69621	\$ 1,992.08	RUT	Transfer Out Info & Tech
610-8300-69621	\$ 1,680.42	Sewer	Transfer Out Info & Tech
001-6210-49621		\$ 30,455.75	Transfer In--Info & Tech
650-9000-69620	\$ 800.00	Storm Sewer	Transfer Out Clerk
610-8300-69620	\$ 4,500.00	Sewer	Transfer Out Clerk
670-8400-69620	\$ 800.00	Recycling	Transfer Out Clerk
001-6200-49620		\$ 6,100.00	Transfer In City Clerk
710-8300-69610	\$ 158,333.33		Transfer Out for Sewer Operations
610-8300-49610		\$ 158,333.33	Transfer In from Sewer Fee Revenue

\$ 242,401.08 \$ 242,401.08

Prepared By: _____

Date _____



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of Minutes of the prior council meeting.

Recommendation: Roll call is in order.

Attachments: 1. 09072021 minutes



CITY OF INDIANOLA COUNCIL MEETING

September 7, 2021

6:00 PM

Minutes

Mayor Pepper called the meeting to order at 6:00 p.m. On roll call the following members were present: Heather Hulen, John Parker, Greta Southall, Greg Marchant. Absent: Bob Kling, Gwen Schroder.

Mayor Pepper gave the Oath of Office to Police Officer Treyton Nixon.

In Open Forum, no public comments were offered.

Council Member Schroder joined the meeting at 6:03 p.m. via Zoom due to a personal emergency.

Council Members Hulen and Parker requested that claims be pulled from the consent agenda. Council Member Marchant moved to approve the Consent Agenda with item B pulled. Southall seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Approval of Minutes of the prior council meeting
- Resolution 2021-203 setting a public hearing on an application for exemption of sign code at 110 N 1st Street, Indianola, Iowa.
- Approval of an event application from the Indianola Public Library for Trunk or Treat to be held on October 30, 2021.
- Approval of an event application from Warren County Historical Society to hold the Log Cabin Day Parade on September 25, 2021.
- Approval of an event application from Indianola High School for the Homecoming Parade to be held on Thursday, September 23, 2021.
- Approval of Urban Revitalization Designations.
- Approval of Payment Application Number 5 from Langman Construction for the WRRF Trunk Sewer and Outfall Sewer Improvements project in an amount not to exceed \$241,929.90.
- Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa amending Stormwater Management Fees.
- Second consideration of an Ordinance to revise the collection of tax increment revenues within the Urban Renewal Area, as amended and as part of adopting amendment Number 4 to the Hillcrest/Downtown Unified Urban Renewal Plan for an urban renewal area in the City of Indianola.
- Approval of the Civil Service Commission list of applicants certified eligible for the position of Police Officer.
- Approval of an Excessive Usage Claim.
- Receive and file the Fiscal Year 2023 Environmental Scan Memorandum.
- Resolution 2021-204 approving salaries.

Council Member Marchant moved to approve Item 6B, Approval of Claims. Southall seconded it. On roll call, the vote was AYES: Schroder, Southall, Marchant. NAYS: None. ABSTAIN: Hulen and Parker due to a conflict of interest.

City Manager Ryan Waller highlighted some of the items on the consent agenda, noting that a public hearing was set for the new sign for City Hall, event applications for activities in our community, the approval of the Civil Service Commission listing and approval of an excessive usage claim.

Council Member Hulen moved to receive and file the EMS Billing Activity Report for July 2021. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In the Mayor's Report, Mayor Pepper relayed the IPAC Piano Project unveiling would be on September 10 at 3:30 in front of Pageturners Bookstore; a new fire truck will arrive this week; and that the Water Resource Recovery Department was featured in a magazine for the improvements they have made to our city.

Mayor Pepper then announced that the State Appeal Board unanimously voted in the City's favor on the budget amendment. City Manager Waller explained project costs are adjusted as design specifications become clearer. He explained that political, economic and other types of projects available to contractors also have an effect on bids. He stated current projects have not had an impact on our property tax debt levy, which remains lower than many other metro communities.

Mayor Pepper read a proclamation declaring September as Library Card Sign-up Month in the City of Indianola.

Council Member Southall moved to approve the third consideration of a proposed Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding provisions pertaining to a new Chapter on a Human Relations Commission. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Mayor Pepper thanked members of the community who helped create the Ordinance.

Council Member Marchant moved to approve Resolution 2021-205 approving an agreement with the Iowa Civil Rights Commission. Council Member Southall seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-206 approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Indianola, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$16,345,000 Taxable General Obligation Capital Loan Notes, Series 2021, and providing for a method of payment of said Notes. Council Member Hulen seconded it. In discussion, Andrew Lent, City Clerk/CFO, stated this is the third bond note and an SRF loan for the Water Resource Recovery Facility, to be repaid with LOST funds. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to approve Resolution 2021-207 appointing BOKF, N.A. of Lincoln, Nebraska, to serve as paying agent, note registrar, and transfer agent, approving the paying agent and note registrar and transfer agent agreement and authorizing the execution of the agreement. Council Member Parker seconded it. In discussion, Lent explained these notes are for improvements on South K Street and Hillcrest. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution approving and authorizing a form of loan agreement and authorizing and providing for the issuance of \$6,840,000 General Obligation Capital Loan Notes, Series 2021, and amending the levy of taxes to pay said Notes; approval of the tax exemption certificate and continuing disclosure certificate. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the

motion carried unanimously. City Manager Waller said the engineering work is currently being done and construction will begin in the next fiscal year.

Council Member Marchant moved to open the Public Hearing to determine if a nuisance exists at 1500 W Third Avenue. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Charlie Dissell provided the history of the complaint and the finding of a nuisance. He recommended finding a nuisance no longer exists. There were no other speakers for the Public Hearing.

Council Member Parker moved to close the Public Hearing and Southall seconded. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2021-209 determining a nuisance does not exist at the property located at 1500 W Third Avenue. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to open the Public Hearing regarding a request from TeaMc LLC to rezone property located at 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District). Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated rezoning needs to occur before Community Development can approve this land as a subdivision. The surrounding area does have residential lots and the comprehensive plan shows this area as a low-density residential area. No other public comments were offered.

Council Member Marchant moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve the first consideration of an Ordinance approving the rezoning of property located at 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District). Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to continue the first consideration of an Ordinance amending the City Code of the City of Indianola, Iowa amending regulations for all-terrain vehicles and snowmobiles and creating regulations for golf carts to the September 20 meeting. Council Member Southall seconded it. In discussion, Marchant stated the council needed more time to research the issue. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-210 authorizing the purchase of three thermal imaging cameras from Sandry Fire Supply in an amount not to exceed \$20,892.00. Council Member Marchant seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve consideration of resolution 2021-211 authorizing the City's participation in the Central Iowa Code Consortium. Council Member Hulen seconded it. In discussion, City

Manager Waller noted the city has participated in the past in order to bring building and fire codes update and to create uniform codes in the metro communities.

Council Member Hulen moved to receive and file correspondence from August 13, 20 and 27, 2021 from City Manager, Ryan Waller. Council Member Southall seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

At 6:44 p.m. Council Member Marchant moved to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:56 p.m., Council Member Marchant moved, and Parker seconded to exit the closed session. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken on matters discussed in the closed session.

Council Member Southall moved to adjourn and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Pam Pepper, Mayor

ATTEST:

Andrew Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of a renewal liquor license for Bush's Place LLC, located at 204 E Clinton Avenue.

Introduction: This is a renewal liquor license for Bush's Place, LLC dba The Hide Out.

Background:

Discussion: Council is asked to consider a renewal of a Class C Liquor License with outdoor services and Sunday sales privileges. The owners are Tina Bush and Michael Bush.

Budget Impact: The City receives a portion of the liquor license fees.

Recommendation: All paperwork is in order and staff has approved.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of a renewal liquor license for St. Thomas Aquinas Church, located at 210 South Wesley Street.

Introduction: This is a renewal application for Saint Thomas Aquinas Church.

Background:

Discussion: Council is asked to consider a renewal Class C Liquor License for Saint Thomas Aquinas Church.

Budget Impact: The City receives a portion of the liquor license fees.

Recommendation: Staff has approved the renewal and recommends Council approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of a renewal liquor license for Los Padrinos, LLC dba El Padrino Mexican Restaurant, located at 200 South Jefferson Way.

Introduction: This is a renewal liquor license for Los Padrinos LLC dba El Padrino Mexican Restaurant.

Background:

Discussion: Council is asked to consider a renewal Class C Liquor License with outdoor service, Sunday sales and catering privileges. The owners are Francisco Delapaz, Benjamin Ayala Magana and Jose Ayala Magana.

Budget Impact: The City receives a portion of the liquor license fees.

Recommendation: Approval pending final staff approval is recommended.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of a renewal liquor license for The Local Vine, located at 126 West Ashland.

Introduction: This is a renewal liquor license for Andrea Palmer, dba The Local Vine.

Background:

Discussion: Council is asked to consider a renewal Class C Liquor License with Sunday sales and outdoor privileges. The owner is Andrea Palmer.

Budget Impact: The City receives a portion of the liquor license fees.

Recommendation: Approval pending final staff approval is recommended.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of Urban Revitalization Designations.

Introduction:

Background:

Discussion: The following comprise a list of Urban Revitalization Designations. All applications are in order.

1510 West Lincoln	Kathy Carlsten
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Budget Impact:

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of a new liquor license for Pete's Pizza, located at 118 North Howard Street.

Introduction: This is a new liquor license for Pete's Pizza due to a change in ownership.

Background:

Discussion: Council is asked to consider a new Class B Beer Permit with outdoor sales privileges for Pete's Pizza. The owner is Samantha Amos.

Budget Impact: The City receives a portion of liquor license fees from the State.

Recommendation: Staff has approved.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: September 20, 2021
Subject: Resolution Approving Change Order Number 3 and Pay Application Number 3 for the Square Reconstruction Project.

Introduction:

Background: As Council is aware, the Square Reconstruction Project is underway. The contractor has completed utility construction, including storm sewer and water main, and is currently working on paving of mainlines and curb/gutter.

Discussion: Change Order No 3, in the amount of \$21,645.00 is requested for additional quantities and labor required to install a new service line from the main storm sewer line to private storm water drains that were identified during construction.

Pay application No 3, in the amount of \$456,589.95 is requested from Absolute Concrete Construction Company. This amount includes work completed to date, including rock chamber excavation required for the permeable pavers and the subgrade preparation. Absolute Concrete has also completed granular subbase installation and has paved the mainline concrete section on Salem between B Street and Howard Street.

Budget Impact: Pay Application No 3 is \$456,589.95.

Recommendation: Staff recommends approval of Change Order No 3 and Pay Application No 3.

Attachments:

1. Res 2021 - Approving Square Recon Pay 3 and CO 3
2. Downtown Square CO#3_Signed
3. Downtown Square Pay App#3_Signed

City of Indianola
RESOLUTION NO. 2021-

**RESOLUTION APPROVING CHANGE ORDER NO 3 AND PAY APPLICATION NO 3
FOR THE SQUARE RECONSTRUCTION PROJECT**

WHEREAS, the City of Indianola is currently under obligation of a construction contract with Absolute Concrete Construction Inc. for the Square Reconstruction Project; and

WHEREAS, additional quantities and labor required to install a new service line from the main storm sewer line to private storm water drains that were identified during construction, are needed on the project as described on the attached Change Order No 3; and

WHEREAS, Absolute Concrete Construction Inc. has submitted Pay Application No 3 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Change Order No 3 and Pay Application No 3 as attached.

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

1. Change Order No 3 in the amount of \$21,645.00 is hereby approved
2. Pay Application No 3 in the amount of \$456,589.95 shall be paid
3. Staff is hereby authorized to sign the documents on behalf of the City of Indianola

PASSED AND APPROVED this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

CHANGE ORDER FORM



**BOLTON
& MENK**



Project Title: City Square Reconstruction
Contractor: Absolute Concrete Construction Inc.
Address: 1000 W. 6th AVE Slater, IA 50244
Original Contract Date: May 3, 2021

Change Order Number: 3

Change Order Date: September 20, 2021

Purpose of Change Order:

Item 116 includes all labor, equipment, and materials needed to connect the 3 clay pipes, sump line, and roof drain on the East side of 101 N Buxton St. to the storm sewer network and install cleanouts.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
DIVISION 1					
116	CLAY PIPE CONNECTIONS	LS	1.00	\$ 21,645.00	\$ 21,645.00

Change Order Number: 3 makes the following adjustments to the contract: **\$ 21,645.00**

Contractor Accepted: Absolute Concrete Construction Inc.
 Signature: [Signature] Firm Name: Absolute Concrete Construction Inc.
 Date: 09-03-21

Engineer Approved: Bolton & Menk, Inc.
 Signature: [Signature] Firm Name: Bolton & Menk, Inc.
 Date: 07 SEP 2021

Owner Accepted: City of Indianola
 Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 8,499,759.80
1	June 22, 2021	\$ 14,919.55
2	August 16, 2021	\$ 24,257.13
3	September 20, 2021	\$ 21,645.00
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Revised Contract Amount **\$ 8,560,581.48**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: City Square Reconstruction
Contractor: Absolute Concrete Construction Inc.
Address: 1000 W. 6th AVE Slater, IA 50244
Original Contract Date: May 3, 2021
Project Completion Date: October 30, 2023

Date of Council Meeting: September 20, 2021
PAYMENT REQUEST # 3
PAYMENT PERIOD: From: August 1, 2021 Through: August 31, 2021

Contract Summary

Original Contract Amount:	\$	8,499,759.80	
Net change by Change Orders:	\$	60,821.68	
Revised Contract Amount: (line 1 ± 2)	\$	8,560,581.48	
Total completed and stored to date:	\$	1,310,734.93	
Retainage: 5 % of Completed Work:	\$	65,536.75	
Total Earned less Retainage:	\$	1,245,198.18	
Less previous applications for payment:	\$	788,608.23	
SUBTOTAL	\$		456,589.95
OTHER CHARGES (Attach an itemized list)	\$		-
CURRENT PAYMENT DUE	\$		456,589.95
Balance to finish, including retainage:	\$	7,315,383.30	

Contract Time Remaining (If applicable) 770.00 CALENDAR DAYS

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

Construction Contractor Approval: Absolute Concrete Construction Inc.
Signature:  Firm Name: _____ Date: 09-03-21

Engineer / Consultant Approval: Bolton & Menk, Inc.
Signature:  Firm Name: _____ Date: 07 SEP 2021

City of Indianola Approval:
Signature: _____ Date: _____

Submit to: Akhilesh Pal, P.E. - Public Works Director
E-mail: apal@indianolaiowa.gov **Phone:** (515) 961-9415

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2021	\$ 214,430.91
2	August 16, 2021	\$ 574,177.32
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 788,608.23

Record of Change Orders

No.	Date	Amount
1	June 22, 2021	\$ 14,919.55
2	August 16, 2021	\$ 24,257.13
3	September 20, 2021	\$ 21,645.00
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TOTAL \$ 60,821.68

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 3, 2021
Original Completion Date:	October 30, 2023
Added by Change Order:	
Contract Time to Date:	910.00
Time Used to Date:	140.00
Contract Time Remaining:	<u>770.00</u>

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
DIVISION 1											
1	AMENDED PLANTING SOIL	CY	352.00		352.00	\$ 85.00	\$ 29,920.00		\$ -	352.00	0.00%
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00	\$ 11,200.00		\$ -	140.00	0.00%
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00	\$ 95,400.00		\$ -	360.00	0.00%
4	EXCAVATION, CLASS 10	CY	8,313.60		8,313.60	\$ 18.00	\$ 149,644.80	2,040.00	\$ 36,720.00	6,273.60	24.54%
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	\$ 70,000.00	2,192.00	\$ 8,768.00	15,308.00	12.53%
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00	\$ 44,400.00	1,887.00	\$ 11,322.00	5,513.00	25.50%
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	\$ 218,750.00	2,050.00	\$ 25,625.00	15,450.00	11.71%
8	SUBBASE, MODIFIED, 4 IN.	SY	5,425.00		5,425.00	\$ 10.50	\$ 56,962.50		\$ -	5,425.00	0.00%
9	TRENCH FOUNDATION	TON	100.00		100.00	\$ 55.00	\$ 5,500.00		\$ -	100.00	0.00%
10	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	700.00		700.00	\$ 85.00	\$ 59,500.00		\$ -	700.00	0.00%
11	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, SDR 26, 8 IN.	LF	1,024.00		1,024.00	\$ 425.00	\$ 435,200.00		\$ -	1,024.00	0.00%
12	SANITARY SEWER SERVICE, PVC, SDR 23.5, 6 IN.	EA	38.00		38.00	\$ 5,000.00	\$ 190,000.00		\$ -	38.00	0.00%
13	STORM SEWER, TRENCHED, RCP, 12 IN.	LF	110.00		110.00	\$ 145.00	\$ 15,950.00		\$ -	110.00	0.00%
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	\$ 279,000.00	330.00	\$ 49,500.00	1,530.00	17.74%
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	\$ 79,625.00	411.00	\$ 71,925.00	44.00	90.33%
16	STORM SEWER, TRENCHED, RCP, 24 IN.	LF	270.00		270.00	\$ 200.00	\$ 54,000.00	265.00	\$ 53,000.00	5.00	98.15%
17	STORM SEWER, TRENCHED, RCP, 36 IN.	LF	380.00		380.00	\$ 275.00	\$ 104,500.00	380.00	\$ 104,500.00	-	100.00%
18	REMOVAL OF STORM SEWER, LESS THAN 36 IN.	LF	1,110.00		1,110.00	\$ 30.00	\$ 33,300.00	707.00	\$ 21,210.00	403.00	63.69%
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00	\$ 108,750.00	896.00	\$ 22,400.00	3,454.00	20.60%
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00	\$ 34,160.00	20.00	\$ 560.00	1,200.00	1.64%
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00	\$ 25,000.00	6.00	\$ 6,000.00	19.00	24.00%
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00	\$ 11,000.00	12.00	\$ 3,300.00	28.00	30.00%
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	\$ 9,900.00	37.00	\$ 2,035.00	143.00	20.56%
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00		2,700.00	\$ 110.00	\$ 297,000.00	454.00	\$ 49,940.00	2,246.00	16.81%
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00		1,462.00	\$ 15.00	\$ 21,930.00	618.00	\$ 9,270.00	844.00	42.27%
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00		52.00	\$ 2,300.00	\$ 119,600.00	8.00	\$ 18,400.00	44.00	15.38%
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	1.00	2.00	\$ 3,500.00	\$ 7,000.00	1.00	\$ 3,500.00	1.00	50.00%
28	WATER SERVICE CURB STOP AND BOX	EA	53.00		53.00	\$ 885.00	\$ 46,905.00	9.00	\$ 7,965.00	44.00	16.98%
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00	\$ 165,000.00		\$ -	1.00	0.00%
30	VALVE, GATE, 6 INCH	EA	1.00		1.00	\$ 1,800.00	\$ 1,800.00		\$ -	1.00	0.00%
31	VALVE, GATE, 8 INCH	EA	8.00		8.00	\$ 2,300.00	\$ 18,400.00	2.00	\$ 4,600.00	6.00	25.00%
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00	\$ 28,000.00	1.00	\$ 7,000.00	3.00	25.00%
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00	\$ 27,200.00	2.00	\$ 13,600.00	2.00	50.00%
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00	\$ 3,800.00		\$ -	1.00	0.00%
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00		6.00	\$ 1,000.00	\$ 6,000.00	2.00	\$ 2,000.00	4.00	33.33%
36	SANITARY MANHOLE, SW-301, 48 INCH	EA	6.00		6.00	\$ 7,100.00	\$ 42,600.00		\$ -	6.00	0.00%
37	STORM MANHOLE, SW-401, 48 INCH	EA	15.00		15.00	\$ 5,500.00	\$ 82,500.00	2.25	\$ 12,375.00	12.75	15.00%
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	\$ 52,800.00	4.00	\$ 35,200.00	2.00	66.67%
39	STORM MANHOLE, SW-401, 72 INCH	EA	1.00		1.00	\$ 12,000.00	\$ 12,000.00	1.00	\$ 12,000.00	-	100.00%
40	INTAKE, SW-501	EA	28.00		28.00	\$ 4,500.00	\$ 126,000.00	8.25	\$ 37,125.00	19.75	29.46%
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	\$ 4,500.00	0.75	\$ 3,375.00	0.25	75.00%
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00		6.00	\$ 3,200.00	\$ 19,200.00		\$ -	6.00	0.00%
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	\$ 18,000.00	2.00	\$ 12,000.00	1.00	66.67%
44	CONNECTION TO EXISTING MANHOLE, SANITARY SEWER	EA	6.00		6.00	\$ 5,500.00	\$ 33,000.00		\$ -	6.00	0.00%
45	REMOVE MANHOLE	EA	9.00		9.00	\$ 1,000.00	\$ 9,000.00	3.00	\$ 3,000.00	6.00	33.33%
46	REMOVE INTAKE	EA	18.00		18.00	\$ 1,000.00	\$ 18,000.00	7.00	\$ 7,000.00	11.00	38.89%
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00		3,700.00	\$ 65.00	\$ 240,500.00		\$ -	3,700.00	0.00%
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	\$ 926,500.00	401.80	\$ 34,153.00	10,498.20	3.69%
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00	\$ 32,500.00		\$ -	250.00	0.00%
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00	\$ 542,000.00		\$ -	6,775.00	0.00%
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00	\$ 5,500.00		\$ -	55.00	0.00%
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	\$ 58,200.00	466.50	\$ 5,598.00	4,383.50	9.62%
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00	\$ 193,500.00		\$ -	4,300.00	0.00%
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00	\$ 48,000.00		\$ -	960.00	0.00%
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00	\$ 16,150.00		\$ -	170.00	0.00%
56	SIDEWALK UNIT PAVER W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00	\$ 105,625.00		\$ -	4,225.00	0.00%
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00	\$ 32,000.00		\$ -	640.00	0.00%
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00	\$ 13,200.00		\$ -	240.00	0.00%
59	PAVEMENT REMOVAL	SY	24,700.00		24,700.00	\$ 14.00	\$ 345,800.00	6,331.50	\$ 88,641.00	18,368.50	25.63%
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00	\$ 216,800.00	1,224.55	\$ 48,982.00	4,195.45	22.59%
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00	\$ 59,850.00		\$ -	1,330.00	0.00%
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50	\$ 322,500.00		\$ -	5,160.00	0.00%
63	PCC EDGE RESTRAINT, 2 FT	LF	2,100.00		2,100.00	\$ 25.00	\$ 52,500.00		\$ -	2,100.00	0.00%
64	PAINTED PAVEMENT MARKINGS, DURABLE	STA	65.00		65.00	\$ 575.00	\$ 37,375.00	18.93	\$ 10,884.75	46.07	29.12%
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	\$ 19,710.00		\$ -	27.00	0.00%
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00		15.00	\$ 325.00	\$ 4,875.00		\$ -	15.00	0.00%
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00		45.00	\$ 425.00	\$ 19,125.00		\$ -	45.00	0.00%
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	\$ 75,000.00	0.13	\$ 9,750.00	0.87	13.00%
69	SOD	SQ	100.00		100.00	\$ 75.00	\$ 7,500.00		\$ -	100.00	0.00%
70	DECIDUOUS SHRUBS	EA	60.00		60.00	\$ 150.00	\$ 9,000.00		\$ -	60.00	0.00%
71	PERENNIAL GROUND COVER (1 GAL.)	EA	2,134.00		2,134.00	\$ 20.00	\$ 42,680.00		\$ -	2,134.00	0.00%
72	DECIDUOUS TREE	EA	43.00		43.00	\$ 550.00	\$ 23,650.00		\$ -	43.00	0.00%
73	TREE GRATE AND FRAME	EA	24.00		24.00	\$ 500.00	\$ 12,000.00		\$ -	24.00	0.00%
74	SWPPP PREPARATION	LS	1.00		1.00	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	-	100.00%
75	SWPPP MANAGEMENT	LS	1.00		1.00	\$ 13,500.00	\$ 13,500.00	0.13	\$ 1,755.00	0.87	13.00%
76	FILTER SOCK, 8 INCH	LF	1,500.00		1,500.00	\$ 2.50	\$ 3,750.00	1,360.00	\$ 3,400.00	140.00	90.67%
77	TEMPORARY RECP, TYPE 3.A	SY	270.00		270.00	\$ 3.00	\$ 810.00		\$ -	270.00	0.00%
78	EROSION CONTROL MULCHING, HYDROMULCHING	AC	2.00		2.00	\$ 2,000.00	\$ 4,000.00		\$ -	2.00	0.00%
79	INLET PROTECTION DEVICE, DROP IN	EA	41.00		41.00	\$ 265.00	\$ 10,865.00	3.00	\$ 795.00	38.00	7.32%
80	VAULT, FILL	EA	1.00		1.00	\$ 7,400.00	\$ 7,400.00		\$ -	1.00	0.00%
81	CISTERN ABANDONMENT	EA	3.00		3.00	\$ 8,000.00	\$ 24,000.00	2.00	\$ 16,000.00	1.00	66.67%
82	MOBILIZATION	LS	1.00		1.00	\$ 1,000,000.00	\$ 1,000,000.00	0.35	\$ 350,000.00	0.65	35.00%
83	CONCRETE WASHOUT	LS	1.00		1.00	\$ 10,000.00	\$ 10,000.00	0.13	\$ 1,300.00	0.87	13.00%
84	MONUMENT TYPE 1 (ARCHWAY MONUMENT)	EA	-		-	\$ 200,000.00	\$ -		\$ -	-	0.00%
85	MONUMENT TYPE 2 (GATEWAY MONUMENT)	EA	-		-	\$ 75,000.00	\$ -		\$ -	-	0.00%
86	MONUMENT TYPE 3 (HIGHWAY MONUMENT)	EA	-		-	\$ 75,000.00	\$ -		\$ -	-	0.00%
87	STEEL BENCH	EA	9.00		9.00	\$ 3,250.00	\$ 29,250.00		\$ -	9.00	0.00%
88	LITTER RECEPTACLE	EA	6.00		6.00	\$ 3,000.00	\$ 18,000.00		\$ -	6.00	0.00%
89	BIKE RACK	EA	6.00		6.00	\$ 925.00	\$ 5,550.00		\$ -	6.00	0.00%
90	EVENT POWER PEDESTAL	EA	7.00		7.00	\$ 1,500.00	\$ 10,500.00		\$ -	7.00	0.00%
91	1" CONCRETE BAND	LF	1,270.00		1,270.00	\$ 35.00	\$ 44,450.00		\$ -	1,270.00	0.00%
92	PLANTER CURB	LF	430.00		430.00	\$ 85.00	\$ 36,550.00		\$ -	430.00	0.00%
93	SEAT WALL	LF	108.00		108.00	\$ 125.00	\$ 13,500.00		\$ -	108.00	0.00%
94	BIO-RETENTION ROCK CHAMBER	TON	35.00		35.00	\$ 100.00	\$ 3,500.00		\$ -	35.00	0.00%
95	RAIN GUARDIAN TURRET	EA	5.00		5.00	\$ 7,500.00	\$ 37,500.00		\$ -	5.00	0.00%

Date printed: 9/3/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

96	NYLOPLAST OUTLET STRUCTURE, 12 INCH DIAMETER	EA	5.00		5.00	\$ 1,400.00	\$ 7,000.00		\$ -	5.00	0.00%
97	SALVAGE STREET LIGHT POLE	EA	12.00		12.00	\$ 350.00	\$ 4,200.00	14.00	\$ 4,900.00	(2.00)	116.67%
98	PLANTER POT	EA	4.00		4.00	\$ 2,125.00	\$ 8,500.00		\$ -	4.00	0.00%
99	GFCI RECEPTACLE	EA	32.00		32.00	\$ 950.00	\$ 30,400.00		\$ -	32.00	0.00%
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$ 1,650.00	\$ 85,800.00		\$ -	52.00	0.00%
101	SERVICE CABINET	EA	2.00		2.00	\$ 4,350.00	\$ 8,700.00		\$ -	2.00	0.00%
102	HANDHOLE	EA	59.00		59.00	\$ 750.00	\$ 44,250.00		\$ -	59.00	0.00%
103	3/4 INCH PVC CONDUIT TRENCHED	LF	1,699.00		1,699.00	\$ 10.50	\$ 17,839.50		\$ -	1,699.00	0.00%
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$ 12.50	\$ 83,412.50	166.00	\$ 2,075.00	6,507.00	2.49%
105	2" INCH PVC CONDUIT TRENCHED	LF	650.00		650.00	\$ 16.50	\$ 10,725.00		\$ -	650.00	0.00%
106	3" INCH PVC CONDUIT TRENCHED	LF	945.00		945.00	\$ 21.00	\$ 19,845.00		\$ -	945.00	0.00%
107	1-1/2" HDPE CONDUIT HDD	LF	866.00		866.00	\$ 24.00	\$ 20,784.00		\$ -	866.00	0.00%
108	#6 AWG CONDUCTOR	LF	26,943.00		26,943.00	\$ 2.00	\$ 53,886.00		\$ -	26,943.00	0.00%
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$ 1.50	\$ 7,824.00		\$ -	5,216.00	0.00%
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$ 1.50	\$ 5,491.50		\$ -	3,661.00	0.00%
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$ 1.25	\$ 1,555.00		\$ -	1,244.00	0.00%
112	YARD HYDRANT	EA	16.00		16.00	\$ 2,300.00	\$ 36,800.00		\$ -	16.00	0.00%
113	PERMEABLE PAVER MONITORING WELL	EA	6.00		6.00	\$ 2,000.00	\$ 12,000.00	2.00	\$ 4,000.00	4.00	33.33%
114	"PEDESTRIAN ACCESS OPEN" SIGN	LS		1.00	1.00	\$ 3,496.50	\$ 3,496.50	0.81	\$ 2,832.17	0.19	81.00%
115	TEMPORARY STORM SEWER	LS		1.00	1.00	\$ 10,323.00	\$ 10,323.00	1.00	\$ 10,323.00	-	100.00%
116	CLAY PIPE CONNECTIONS	LS		1.00	1.00	\$ 21,645.00	\$ 21,645.00	1.00	\$ 21,645.00	-	100.00%
DIVISION 2											
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$ 90.00	\$ 3,420.00	38.00	\$ 3,420.00	-	100.00%
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$ 50.00	\$ 3,265.00	65.30	\$ 3,265.00	-	100.00%
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 2,875.00	\$ 2,875.00	1.00	\$ 2,875.00	-	100.00%
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$ 700.00	\$ 15,750.00	9.36	\$ 6,552.00	13.14	41.60%
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$ 325.00	\$ 5,200.00	16.00	\$ 5,200.00	-	100.00%
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$ 200.00	\$ 2,000.00	10.00	\$ 2,000.00	-	100.00%
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$ 115.00	\$ 575.00	5.00	\$ 575.00	-	100.00%
D2.8	TYPE A SIGN, SHEET ALUMINUM	EA	4.00	4.00	8.00	\$ 425.00	\$ 3,400.00	6.00	\$ 2,550.00	2.00	75.00%
D2.9	CONCRETE MEDIAN, 4" SLOPED CURB	SY		27.30	27.30	\$ 183.15	\$ 5,000.00	27.30	\$ 5,000.00	-	100.00%
D2.10	GROOVES CUT FOR PAVEMENT MARKINGS	STA		3.00	3.00	\$ 149.85	\$ 449.55	2.72	\$ 407.59	0.28	90.67%
D2.11	BOLLARDS	EA		4.00	4.00	\$ 555.00	\$ 2,220.00	4.00	\$ 2,220.00	-	100.00%
D2.12	WET RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA		6.00	6.00	\$ 166.50	\$ 999.00	3.20	\$ 532.80	2.80	53.33%
D2.13	MOBILIZATION	LS		1.00	1.00	\$ 1,054.50	\$ 1,054.50	1.00	\$ 1,054.50	-	100.00%
D2.14	ADDITIONAL TRAFFIC SIGNAL MODIFICATIONS	LS		1.00	1.00	\$ 834.13	\$ 834.13	1.00	\$ 834.13	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 8,560,581.48

\$ 1,310,734.93

-84.69%

CONTRACT PRICE DETAIL - Funding Break Down

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	Qty. Quantity Complete	City Value of Work Complete	City - Sanitary Sewer Quantity Complete	City Sanitary Sewer Value of Work Complete	SFE Quantity Complete	SFE Value of Work Complete	IMU - Water Quantity Complete	IMU - Water Value of Work Complete	TOTAL VALUE OF COMPLETED WORK
	DIVISION 1														
1	AMENDED PLANTING SOIL	CY	352.00		352.00	\$ 85.00		\$ -		\$ -		\$ -		\$ -	\$ -
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00		\$ -		\$ -		\$ -		\$ -	\$ -
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00		\$ -		\$ -		\$ -		\$ -	\$ -
4	EXCAVATION, CLASS 10	CY	8,313.60		8,313.60	\$ 18.00	88.00	\$ 1,584.00		\$ -	1952.00	\$ 35,136.00		\$ -	\$ 36,720.00
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	2192.00	\$ 8,768.00		\$ -		\$ -		\$ -	\$ 8,768.00
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00		\$ -		\$ -	1887.00	\$ 11,322.00		\$ -	\$ 11,322.00
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	2050.00	\$ 25,625.00		\$ -		\$ -		\$ -	\$ 25,625.00
8	SUBBASE, MODIFIED, 4 IN.	SY	5,425.00		5,425.00	\$ 10.50		\$ -		\$ -		\$ -		\$ -	\$ -
9	TRENCH FOUNDATION	TON	100.00		100.00	\$ 55.00		\$ -		\$ -		\$ -		\$ -	\$ -
10	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	700.00		700.00	\$ 85.00		\$ -		\$ -		\$ -		\$ -	\$ -
11	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, SDR 26, 8 IN.	LF	1,024.00		1,024.00	\$ 425.00		\$ -		\$ -		\$ -		\$ -	\$ -
12	SANITARY SEWER SERVICE, PVC, SDR 23.5, 6 IN.	EA	38.00		38.00	\$ 5,000.00		\$ -		\$ -		\$ -		\$ -	\$ -
13	STORM SEWER, TRENCHED, RCP, 12 IN.	LF	110.00		110.00	\$ 145.00		\$ -		\$ -		\$ -		\$ -	\$ -
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	277.00	\$ 41,550.00		\$ -	53.00	\$ 7,950.00		\$ -	\$ 49,500.00
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	411.00	\$ 71,925.00		\$ -		\$ -		\$ -	\$ 71,925.00
16	STORM SEWER, TRENCHED, RCP, 24 IN.	LF	270.00		270.00	\$ 200.00		\$ 53,000.00		\$ -		\$ -		\$ -	\$ 53,000.00
17	STORM SEWER, TRENCHED, RCP, 36 IN.	LF	380.00		380.00	\$ 275.00		\$ 104,500.00		\$ -		\$ -		\$ -	\$ 104,500.00
18	REMOVAL OF STORM SEWER, LESS THAN 36 IN.	LF	1,110.00		1,110.00	\$ 30.00	707.00	\$ 21,210.00		\$ -		\$ -		\$ -	\$ 21,210.00
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00		\$ -		\$ -	896.00	\$ 22,400.00		\$ -	\$ 22,400.00
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00		\$ -		\$ -	20.00	\$ 560.00		\$ -	\$ 560.00
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00		\$ -		\$ -	6.00	\$ 6,000.00		\$ -	\$ 6,000.00
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00		\$ -		\$ -	12.00	\$ 3,300.00		\$ -	\$ 3,300.00
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	37.00	\$ 2,035.00		\$ -		\$ -		\$ -	\$ 2,035.00
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00		2,700.00	\$ 110.00		\$ -		\$ -		\$ -	454.00	\$ 49,940.00	\$ 49,940.00
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00		1,462.00	\$ 15.00		\$ -		\$ -		\$ -	618.00	\$ 9,270.00	\$ 9,270.00
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00		52.00	\$ 2,300.00		\$ -		\$ -		\$ -	8.00	\$ 18,400.00	\$ 18,400.00
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	1.00	2.00	\$ 3,500.00		\$ -		\$ -		\$ -	1.00	\$ 3,500.00	\$ 3,500.00
28	WATER SERVICE CURB STOP AND BOX	EA	53.00		53.00	\$ 885.00		\$ -		\$ -		\$ -	9.00	\$ 7,965.00	\$ 7,965.00
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00		\$ -		\$ -		\$ -		\$ -	\$ -
30	VALVE, GATE, 6 INCH	EA	1.00		1.00	\$ 1,800.00		\$ -		\$ -		\$ -		\$ -	\$ -
31	VALVE, GATE, 8 INCH	EA	8.00		8.00	\$ 2,300.00		\$ -		\$ -		\$ -		\$ -	\$ -
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00		\$ -		\$ -		\$ -	2.00	\$ 4,600.00	\$ 4,600.00
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00		\$ -		\$ -		\$ -	1.00	\$ 7,000.00	\$ 7,000.00
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00		\$ -		\$ -		\$ -		\$ -	\$ -
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00		6.00	\$ 1,000.00		\$ -		\$ -		\$ -	2.00	\$ 2,000.00	\$ 2,000.00
36	SANITARY MANHOLE, SW-301, 48 INCH	EA	6.00		6.00	\$ 7,100.00		\$ -		\$ -		\$ -		\$ -	\$ -
37	STORM MANHOLE, SW-401, 48 INCH	EA	15.00		15.00	\$ 5,500.00	2.25	\$ 12,375.00		\$ -		\$ -		\$ -	\$ 12,375.00
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	4.00	\$ 35,200.00		\$ -		\$ -		\$ -	\$ 35,200.00
39	STORM MANHOLE, SW-401, 72 INCH	EA	1.00		1.00	\$ 12,000.00	1.00	\$ 12,000.00		\$ -		\$ -		\$ -	\$ 12,000.00
40	INTAKE, SW-501	EA	28.00		28.00	\$ 4,500.00		\$ -		\$ -	6.25	\$ 37,125.00		\$ -	\$ 37,125.00
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	0.75	\$ 3,375.00		\$ -		\$ -		\$ -	\$ 3,375.00
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00		6.00	\$ 3,200.00		\$ -		\$ -		\$ -		\$ -	\$ -
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	2.00	\$ 12,000.00		\$ -		\$ -		\$ -	\$ 12,000.00
44	CONNECTION TO EXISTING MANHOLE, SANITARY SEWER	EA	6.00		6.00	\$ 5,500.00		\$ -		\$ -		\$ -		\$ -	\$ -
45	REMOVE MANHOLE	EA	9.00		9.00	\$ 1,000.00	3.00	\$ 3,000.00		\$ -		\$ -		\$ -	\$ 3,000.00
46	REMOVE INTAKE	EA	18.00		18.00	\$ 1,000.00	7.00	\$ 7,000.00		\$ -		\$ -		\$ -	\$ 7,000.00
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00		3,700.00	\$ 65.00		\$ -		\$ -		\$ -		\$ -	\$ -
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	401.80	\$ 34,153.00		\$ -		\$ -		\$ -	\$ 34,153.00
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00		\$ -		\$ -		\$ -		\$ -	\$ -
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00		\$ -		\$ -		\$ -		\$ -	\$ -
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00		\$ -		\$ -		\$ -		\$ -	\$ -
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	466.50	\$ 5,598.00		\$ -		\$ -		\$ -	\$ 5,598.00
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00		\$ -		\$ -		\$ -		\$ -	\$ -
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00		\$ -		\$ -		\$ -		\$ -	\$ -
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00		\$ -		\$ -		\$ -		\$ -	\$ -
56	SIDEWALK UNIT PAVER W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00		\$ -		\$ -		\$ -		\$ -	\$ -
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00		\$ -		\$ -		\$ -		\$ -	\$ -
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00		\$ -		\$ -		\$ -		\$ -	\$ -
59	PAVEMENT REMOVAL	SY	24,700.00		24,700.00	\$ 14.00		\$ -		\$ -	6331.50	\$ 88,641.00		\$ -	\$ 88,641.00
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00		\$ -		\$ -	1224.55	\$ 48,982.00		\$ -	\$ 48,982.00
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00		\$ -		\$ -		\$ -		\$ -	\$ -
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50		\$ -		\$ -		\$ -		\$ -	\$ -
63	PCC EDGE RESTRAINT, 2 FT	LF	2,100.00		2,100.00	\$ 25.00		\$ -		\$ -		\$ -		\$ -	\$ -
64	PAINTED PAVEMENT MARKINGS, DURABLE	STA	65.00		65.00	\$ 575.00	18.93	\$ 10,884.75		\$ -		\$ -		\$ -	\$ 10,884.75
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00		\$ -		\$ -		\$ -		\$ -	\$ -
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00		15.00	\$ 325.00		\$ -		\$ -		\$ -		\$ -	\$ -
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00		45.00	\$ 425.00		\$ -		\$ -		\$ -		\$ -	\$ -
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	0.13	\$ 9,750.00		\$ -		\$ -		\$ -	\$ 9,750.00
69	SOD	SQ	100.00		100.00	\$ 75.00		\$ -		\$ -		\$ -		\$ -	\$ -
70	DECIDUOUS SHRUBS	EA	60.00		60.00	\$ 150.00		\$ -		\$ -		\$ -		\$ -	\$ -
71	PERENNIAL GROUND COVER (1 GAL.)	EA	2,134.00		2,134.00	\$ 20.00		\$ -		\$ -		\$ -		\$ -	\$ -
72	DECIDUOUS TREE	EA	43.00		43.00	\$ 550.00		\$ -		\$ -		\$ -		\$ -	\$ -
73	TREE GRATE AND FRAME	EA	24.00		24.00	\$ 500.00		\$ -		\$ -		\$ -		\$ -	\$ -
74	SWPPP PREPARATION	LS	1.00		1.00	\$ 2,000.00	1.00	\$ 2,000.00		\$ -		\$ -		\$ -	\$ 2,000.00

75	SWPPP MANAGEMENT	LS	1.00		1.00	\$13,500.00	0.13	\$	1,755.00		\$	-		\$	-		\$	1,755.00		
76	FILTER SOCK, 8 INCH	LF	1,500.00		1,500.00	\$	2.50	1360.00	\$	3,400.00		\$	-		\$	-		\$	3,400.00	
77	TEMPORARY RECP, TYPE 3.A	SY	270.00		270.00	\$	3.00		\$	-		\$	-		\$	-		\$	-	
78	EROSION CONTROL MULCHING, HYDROMULCHING	AC	2.00		2.00	\$	2,000.00		\$	-		\$	-		\$	-		\$	-	
79	INLET PROTECTION DEVICE, DROP IN	EA	41.00		41.00	\$	265.00	3.00	\$	795.00		\$	-		\$	-		\$	795.00	
80	VAULT, FILL	EA	1.00		1.00	\$	7,400.00		\$	-		\$	-		\$	-		\$	-	
81	CISTERN ABANDONMENT	EA	3.00		3.00	\$	8,000.00	2.00	\$	16,000.00		\$	-		\$	-		\$	16,000.00	
82	MOBILIZATION	LS	1.00		1.00	\$1,000,000.00	0.35		\$	350,000.00		\$	-		\$	-		\$	350,000.00	
83	CONCRETE WASHOUT	LS	1.00		1.00	\$	10,000.00	0.13	\$	1,300.00		\$	-		\$	-		\$	1,300.00	
84	MONUMENT TYPE 1 (ARCHWAY MONUMENT)	EA	-		-	\$	200,000.00		\$	-		\$	-		\$	-		\$	-	
85	MONUMENT TYPE 2 (GATEWAY MONUMENT)	EA	-		-	\$	75,000.00		\$	-		\$	-		\$	-		\$	-	
86	MONUMENT TYPE 3 (HIGHWAY MONUMENT)	EA	-		-	\$	75,000.00		\$	-		\$	-		\$	-		\$	-	
87	STEEL BENCH	EA	9.00		9.00	\$	3,250.00		\$	-		\$	-		\$	-		\$	-	
88	LITTER RECEPTACLE	EA	6.00		6.00	\$	3,000.00		\$	-		\$	-		\$	-		\$	-	
89	BIKE RACK	EA	6.00		6.00	\$	925.00		\$	-		\$	-		\$	-		\$	-	
90	EVENT POWER PEDESTAL	EA	7.00		7.00	\$	1,500.00		\$	-		\$	-		\$	-		\$	-	
91	1' CONCRETE BAND	LF	1,270.00		1,270.00	\$	35.00		\$	-		\$	-		\$	-		\$	-	
92	PLANTER CURB	LF	430.00		430.00	\$	85.00		\$	-		\$	-		\$	-		\$	-	
93	SEAT WALL	LF	108.00		108.00	\$	125.00		\$	-		\$	-		\$	-		\$	-	
94	BIO-RETENTION ROCK CHAMBER	TON	35.00		35.00	\$	100.00		\$	-		\$	-		\$	-		\$	-	
95	RAIN GUARDIAN TURRET	EA	5.00		5.00	\$	7,500.00		\$	-		\$	-		\$	-		\$	-	
96	NYLOPLAST OUTLET STRUCTURE, 12 INCH DIAMETER	EA	5.00		5.00	\$	1,400.00		\$	-		\$	-		\$	-		\$	-	
97	SALVAGE STREET LIGHT POLE	EA	12.00		12.00	\$	350.00	14.00	\$	4,900.00		\$	-		\$	-		\$	4,900.00	
98	PLANTER POT	EA	4.00		4.00	\$	2,125.00		\$	-		\$	-		\$	-		\$	-	
99	GFCI RECEPTACLE	EA	32.00		32.00	\$	950.00		\$	-		\$	-		\$	-		\$	-	
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$	1,650.00		\$	-		\$	-		\$	-		\$	-	
101	SERVICE CABINET	EA	2.00		2.00	\$	4,350.00		\$	-		\$	-		\$	-		\$	-	
102	HANDHOLE	EA	59.00		59.00	\$	750.00		\$	-		\$	-		\$	-		\$	-	
103	3/4 INCH PVC CONDUIT TRENCHED	LF	1,699.00		1,699.00	\$	10.50		\$	-		\$	-		\$	-		\$	-	
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$	12.50	166.00	\$	2,075.00		\$	-		\$	-		\$	2,075.00	
105	2" INCH PVC CONDUIT TRENCHED	LF	650.00		650.00	\$	16.50		\$	-		\$	-		\$	-		\$	-	
106	3" INCH PVC CONDUIT TRENCHED	LF	945.00		945.00	\$	21.00		\$	-		\$	-		\$	-		\$	-	
107	1-1/2" HDPE CONDUIT HDD	LF	866.00		866.00	\$	24.00		\$	-		\$	-		\$	-		\$	-	
108	#6 AWG CONDUCTOR	LF	26,943.00		26,943.00	\$	2.00		\$	-		\$	-		\$	-		\$	-	
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$	1.50		\$	-		\$	-		\$	-		\$	-	
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$	1.50		\$	-		\$	-		\$	-		\$	-	
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$	1.25		\$	-		\$	-		\$	-		\$	-	
112	YARD HYDRANT	EA	16.00		16.00	\$	2,300.00		\$	-		\$	-		\$	-		\$	-	
113	PERMEABLE PAVER MONITORING WELL	EA	6.00		6.00	\$	2,000.00		\$	-		\$	-	2.00	\$	4,000.00		\$	4,000.00	
114	"PEDESTRIAN ACCESS OPEN" SIGN	LS		1.00	1.00	\$	3,496.50	0.81	\$	2,832.17		\$	-		\$	-		\$	2,832.17	
115	TEMPORARY STORM SEWER	LS		1.00	1.00	\$	10,323.00	1.00	\$	10,323.00		\$	-		\$	-		\$	10,323.00	
116	CLAY PIPE CONNECTIONS	LS		1.00	1.00	\$	21,645.00	1.00	\$	21,645.00		\$	-		\$	-		\$	21,645.00	
DIVISION 2																				
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$	90.00	38.00	\$	3,420.00		\$	-		\$	-		\$	3,420.00	
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$	50.00	65.30	\$	3,265.00		\$	-		\$	-		\$	3,265.00	
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$	2,875.00	1.00	\$	2,875.00		\$	-		\$	-		\$	2,875.00	
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$	700.00	9.36	\$	6,552.00		\$	-		\$	-		\$	6,552.00	
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$	325.00	16.00	\$	5,200.00		\$	-		\$	-		\$	5,200.00	
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$	200.00	10.00	\$	2,000.00		\$	-		\$	-		\$	2,000.00	
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$	115.00	5.00	\$	575.00		\$	-		\$	-		\$	575.00	
D2.8	TYPE A SIGN, SHEET ALUMINUM	EA	4.00	4.00	8.00	\$	425.00	6.00	\$	2,550.00		\$	-		\$	-		\$	2,550.00	
D2.9	CONCRETE MEDIAN, 4" SLOPED CURB	SY		27.30	27.30	\$	183.15	27.30	\$	5,000.00		\$	-		\$	-		\$	5,000.00	
D2.10	GROOVES CUT FOR PAVEMENT MARKINGS	STA		3.00	3.00	\$	149.85	2.72	\$	407.59		\$	-		\$	-		\$	407.59	
D2.11	BOLLARDS	EA		4.00	4.00	\$	555.00	4.00	\$	2,220.00		\$	-		\$	-		\$	2,220.00	
D2.12	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA		6.00	6.00	\$	166.50	3.20	\$	532.80		\$	-		\$	-		\$	532.80	
D2.13	MOBILIZATION	LS		1.00	1.00	\$	1,054.50	1.00	\$	1,054.50		\$	-		\$	-		\$	1,054.50	
D2.14	ADDITIONAL TRAFFIC SIGNAL MODIFICATIONS	LS		1.00	1.00	\$	834.13	1.00	\$	834.13		\$	-		\$	-		\$	834.13	
										City										
										Total Completed to Date:	\$	929,043.93	\$	-	\$	265,416.00	\$	116,275.00	\$	1,310,734.93
										Retained Percentage (5%):	\$	46,452.20	\$	-	\$	13,270.80	\$	5,813.75	\$	65,536.75
										Total Amount of Previous Payments:	\$	678,146.98	\$	-	\$	-	\$	110,461.25	\$	788,608.23
										Net Amount Due:	\$	204,444.75	\$	-	\$	252,145.20	\$	-	\$	456,589.95
										City - Sanitary Sewer										
										SRF										
										IMU - Water										
										Total										



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, Deputy Clerk

Date: September 20, 2021

Subject: Approval of Payment Application 15 from Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed \$2,150,084.18.

Introduction: Williams Brothers Construction has submitted payment application number 15 for the Water Resource Recovery Facility (WRRF) project.

Background: Williams Brothers Construction is the contractor for WRRF. Updates on the project can be found on the City's [website](#).

Discussion: As of the payment application, Williams Brothers Construction has been paid 55.7% of the contract. Items included in this application are through August 31 and include:

- General Requirements: Division 01, Mobilization.
- Site Work: Storm Sewer, Sanitary Sewer Lines, Footing Drains, Roof Drains, Sanitary Sewer Manholes, Process Structures Influent & Effluent Lines, Irrigation Lines, Potable Water Lines, Erosion Control, Electrical Gear, Electrical Site Wiring, Gravel.
- 100-Electrical Service Building: Electrical Rough-in.
- 120-Admin Vehicle Storage: Rebar, CMU Walls, Exterior Brick Walls, Wall System Insulation, Misc. Metals, Metal Building System, Plumbing rough-in, Electrical rough-in.
- 210-Headworks: Fillet Concrete, Electrical rough-in.
- 230-Grit Building: CMU Walls, Misc. Metals, Roofing, Painting, Electrical rough-in, Slide Gates, Vortex Pumping Equipment, Hydropneumatic Tank, Grit Removal Equipment, Grit Washer.
- 270-Peak Flow Treatment: Concrete Walls, Misc. Metals, Painting, Metal Building System, Electrical rough-in, Bulk Chemical Storage Tanks, Cloth Media Filter rough-in.
- 320-Oxidation Ditches: Rebar, Concrete Walls, Concrete Base Slabs, Electrical rough-in.
- 350-Secondary Treatment Building: Concrete Walls, Suspended Slab Forming, Duct Work, Electrical rough-in.
- 380-Secondary Clarifiers: Rebar, Concrete Walls.
- 420-UV Disinfection Building: Misc. Metals, Roofing, Painting, Plumbing rough-in, Electrical rough-in, UV Disinfection Equipment Installation.
- 520-Aerobic Digester: Concrete Walls.
- 550-Solids Processing Building: Rebar, Footings, Plumbing rough-in.
- 570-Biosolids Storage: Rebar, Concrete Suspended Slab, Concrete Housekeeping Pads, Bentonite Waterproofing, Chopper Pumps and Jet Mixing Equipment Installation.
- Change Orders: Change Order #2 & #4 Items.
- Stored Materials: Admin Vehicle Storage Exterior Brick, Thermoplastic Membrane Roofing.

Budget Impact: \$2,150,084.18

Recommendation: Staff and HR Green have reviewed the payment application and recommend approval of payment.

Attachments: 1. Williams_Brothers_Pay_Request_15



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131

Main 515.278.2913 + Fax 515.278.1846

▷ Hrgreen.com

September 13, 2021

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

**Re: Indianola Water Resource Recovery Facility (WRRF)
City of Indianola
Contractor's Application for Payment No. 15**

Dear Rick:

Attached is an electronic copy of Payment Application No. 15 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through August 31, 2021 and summarized as follows:

- **General Requirements:** Division 01, Mobilization;
- **Site Work:** Storm Sewer, Sanitary Sewer Lines, Footing Drains, Roof Drains, Sanitary Sewer Manholes, Process Structures Influent & Effluent Lines, Irrigation Lines, Potable Water Lines, Erosion Control, Electrical Gear, Electrical Site Wiring, Gravel;
- **100-Electrical Service Building:** Electrical Rough-in;
- **120-Admin Vehicle Storage:** Rebar, CMU Walls, Exterior Brick Walls, Wall System Insulation, Misc. Metals, Metal Building System, Plumbing rough-in, Electrical rough-in;
- **210-Headworks:** Fillet Concrete, Electrical rough-in;
- **230-Grit Building:** CMU Walls, Misc. Metals, Roofing, Painting, Electrical rough-in, Slide Gates, Vortex Pumping Equipment, Hydropneumatic Tank, Grit Removal Equipment, Grit Washer;
- **250-Equalization Tank:** Nothing this period;
- **270-Peak Flow Treatment:** Concrete Walls, Misc. Metals, Painting, Metal Building System, Electrical rough-in, Bulk Chemical Storage Tanks, Cloth Media Filter rough-in;
- **320-Oxidation Ditches:** Rebar, Concrete Walls, Concrete Base Slabs, Electrical rough-in;
- **350-Secondary Treatment Building:** Concrete Walls, Suspended Slab Forming, Duct Work, Electrical rough-in;
- **380-Secondary Clarifiers:** Rebar, Concrete Walls;
- **420-UV Disinfection Building:** Misc. Metals, Roofing, Painting, Plumbing rough-in, Electrical rough-in, UV Disinfection Equipment Installation;
- **520-Aerobic Digester:** Concrete Walls;
- **550-Solids Processing Building:** Rebar, Footings, Plumbing rough-in;
- **570-Biosolids Storage:** Rebar, Concrete Suspended Slab, Concrete Housekeeping Pads, Bentonite Waterproofing, Chopper Pumps and Jet Mixing Equipment Installation.
- **Change Orders:** Change Order #2 & #4 Items;
- **Stored Materials:** Admin Vehicle Storage Exterior Brick, Thermoplastic Membrane Roofing;



The total for Pay Application No. 15 is \$2,150,084.18. As of this Pay Application, WBCI has been paid 55.7% of the contract. The total work completed and stored to date is 58.6% of the total contract which breaks down to work completed of 52% with the remainder in stored materials. As of this Pay Application, 65% of the time has been used.

We have reviewed Payment Application No. 15 and verified that WBCI is current with their certified payroll and has submitted the partial waiver of lien. Therefore, we recommend full payment of Payment Application No. 15 as submitted by Williams Brothers Construction Inc. Please execute the pay application and distribute copies to all parties.

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

Sincerely,
HR Green, Inc.

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

Joseph Frankl, P.E.
Project Manager

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

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APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

0

TO OWNER: City of Indianola

>> 110 N 1st Street
Indianola, IA 50125Telephone:
Fax:

PROJECT

Indianola Water Resource Recovery Facility

Application No. 15

Period To: August 31, 2021

PROJECT NOS.:

Distribution to:

OWNER
ENGINEER

FROM CONTRACTOR:

Williams Brothers Construction Inc. VIA ENGINEER HR Green Inc.

P.O. Box 1366

Peoria, Illinois 61654

Ph 309/688-0416; Fax 309/688-0891

email -- (jacob.lee) (anthony) @wbci.us

5525 Merle Hay Road, Suite 200

Johnston, IA 50131

Attn: James Rusmussen

Phone: 515-278-2913

Fax:

App'l date

August 31, 2021

Contract date:

Substantial completion date:

Invoice 8 21 530 15

CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	45,600,000.00
2. Net Change by Change Orders.....	(73,288.00)
3. CONTRACT SUM TO DATE (LINE 1 +2).....	45,526,712.00
4. TOTAL COMPLETED AND STORED TO DATE.....	26,732,763.56
(Column G on G702)	
5. RETAINAGE:	
a. 5 % of 100% of Contract.....	(1,183,835.22)
(Columns D + E on G703)	
b. 5 % of Stored Material.....	(152,802.96)
(Columns F on G703)	
Total Retainage (Line 5a + 5b or	0.00
Total in Column I of G703)	(1,336,638.18)
6. TOTAL EARNED LESS RETAINAGE	25,396,125.38
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	(23,246,041.20)
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	2,150,084.18
9. BALANCE TO FINISH, INCLUDING RETAINAGE	20,130,586.62
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Ow 1-2	2,842.00	(47,358.00)
Total approved this Month		(28,772.00)
TOTAL	2,842.00	(76,130.00)
NET CHANGES by Change Order		(73,288.00)

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

CONTRACTOR: Williams Brothers Construction Inc.

By:  Date: August 31, 2021

Jacqueline Smith, Treasurer

State of: Illinois

County of: Peoria

Subscribed and sworn to before me this day of August 31, 2021

Notary Public :

My Commission expires:

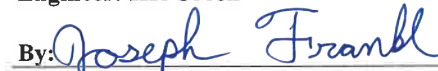
ENGINEER'S CERTIFICATE FOR PAYMENT Notary Public, State of Illinois

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

AMOUNT CERTIFIED 2,150,084.18

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

Engineer: HR Green

By:  Date: 9/13/2021

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

1		CONTINUATION SHEET					Application No. 15	PER TO: August 31, 2021				
2							APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
7	Div. #01	General Requirements										
8	01	0000	1	Mobilization	August Winter & Sons, Inc.	185,000.00	111,000.00	10,000.00	121,000.00	65%	64,000.00	6,050.00
9	01	0000	1	Demobilization	August Winter & Sons, Inc.	5,000.00			0.00	0%	5,000.00	0.00
10	01	0000	1	Div #1	Price Electric	177,000.00	132,750.00	8,850.00	141,600.00	80%	35,400.00	7,080.00
11	01	0000	1	Demobilization	Williams Brothers Const. Inc.	101,250.00			0.00	0%	101,250.00	0.00
12	01	0000	1	Submittal Exchange	Williams Brothers Const. Inc.	28,321.27	28,321.27		28,321.27	100%	0.00	1,416.06
13	01	0000	1	Mobilization	Williams Brothers Const. Inc.	1,688,184.10	1,688,184.10		1,688,184.10	100%	0.00	84,409.21
14	01	0000	1	Bond /Insurance	Williams Brothers Const. Inc.	1,147,500.00	1,147,500.00		1,147,500.00	100%	0.00	57,375.00
15	Site Work											
16	03	0000	0	Site Structures								
17	03	0000	0	Rebar	M/L Harris Rebar (Ambassador Steel)	30,025.00	15,427.71	8,339.79	23,767.50	79%	6,257.50	1,188.38
18	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	27,279.62			0.00	0%	27,279.62	0.00
19	03	0000	0	Form & place								
20	03	0000	0	Walls	L Williams Brothers Const. Inc.	208,278.78			0.00	0%	208,278.78	0.00
21	03	0000	0	Base Slabs	L Williams Brothers Const. Inc.	19,164.60			0.00	0%	19,164.60	0.00
22	03	0000	0	SOG	L Williams Brothers Const. Inc.	12,675.15	1,267.52		1,267.52	10%	11,407.64	63.38
23	03	0000	0	Precast Hollowcore Slabs	L Williams Brothers Const. Inc.	3,473.55			0.00	0%	3,473.55	0.00
24	03	0000	0	Suspended Slab	L Williams Brothers Const. Inc.	8,468.55			0.00	0%	8,468.55	0.00
25	03	0000	0	Mechanical Curbs	L Williams Brothers Const. Inc.	1,999.35			0.00	0%	1,999.35	0.00
26	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	392,918.50			0.00	0%	392,918.50	0.00
27	03	0000	0	Pavement	L Williams Brothers Const. Inc.	787,570.42			0.00	0%	787,570.42	0.00
28	03	0000	0	Sidewalk	L Williams Brothers Const. Inc.	72,666.10			0.00	0%	72,666.10	0.00
29	03	1000	0	Site Bridge	M Molin Concrete Products	7,782.00			0.00	0%	7,782.00	0.00
30	03	1000	0	Site Bridge	L Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00	0.00
31	08	3100	0	Access Doors and Panels	M Nystrom	425.00			0.00	0%	425.00	0.00
32	08	3100	0	Access Doors and Panels	L Williams Brothers Const. Inc.	1,470.85			0.00	0%	1,470.85	0.00
33	10	4400	0	Fire Protection Specialties	M Johnson Specialty Sales, Ltd.	1,525.00			0.00	0%	1,525.00	0.00
34	10	4400	0	Fire Protection Specialties	L Williams Brothers Const. Inc.	889.20			0.00	0%	889.20	0.00
35	22	0500	0	24" CMP Flared End Section	J and K Contracting	5,741.96	2,870.98		2,870.98	50%	2,870.98	143.55
36	22	0500	0	12" PVC Storm Sewer	J and K Contracting	41,393.52	39,203.60	1,800.00	41,003.60	99%	389.92	2,050.18
37	22	0500	0	SW-508 Modified Intake	J and K Contracting	12,088.35	9,066.26		9,066.26	75%	3,022.09	453.31
38	22	0500	0	SW-508 Intake	J and K Contracting	36,265.05	27,198.79		27,198.79	75%	9,066.26	1,359.94
39	22	0500	0	SW-512 Intake	J and K Contracting	6,392.82	2,130.94	2,130.94	4,973.01	78%	1,419.81	248.65
40	22	0500	0	42" RCP Flared End Section	J and K Contracting	14,050.56	14,050.56		14,050.56	100%	0.00	702.53
41	22	0500	0	SW-501 Intake	J and K Contracting	5,928.62			0.00	0%	5,928.62	0.00
42	22	0500	0	6" PVC Site Sanitary Sewer	J and K Contracting	76,522.60	49,690.00	475.00	50,165.00	66%	26,357.60	2,508.25
43	22	0500	0	60" SW-301 Manhole	J and K Contracting	256,987.28	256,987.28		256,987.28	100%	0.00	12,849.36
44	22	0500	0	12" CMP Flared End Section	J and K Contracting	2,327.56	1,163.78	1,163.78	2,327.56	100%	0.00	116.38
45	22	0500	0	4" PVC Site Sanitary Sewer	J and K Contracting	10,070.25	1,157.50	4,456.38	5,613.88	56%	4,456.37	280.69
46	22	0500	0	12" PVC EQ Overflow	J and K Contracting	13,982.40		3,693.85	3,693.85	26%	10,288.55	184.69
47	22	0500	0	8" PVC Site Sanitary Sewer	J and K Contracting	16,713.39	16,713.39		16,713.39	100%	0.00	835.67
48	22	0500	0	6" PVC RDT Supernatant	J and K Contracting	50,333.86	50,333.86		50,333.86	100%	0.00	2,516.69
49	22	0500	0	12" PVC Oxidation Ditch Drain	J and K Contracting	23,445.52	23,445.52		23,445.52	100%	0.00	1,172.28
50	22	0500	0	6" PVC RDT Drain	J and K Contracting	6,304.07	6,304.07		6,304.07	100%	0.00	315.20
51	22	0500	0	SW-403 Overflow Structure	J and K Contracting	14,606.14	14,606.14		14,606.14	100%	0.00	730.31
52	22	0500	0	4" Roof Drain	J and K Contracting	5,949.64			0.00	0%	5,949.64	0.00
53	22	0500	0	8" Roof Drain	J and K Contracting	7,413.93			0.00	0%	7,413.93	0.00
54	22	0500	0	60" EQ Basin Manhole	J and K Contracting	14,937.54			0.00	0%	14,937.54	0.00
55	22	0500	0	15" Sanitary Sewer Cleanout	J and K Contracting	4,602.30	4,602.30		4,602.30	100%	0.00	230.12
56	22	0500	0	15" Solid Drain	J and K Contracting	41,087.14	28,584.49	12,502.65	41,087.14	100%	0.00	2,054.36
57	22	0500	0	8" Solid Drain	J and K Contracting	55,959.82	20,817.54	1,420.00	22,237.54	40%	33,722.28	1,111.88
58	22	0500	0	10" Solid Drain	J and K Contracting	32,848.20	27,330.05	4,284.15	31,614.20	96%	1,234.00	1,580.71
59	22	0500	0	6" Footing Drain	J and K Contracting	120,618.96	82,009.62	18,640.38	100,650.00	83%	19,968.96	5,032.50

1	2	CONTINUATION SHEET				Application No. 15	PER TO: August 31, 2021				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
60	22	0500	0	24" PVC Storm Sewer	J and K Contracting	3,612.42			3,612.42	100%	0.00
61	22	0500	0	30" RCP Storm Sewer	J and K Contracting	32,716.47	17,244.06		15,472.41	100%	0.00
62	22	0500	0	24" PVC Oxidation Ditch Influent	J and K Contracting	79,907.16	79,907.16			100%	0.00
63	22	0500	0	84" Aerobic Digester Flow Combiner	J and K Contracting	24,754.39			0.00	0%	24,754.39
64	22	0500	0	10" PVC Clarifer Drain	J and K Contracting	43,542.36		10,479.10	10,479.10	24%	33,063.26
65	22	0500	0	72" Oxidation Ditch Manhole	J and K Contracting	29,292.51			0.00	0%	29,292.51
66	22	0500	0	6" Perimeter Subdrain	J and K Contracting	32,357.00	19,760.00	850.41	20,610.41	64%	11,746.59
67	22	0500	0	42" RCP Storm Sewer	J and K Contracting	20,027.29	20,027.29		20,027.29	100%	0.00
68	22	0500	0	60" SW-401 Manhole	J and K Contracting	6,889.80	6,889.80		6,889.80	100%	0.00
69	22	0500	0	48" SW-401 Manhole	J and K Contracting	11,565.90	7,710.60	3,272.41	10,983.01	95%	582.89
70	22	0500	0	6" Roof Drain	J and K Contracting	6,632.64	197.40	3,750.60	3,948.00	60%	2,684.64
71	22	0500	0	SW-562 Intake	J and K Contracting	4,296.70			0.00	0%	4,296.70
72	22	0500	0	12" PVC Aerobic Digester Drain	J and K Contracting	22,949.64			0.00	0%	22,949.64
73	22	0500	0	48" SW-301 Manhole w/ Drop Connection	J and K Contracting	22,052.35		22,052.35	22,052.35	100%	0.00
74	22	0500	0	48" SW-301 Manhole	J and K Contracting	85,972.64	73,524.06		12,448.58	100%	0.00
75	22	0500	0	12" PVC PFT Drain	J and K Contracting	13,356.04	13,356.04		13,356.04	100%	0.00
76	22	0500	0	24" PVC PFT Influent	J and K Contracting	103,978.00	103,978.00		103,978.00	100%	0.00
77	22	0500	0	14" PVC Grit Influent	J and K Contracting	73,300.40	73,300.40		73,300.40	100%	0.00
78	22	0500	0	96" SW-301 Overflow Drain Manhole	J and K Contracting	21,326.79	21,326.79		21,326.79	100%	0.00
79	22	0500	0	72" SW-301 Manhole	J and K Contracting	67,779.20		67,779.20	67,779.20	100%	0.00
80	22	0500	0	24" PVC Grit Influent	J and K Contracting	168,639.48	168,639.48		168,639.48	100%	0.00
81	22	0500	0	18" DIP Secondary Clarifier Effluent	J and K Contracting	86,606.08		27,207.32	27,207.32	31%	59,398.76
82	22	0500	0	30" DIP Oxidation Ditch Effluent Concrete Encased	J and K Contracting	10,334.70	10,334.70		10,334.70	100%	0.00
83	22	0500	0	10" DIP Clarifier Sludge Return	J and K Contracting	35,077.18		5,337.87	5,337.87	15%	29,739.31
84	22	0500	0	6" PVC Clarifier Scum	J and K Contracting	29,894.94			0.00	0%	29,894.94
85	22	0500	0	4" PVC WAS	J and K Contracting	12,251.52		2,932.30	2,932.30	24%	9,319.22
86	22	0500	0	24" DIP PFT Effluent Concrete Encased	J and K Contracting	4,554.48	4,554.48		4,554.48	100%	0.00
87	22	0500	0	12" DIP PFT Drain Concrete Encased	J and K Contracting	4,019.94	4,019.94		4,019.94	100%	0.00
88	22	0500	0	18" DIP PFT Effluent Concrete Encased	J and K Contracting	56,804.91	56,804.91		56,804.91	100%	0.00
89	22	0500	0	24" PVC Secondary Clarifier Effluent	J and K Contracting	82,568.28		50,000.00	50,000.00	61%	32,568.28
90	22	0500	0	12" DIP Secondary Clarifier Effluent	J and K Contracting	47,511.36			0.00	0%	47,511.36
91	22	0500	0	16" DIP Secondary Clarifier Effluent	J and K Contracting	35,965.95		11,926.40	11,926.40	33%	24,039.55
92	22	0500	0	20" PVC Oxidation Ditch Influent	J and K Contracting	41,235.70	41,235.70		41,235.70	100%	0.00
93	22	0500	0	24" PVC PFT Effluent	J and K Contracting	43,732.08	43,732.08		43,732.08	100%	0.00
94	22	0500	0	6" PVC Equalization Pump Station Return	J and K Contracting	20,510.05	19,357.80	1,152.25	20,510.05	100%	0.00
95	22	0500	0	30" DIP Oxidatin Ditch Effluent	J and K Contracting	138,246.57	138,246.57		138,246.57	100%	0.00
96	22	0500	0	16" PVC Return Activated Sludge	J and K Contracting	78,619.34		40,153.72	40,153.72	51%	38,465.62
97	22	0500	0	12" PVC Site Sanitary Sewer	J and K Contracting	96,409.45	96,409.45		96,409.45	100%	0.00
98	22	0500	0	42" PVC Influent Trunk Sewer	J and K Contracting	230,353.20	230,353.20		230,353.20	100%	0.00
99	22	0500	0	8" Fire	J and K Contracting	52,634.80	51,976.62	658.18	52,634.80	100%	0.00
100	22	0500	0	6" Fire	J and K Contracting	166,088.98	137,853.86		137,853.86	83%	28,235.12
101	22	0500	0	6" Potable Water	J and K Contracting	32,732.42	18,957.00		18,957.00	58%	13,775.42
102	22	0500	0	30" PVC Effluent Outfall Sewer	J and K Contracting	34,783.23	34,783.23		34,783.23	100%	0.00
103	22	0500	0	4" Water	J and K Contracting	200,185.59	120,340.00	60,170.00	189,010.00	94%	11,175.59
104	22	0500	0	6" Irrigation	J and K Contracting	89,328.96	52,920.00	15,250.54	75,328.96	84%	14,000.00
105	22	0500	0	2" Water	J and K Contracting	37,158.03	5,653.80		5,653.80	15%	31,504.23
106	22	0500	0	Fire Hydrant	J and K Contracting	59,582.43	33,961.99	14,020.02	47,982.01	81%	11,600.42
107	22	0500	0	24" DIP PFT Influent Concrete Encased	J and K Contracting	5,012.63	5,012.63		5,012.63	100%	0.00
108	22	0500	0	6" DIP RDT Supernatant Concrete Encased	J and K Contracting	6,205.68	6,205.68		6,205.68	100%	0.00
109	22	0500	0	4" PVC Biosolids	J and K Contracting	11,402.00	11,402.00		11,402.00	100%	0.00
110	22	0500	0	4" PVC Scum	J and K Contracting	11,957.36			0.00	0%	11,957.36
111	22	0500	0	3" Water	J and K Contracting	7,938.06		7,938.06	7,938.06	100%	0.00
112	22	0500	0	Yard Hydrant	J and K Contracting	20,347.44			0.00	0%	20,347.44

1	2	CONTINUATION SHEET				Application No. 15		PER. TO: August 31, 2021				
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	APPL. DATE: August 31, 2021		ENGINEER'S PROJECT NO. 0.00				
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
113	23	0500	0	24" PVC Storm Sewer Supplied by Others	J and K Contracting	34,116.00	34,116.00		34,116.00	100%	0.00	1,705.80
114	25	1300	0	Controls-Jetco-System Programming	M Price Electric	39,500.00			0.00	0%	39,500.00	0.00
115	25	1300	0	Controls-Jetco-Design	M Price Electric	28,800.00			0.00	0%	28,800.00	0.00
116	25	1300	0	Control-Jetco SCDA Hardware/Software	M Price Electric	100,000.00	5,000.00		5,000.00	5%	95,000.00	250.00
117	25	1300	0	Controls-Jetco/Price Electrical Gear	M Price Electric	669,000.00	254,220.00	98,435.00	451,090.00	67%	217,910.00	22,554.50
118	25	1300	0	Controls-Jetco-Instrumentation	L Price Electric	128,500.00	41,125.00	41,125.00	82,250.00	64%	46,250.00	4,112.50
119	25	1300	0	Controls-Jetco-Control Panels	L Price Electric	310,790.00			0.00	0%	310,790.00	0.00
120	25	1300	0	Controls-Jetco-Onsite Startup-Training	L Price Electric	20,440.00			0.00	0%	20,440.00	0.00
121	25	1300	0	SCDA Supplemental Hour	L Price Electric	11,040.00			0.00	0%	11,040.00	0.00
122	26	0000	0	Site/Feeder Wire	L Price Electric	1,350,760.00	823,963.60	67,538.00	891,501.60	66%	459,258.40	44,575.08
123	26	4113	0	Lightning Protection	M Price Electric	18,940.00			0.00	0%	18,940.00	0.00
124	28	1000	0	Access Control	M Price Electric	35,246.44			0.00	0%	35,246.44	0.00
125	31		0	Parking Lot Striping	M/L Parking Lot Specialties LLC	1,185.00			0.00	0%	1,185.00	0.00
126	31		0	Landscaping	M/L Soil-Tek	177,650.00	23,400.00		23,400.00	13%	154,250.00	1,170.00
127	31		0	Erosion Control/SWPPP	M/L Soil-Tek	42,350.00	26,917.00	577.00	27,494.00	65%	14,856.00	1,374.70
128	31	2319	0	Dewatering	M/L Williams Brothers Const. Inc.	26,000.00	23,400.00		23,400.00	90%	2,600.00	1,170.00
129	31	5000	0	Pavement Prep	M/L Iowa Earth Works	61,477.50	5,000.00		5,000.00	8%	56,477.50	250.00
130	31	5000	0	Sidcwalk Prep	M/L Iowa Earth Works	3,676.00			0.00	0%	3,676.00	0.00
131	31	5000	0	Mass Grading and respread	M/L Iowa Earth Works	566,983.00	520,000.00		520,000.00	92%	46,983.00	26,000.00
132	31	5000	0	Trees Removal	M/L Iowa Earth Works	10,000.00			0.00	0%	10,000.00	0.00
133	31	5000	0	Placement of Temp drive	M/L Iowa Earth Works	86,167.50	86,167.50		86,167.50	100%	0.00	4,308.38
134	31	5000	0	Removal of Temp Drive	M/L Iowa Earth Works	86,167.50			0.00	0%	86,167.50	0.00
135	31	5000	0	6" Modified for Roadway	M/L Iowa Earth Works	146,350.00	73,175.00		73,175.00	50%	73,175.00	3,658.75
136	31	5000	0	Gravel	M/L Williams Brothers Const. Inc.	300,000.00	270,000.00	6,000.00	276,000.00	92%	24,000.00	13,800.00
137	33	3211	0	Gate Operators	M Des Moines Steel Fence Co., Inc.	75,420.00			0.00	0%	75,420.00	0.00
138	33	3211	0	Gate Operators	L Des Moines Steel Fence Co., Inc.							
139	33	3212	0	Chain Link Gates	M Des Moines Steel Fence Co., Inc.							
140	33	3212	0	Chain Link Gates	L Des Moines Steel Fence Co., Inc.							
141	100 Electrical Service Building											
142	03	0000	100	100 Electrical Service Bldg								
143	03	0000	100	Rebar	M/L Harris Rebar (Ambassador Steel)	8,400.00	5,160.00		5,160.00	61%	3,240.00	258.00
144	03	0000	100	Concrete	M Norwalk Ready Mix Concrete Inc.	4,562.96	4,562.96		4,562.96	100%	0.00	228.15
145	03	0000	100	Form & place								
146	03	0000	100	Grade Beams	L Williams Brothers Const. Inc.	20,920.95	20,920.95		20,920.95	100%	0.00	1,046.05
147	03	0000	100	SOG	L Williams Brothers Const. Inc.	11,387.25	11,387.25		11,387.25	100%	0.00	569.36
148	05	1200	100	100 Vactor Receiving	M HME, Inc	6,918.48		6,572.56	6,572.56	95%	345.92	328.63
149	05	1200	100	100 Vactor Receiving	L Williams Brothers Const. Inc.	3,900.00			0.00	0%	3,900.00	0.00
150	08	1116	100	Aluminum Doors and Frames	M Commercial Construction Products	14,400.00			0.00	0%	14,400.00	0.00
151	08	1116	100	Aluminum Doors and Frames	L Commercial Construction Products	1,500.00			0.00	0%	1,500.00	0.00
152	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products	Includ above			0.00		0.00	0.00
153	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products	Includ above			0.00		0.00	0.00
154	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products	Includ above			0.00		0.00	0.00
155	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products	Includ above			0.00		0.00	0.00
156	09	9000	100	Paints and Coatings 100 Electrical Bldg	M RP Coatings	400.00	400.00		400.00	100%	0.00	20.00
157	09	9000	100	Paints and Coatings	L RP Coatings	1,700.00	1,700.00		1,700.00	100%	0.00	85.00
158	13	3419	100	Metal Buildings System	M Riverview Construction Company	18,756.00	18,756.00		18,756.00	100%	0.00	937.80
159	13	3419	100	Metal Buildings System	L Riverview Construction Company	21,274.00	21,274.00		21,274.00	100%	0.00	1,063.70
160	23	0593	100	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	252.00			0.00	0%	252.00	0.00
161	23	0719	100	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00			0.00	0%	210.00	0.00
162	23	0719	100	HVAC Piping Insulation	L Corn States Metal Fabricators	350.00			0.00	0%	350.00	0.00
163	23	1123	100	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00			0.00	0%	5,000.00	0.00
164	23	1123	100	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00			0.00	0%	12,000.00	0.00
165	23	2300	100	Refrigerant Piping	M Corn States Metal Fabricators	500.00			0.00	0%	500.00	0.00

CONTINUATION SHEET													Application No. 15	PER TO: August 31, 2021
													APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO.: 0.00
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
166	23	2300	100	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00		0.00	0%	3,100.00	0.00		
167	23	3100	100	HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00	999.48	999.48	12%	7,620.52	49.97		
168	23	3100	100	HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00		0.00	0%	9,790.00	0.00		
169	23	3300	100	Air Duct Accessories	M	Corn States Metal Fabricators	150.00		0.00	0%	150.00	0.00		
170	23	3300	100	Air Duct Accessories	L	Corn States Metal Fabricators	100.00		0.00	0%	100.00	0.00		
171	23	3439	100	Propeller Fans	M	Corn States Metal Fabricators	7,610.00	7,487.00	7,487.00	98%	123.00	374.35		
172	23	3439	100	Propeller Fans	L	Corn States Metal Fabricators	2,500.00		0.00	0%	2,500.00	0.00		
173	23	3700	100	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00		0.00	0%	350.00	0.00		
174	23	3700	100	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00		0.00	0%	590.00	0.00		
175	23	8127	100	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	22,400.00	22,400.00	100%	0.00	1,120.00		
176	23	8127	100	Libert AC Units	L	Corn States Metal Fabricators	2,800.00		0.00	0%	2,800.00	0.00		
177	26	0000	100	Electrical Building	M	Price Electric	47,697.00	42,927.30	45,789.12	96%	1,907.88	2,289.46		
178	26	3213	100	Generator	M	Price Electric	484,533.00		0.00	0%	484,533.00	0.00		
179	31	5000	100	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00	5,650.00	5,650.00	50%	5,650.00	282.50		
180	120	Admin Vehicle Storage							0.00		0.00	0.00		
181	03	0000	120	120 Admin Vehicle Storage					0.00		0.00	0.00		
182	03	0000	120	Rebar	M/L	Harris Rebar (Ambassador Steel)	34,855.00	25,816.50	34,855.00	100%	0.00	1,742.75		
183	03	0000	120	Concrete	M	Norwalk Ready Mix Concrete Inc	48,461.80	42,930.87	42,930.87	89%	5,530.94	2,146.54		
184	03	0000	120	Form & place					0.00		0.00	0.00		
185	03	0000	120	Grade Beams	L	Williams Brothers Const. Inc.	122,889.83	122,889.83	122,889.83	100%	(0.00)	6,144.49		
186	03	0000	120	SOG	L	Williams Brothers Const. Inc.	137,366.55	137,366.55	137,366.55	100%	0.00	6,868.33		
187	03	0000	120	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	9,892.13		0.00	0%	9,892.13	0.00		
188	03	1000	120	120 Admin Vehicle Storage	M	Molin Concrete Products	19,870.00		0.00	0%	19,870.00	0.00		
189	03	1000	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	10,504.00	525.20	525.20	5%	9,978.80	26.26		
190	04	2000	120	120 Admin Brick	M	Seedorff Masonry, Inc.	18,539.00	4,635.00	13,341.00	72%	5,198.00	667.05		
191	04	2000	120	120 Admin Insulation	M	Seedorff Masonry, Inc.	3,914.00	978.00	3,914.00	100%	0.00	195.70		
192	04	2000	120	120 Admin CMU	M	Seedorff Masonry, Inc.	26,144.00	7,093.00	26,144.00	100%	0.00	1,307.20		
193	04	2000	120	120 Admin CMU	L	Seedorff Masonry, Inc.	90,081.00	27,774.00	90,081.00	100%	0.00	4,504.05		
194	04	2000	120	120 Admin Insulation	L	Seedorff Masonry, Inc.	1,910.00	477.00	477.00	25%	1,433.00	23.85		
195	04	2000	120	120 Admin Brick	L	Seedorff Masonry, Inc.	37,755.00	9,439.00	9,439.00	25%	28,316.00	471.95		
196	05	1200	120	120 Admin Vehicle Storage	M	HME, Inc	24,119.82	18,331.06	22,913.83	95%	1,205.99	1,145.69		
197	05	1200	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	16,900.00	15,210.00	15,210.00	90%	1,690.00	760.50		
198	08	1113	120	Hollow Metal Doors and Frames	M	Commercial Construction Products Co	32,863.00	3,500.00	3,500.00	11%	29,363.00	175.00		
199	08	1113	120	Hollow Metal Doors and Frames	L	Commercial Construction Products Co	4,200.00		0.00	0%	4,200.00	0.00		
200	08	1116	120	Aluminum Doors and Frames	M	Commercial Construction Products Co	Includ above		0.00		0.00	0.00		
201	08	1116	120	Aluminum Doors and Frames	L	Commercial Construction Products Co	Includ above		0.00		0.00	0.00		
202	08	3613	120	Sectional Doors	M	WD Door	28,655.00		0.00	0%	28,655.00	0.00		
203	08	3613	120	Sectional Doors	L	WD Door	6,290.00		0.00	0%	6,290.00	0.00		
204	08	4313	120	Aluminum Framed Storefronts	M	Commercial Construction Products Co			0.00		0.00	0.00		
205	08	4313	120	Aluminum Framed Storefronts	L	Commercial Construction Products Co			0.00		0.00	0.00		
206	08	7100	120	Door Hardware	M	Commercial Construction Products Co			0.00		0.00	0.00		
207	08	7100	120	Door Hardware	L	Commercial Construction Products Co			0.00		0.00	0.00		
208	09	3000	120	Tiling	M	Jim's Carpet Once	4,450.00		0.00	0%	4,450.00	0.00		
209	09	3000	120	Tiling	L	Jim's Carpet Once	6,150.00		0.00	0%	6,150.00	0.00		
210	09	5100	120	Acoustical Ceilings	M/L	Heartland Finishes, Inc.	4,675.00		0.00	0%	4,675.00	0.00		
211	09	6500	120	Resilient Flooring	M	Jim's Carpet Once	750.00		0.00	0%	750.00	0.00		
212	09	6500	120	Resilient Flooring	L	Jim's Carpet Once	650.00		0.00	0%	650.00	0.00		
213	09	7200	120	Wall Covering	M	RP Coatings	1,500.00		0.00	0%	1,500.00	0.00		
214	09	7200	120	Wall Covering	L	RP Coatings	3,500.00		0.00	0%	3,500.00	0.00		
215	09	9000	120	Paints and Coatings 120 Admin/Veh Storage	M	RP Coatings	8,000.00		0.00	0%	8,000.00	0.00		
216	09	9000	120	Paints and Coatings	L	RP Coatings	40,000.00		0.00	0%	40,000.00	0.00		
217	09	9500	120	Broadcast System Flooring	M	RP Coatings	6,000.00		0.00	0%	6,000.00	0.00		
218	09	9500	120	Broadcast System Flooring	L	RP Coatings	13,000.00		0.00	0%	13,000.00	0.00		

1		CONTINUATION SHEET										Application No.	15	PER. TO:	August 31, 2021		
2												APPL. DATE:	August 31, 2021	ENGINEER'S PROJECT NO.:			0.00
3	Spec		Build		City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE			
4	Sec.		NO		Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH				
219	10	2113	120		Plastic Toilet Compartments	M EPCO Ltd, Inc.	1,367.00				0.00	0%	1,367.00	0.00			
220	10	2113	120		Plastic Toilet Compartments	L Williams Brothers Const. Inc.	1,170.00				0.00	0%	1,170.00	0.00			
221	10	2800	120		Toilet, Bath and Laundry Accessories	M EPCO Ltd, Inc.	1,413.00				0.00	0%	1,413.00	0.00			
222	10	2800	120		Toilet, Bath and Laundry Accessories	L Williams Brothers Const. Inc.	3,120.00				0.00	0%	3,120.00	0.00			
223	10	5113	120		Metal Lockers	M/L OSDI	4,707.00				0.00	0%	4,707.00	0.00			
224	12	2400	120		Window Shades	M/L Premier Edge, LLC	1,788.00				0.00	0%	1,788.00	0.00			
225	12	3600	120		PLAM Casework, Tops & Sills	M Innovative Laboratory Systems	11,150.00				0.00	0%	11,150.00	0.00			
226	12	3600	120		PLAM Casework, Tops & Sills	L Innovative Laboratory Systems	1,200.00				0.00	0%	1,200.00	0.00			
227	13	3419	120		Metal Buildings System	M Riverview Construction Compa	100,091.00	35,032.00		65,059.00	100,091.00	100%	0.00	5,004.55			
228	13	3419	120		Metal Buildings System	L Riverview Construction Compa	104,836.00	36,692.60	31,450.80		68,143.40	65%	36,692.60	3,407.17			
229	21	0500	120		Fire Suppression	M Midwest Automatic Fire Sprink	16,857.00				0.00	0%	16,857.00	0.00			
230	21	0500	120		Fire Suppression	L Midwest Automatic Fire Sprink	23,943.00				0.00	0%	23,943.00	0.00			
231	22	0500	120		120 Admin Bldg	M August Winter & Sons, Inc.	119,743.00	46,618.00	2,500.00	12,870.00	61,988.00	52%	57,755.00	3,099.40			
232	22	0500	120		120 Admin Bldg	L August Winter & Sons, Inc.	75,230.00	40,392.00	5,000.00		45,392.00	60%	29,838.00	2,269.60			
233	23	0593	120		Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	504.00				0.00	0%	504.00	0.00			
234	23	0713	120		Duct Insulation	M Corn States Metal Fabricators	590.00				0.00	0%	590.00	0.00			
235	23	0713	120		Duct Insulation	L Corn States Metal Fabricators	1,110.00				0.00	0%	1,110.00	0.00			
236	23	0719	120		HVAC Piping Insulation	M Corn States Metal Fabricators	340.00				0.00	0%	340.00	0.00			
237	23	0719	120		HVAC Piping Insulation	L Corn States Metal Fabricators	380.00				0.00	0%	380.00	0.00			
238	23	1123	120		Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,500.00				0.00	0%	1,500.00	0.00			
239	23	1123	120		HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00				0.00	0%	10,000.00	0.00			
240	23	1123	120		HVAC Sequence of Operation	L Corn States Metal Fabricators	27,000.00				0.00	0%	27,000.00	0.00			
241	23	1123	120		Facility Natural-Gas Piping	L Corn States Metal Fabricators	6,200.00				0.00	0%	6,200.00	0.00			
242	23	2300	120		Refrigerant Piping	M Corn States Metal Fabricators	1,000.00				0.00	0%	1,000.00	0.00			
243	23	2300	120		Refrigerant Piping	L Corn States Metal Fabricators	5,200.00				0.00	0%	5,200.00	0.00			
244	23	3100	120		HVAC Ducts and Casings	M Corn States Metal Fabricators	30,160.00	0.00		6,314.89	6,314.89	21%	23,845.11	315.74			
245	23	3100	120		HVAC Ducts and Casings	L Corn States Metal Fabricators	34,280.00				0.00	0%	34,280.00	0.00			
246	23	3300	120		Air Duct Accessories	M Corn States Metal Fabricators	520.00				0.00	0%	520.00	0.00			
247	23	3300	120		Air Duct Accessories	L Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00			
248	23	3423	120		HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00				0.00	0%	7,040.00	0.00			
249	23	3423	120		HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00				0.00	0%	2,250.00	0.00			
250	23	3439	120		Propeller Fans	M Corn States Metal Fabricators	7,610.00			7,488.00	7,488.00	98%	122.00	374.40			
251	23	3439	120		Propeller Fans	L Corn States Metal Fabricators	2,600.00				0.00	0%	2,600.00	0.00			
252	23	3700	120		Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00			
253	23	3700	120		Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00				0.00	0%	590.00	0.00			
254	23	5400	120		Furnaces	M Corn States Metal Fabricators	23,250.00			22,425.00	22,425.00	96%	825.00	1,121.25			
255	23	5400	120		Furnaces	L Corn States Metal Fabricators	2,990.00				0.00	0%	2,990.00	0.00			
256	23	5533	120		Fuel-Fired Unit Heaters	M Corn States Metal Fabricators	25,940.00				0.00	0%	25,940.00	0.00			
257	23	5533	120		Fuel-Fired Unit Heaters	L Corn States Metal Fabricators	7,010.00				0.00	0%	7,010.00	0.00			
258	23	8127	120		Libert AC Units	M Corn States Metal Fabricators	22,400.00	0.00		22,400.00	22,400.00	100%	0.00	1,120.00			
259	23	8127	120		Libert AC Units	L Corn States Metal Fabricators	2,800.00				0.00	0%	2,800.00	0.00			
260	26	0000	120		Admin Building	M Price Electric	300,000.00	84,000.00	21,000.00		105,000.00	35%	195,000.00	5,250.00			
261	31	5000	120		Building excavation/backfill	M/L Iowa Earth Works	45,200.00	33,900.00			33,900.00	75%	11,300.00	1,695.00			
262	210	Headworks									0.00		0.00	0.00			
263	03	0000	210		210 Headworks						0.00		0.00	0.00			
264	03	0000	210		Rebar	M/L Harris Rebar (Ambassador Steel)	119,015.00	93,631.23		15,293.76	108,924.99	92%	10,090.01	5,446.25			
265	03	0000	210		Concrete	M Norwalk Ready Mix Concrete I	129,518.27	97,137.91	3,500.00		100,637.91	78%	28,880.36	5,031.90			
266	03	0000	210		Form & place						0.00		0.00	0.00			
267	03	0000	210		Footings/pads	L Williams Brothers Const. Inc.	9,846.23				0.00	0%	9,846.23	0.00			
268	03	0000	210		Walls	L Williams Brothers Const. Inc.	514,237.25	514,237.26			514,237.26	100%	(0.00)	25,711.86			
269	03	0000	210		Base Slab	L Williams Brothers Const. Inc.	79,211.93	79,211.93			79,211.93	100%	(0.00)	3,960.60			
270	03	0000	210		SOG	L Williams Brothers Const. Inc.	84,898.13				0.00	0%	84,898.13	0.00			
271	03	0000	210		Suspended Slab	L Williams Brothers Const. Inc.	126,427.65				0.00	0%	126,427.65	0.00			

CONTINUATION SHEET											
1											
2											
3	Spec										
4	Sec.										
		Build NO	City of Indianola Water Resource Recovery Facility	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	Application No. 15 APPL. DATE: August 31, 2021	PER. TO: August 31, 2021 ENGINEER'S PROJECT NO.: 0.00				
						WORK COMPLETED					
						PREV APPL.	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH
272	03	0000	210	Housekeeping pads	L Williams Brothers Const. Inc.	4,029.75			0.00	0%	4,029.75
273	03	0000	210	Grouting	L Williams Brothers Const. Inc.	4,257.36			0.00	0%	4,257.36
274	03	1000	210	210 Headworks	M Molin Concrete Products	35,127.00			0.00	0%	35,127.00
275	03	1000	210	210 Headworks	L Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00
276	04	2000	210	210 Headworks Insulation	M Seedorff Masonry, Inc.	14,545.00		14,545.00	14,545.00	100%	0.00
277	04	2000	210	210 Headworks CMU	M Seedorff Masonry, Inc.	27,209.00		3,537.00	3,537.00	13%	23,672.00
278	04	2000	210	210 Headworks Brick	M Seedorff Masonry, Inc.	42,280.00			0.00	0%	42,280.00
279	04	2000	210	210 Headworks Brick	L Seedorff Masonry, Inc.	88,230.00			0.00	0%	88,230.00
280	04	2000	210	210 Headworks CMU	L Seedorff Masonry, Inc.	85,745.00			0.00	0%	85,745.00
281	04	2000	210	210 Headworks Insulation	L Seedorff Masonry, Inc.	6,440.00			0.00	0%	6,440.00
282	05	1200	210	210 Headworks	M HME, Inc.	49,325.56	0.00	24,662.78	24,662.78	50%	24,662.78
283	05	1200	210	210 Headworks	L Williams Brothers Const. Inc.	33,800.00			0.00	0%	33,800.00
284	06	1000	210	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42			0.00	0%	8,858.42
285	07	5400	210	Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmet	25,561.54		25,561.51	25,561.51	100%	0.03
286	07	5400	210	Thermoplastic Membrane Roofing	L For Sure Roofing and Sheetmet	22,914.98			0.00	0%	22,914.98
287	07	6200	210	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmet	819.74			0.00	0%	819.74
288	07	6200	210	Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmet	4,709.68			0.00	0%	4,709.68
289	08	1116	210	Aluminum Doors and Frames	M Commercial Construction Prods	28,900.00			0.00	0%	28,900.00
290	08	1116	210	Aluminum Doors and Frames	L Commercial Construction Prods	4,100.00			0.00	0%	4,100.00
291	08	3323	210	Overhead Coilings Doors	M WD Door	18,275.00			0.00	0%	18,275.00
292	08	3323	210	Overhead Coilings Doors	L WD Door	1,856.38			0.00	0%	1,856.38
293	08	4313	210	Aluminum Framed Storefronts	M Commercial Construction Products Co				0.00		0.00
294	08	4313	210	Aluminum Framed Storefronts	L Commercial Construction Products Co				0.00		0.00
295	08	7100	210	Door Hardware	M Commercial Construction Products Co				0.00		0.00
296	08	7100	210	Door Hardware	L Commercial Construction Products Co				0.00		0.00
297	09	9000	210	Paints and Coatings 210 Headworks	M RP Coatings	18,000.00			0.00	0%	18,000.00
298	09	9000	210	Paints and Coatings	L RP Coatings	90,000.00			0.00	0%	90,000.00
299	22	0500	210	210 Headworks	M August Winter & Sons, Inc.	19,000.00			0.00	0%	19,000.00
300	22	0500	210	210 Headworks	L August Winter & Sons, Inc.	24,000.00			0.00	0%	24,000.00
301	23	0593	210	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00			0.00	0%	1,008.00
302	23	0713	210	Duct Insulation	M Corn States Metal Fabricators	1,510.00			0.00	0%	1,510.00
303	23	0713	210	Duct Insulation	L Corn States Metal Fabricators	2,790.00			0.00	0%	2,790.00
304	23	0719	210	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00			0.00	0%	210.00
305	23	0719	210	HVAC Piping Insulation	L Corn States Metal Fabricators	450.00			0.00	0%	450.00
306	23	1123	210	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,400.00			0.00	0%	1,400.00
307	23	1123	210	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00			0.00	0%	10,000.00
308	23	1123	210	HVAC Sequence of Operation	L Corn States Metal Fabricators	23,000.00			0.00	0%	23,000.00
309	23	1123	210	Facility Natural-Gas Piping	L Corn States Metal Fabricators	8,000.00			0.00	0%	8,000.00
310	23	2300	210	Refrigerant Piping	M Corn States Metal Fabricators	500.00			0.00	0%	500.00
311	23	2300	210	Refrigerant Piping	L Corn States Metal Fabricators	3,100.00			0.00	0%	3,100.00
312	23	3100	210	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,160.00		8,779.00	8,779.00	29%	21,381.00
313	23	3100	210	HVAC Ducts and Casings	L Corn States Metal Fabricators	34,280.00	5,759.00		5,759.00	17%	28,521.00
314	23	3300	210	Air Duct Accessories	M Corn States Metal Fabricators	520.00			0.00	0%	520.00
315	23	3300	210	Air Duct Accessories	L Corn States Metal Fabricators	250.00			0.00	0%	250.00
316	23	3423	210	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00			0.00	0%	7,040.00
317	23	3423	210	HVAC Power Ventilators	L Corn States Metal Fabricators	2,450.00			0.00	0%	2,450.00
318	23	3700	210	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00			0.00	0%	350.00
319	23	3700	210	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00			0.00	0%	590.00
320	23	7433	210	Packaged MAU	M Corn States Metal Fabricators	25,600.00			0.00	0%	25,600.00
321	23	7433	210	Packaged MAU	L Corn States Metal Fabricators	1,500.00			0.00	0%	1,500.00
322	23	8101	210	Terminal Heat Transfer Units	M Corn States Metal Fabricators	15,480.00	0.00	15,480.00	15,480.00	100%	0.00
323	23	8101	210	Terminal Heat Transfer Units	L Corn States Metal Fabricators	1,060.00			0.00	0%	1,060.00
324	23	8127	210	Libert AC Units	M Corn States Metal Fabricators	22,400.00	0.00	21,800.00	21,800.00	97%	600.00

1	2	CONTINUATION SHEET										Application No. 15	PER. TO: August 31, 2021	
3	4	Spec	Build NO	City of Indianola Water Resource Recovery Facility	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED		MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE	
							PREV APPL.	THIS PERIOD						
325	23	8127	210	Libert AC Units	L	Corn States Metal Fabricators		2,800.00			0.00	0%	2,800.00	0.00
326	23	8417	210	Dehumidifiers	M	Corn States Metal Fabricators		4,000.00	0.00	2,999.00	2,999.00	75%	1,001.00	149.95
327	23	8417	210	Dehumidifiers	L	Corn States Metal Fabricators		350.00			0.00	0%	350.00	0.00
328	26	0000	210	Headworks Building	L	Price Electric		225,000.00	11,250.00	2,250.00	13,500.00	6%	211,500.00	675.00
329	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works		45,200.00	22,600.00		22,600.00	50%	22,600.00	1,130.00
330	31	6613	210	Headworks	M/L	Helitech		39,416.00	39,416.00		39,416.00	100%	0.00	1,970.80
331	35	2016.2	210	Slide Gates	M	August Winter & Sons		66,000.00	66,000.00	0.00	66,000.00	100%	0.00	3,300.00
332	35	2016.2	210	Slide Gates	L	August Winter & Sons		25,000.00	8,750.00		8,750.00	35%	16,250.00	437.50
333	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons		600,000.00	44,242.00		44,242.00	7%	555,758.00	2,212.10
334	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons		304,320.00	3,040.00		3,040.00	1%	301,280.00	152.00
335	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons		330,000.00		322,949.00	322,949.00	98%	7,051.00	16,147.45
336	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons		100,000.00	15,000.00		15,000.00	15%	85,000.00	750.00
337	46	2152	210	Screenings Washer/Compactor	M	August Winter & Sons		included in 462151			0.00		0.00	0.00
338	46	2152	210	Screenings Washer/Compactor	L	August Winter & Sons		included in 462151			0.00		0.00	0.00
339	230	Grit Building									0.00		0.00	0.00
340	03	0000	230	230 Grit Building							0.00		0.00	0.00
341	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Steel)		74,040.00	74,040.00		74,040.00	100%	0.00	3,702.00
342	03	0000	230	Concrete	M	Norwalk Ready Mix Concrete Inc.		55,118.71	55,118.71		55,118.71	100%	0.00	2,755.94
343	03	0000	230	Form & place							0.00		0.00	0.00
344	03	0000	230	Walls	L	Williams Brothers Const. Inc.		325,573.60	325,573.60		325,573.60	100%	0.00	16,278.68
345	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.		73,777.53	73,777.53		73,777.53	100%	0.00	3,688.88
346	03	0000	230	SOG	L	Williams Brothers Const. Inc.		43,768.90	43,768.90		43,768.90	100%	0.00	2,188.45
347	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.		120,041.05	120,041.05		120,041.05	100%	0.00	6,002.05
348	03	1000	230	230 Grit Bldg	M	Molin Concrete Products		10,475.00	10,475.00		10,475.00	100%	0.00	523.75
349	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.		10,504.00	10,504.00		10,504.00	100%	0.00	525.20
350	04	2000	230	230 Grit Insulation	M	Seedorff Masonry, Inc.		10,608.00	10,608.00		10,608.00	100%	0.00	530.40
351	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.		9,903.00	9,408.00	495.00	9,903.00	100%	0.00	495.15
352	04	2000	230	230 Grit Brick	M	Seedorff Masonry, Inc.		16,656.00	16,656.00		16,656.00	100%	0.00	832.80
353	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.		34,687.00	34,687.00		34,687.00	100%	0.00	1,734.35
354	04	2000	230	230 Grit Insulation	L	Seedorff Masonry, Inc.		4,763.00	4,763.00		4,763.00	100%	0.00	238.15
355	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.		38,819.00	36,878.00	1,941.00	38,819.00	100%	0.00	1,940.95
356	05	1200	230	230 Grit Building	M	HME, Inc.		48,135.04	24,069.02	12,032.26	36,101.28	75%	12,033.76	1,805.06
357	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc.		33,800.00	16,900.00		16,900.00	50%	16,900.00	845.00
358	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.		3,168.75			0.00	0%	3,168.75	0.00
359	06	1000	230	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.		8,858.42	4,429.21		4,429.21	50%	4,429.21	221.46
360	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.		12,000.00	12,000.00		12,000.00	100%	0.00	600.00
361	06	6000	230	Parshall Flume Liners	L	August Winter & Sons, Inc.		9,500.00	9,500.00		9,500.00	100%	0.00	475.00
362	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.		7,800.00	7,800.00		7,800.00	100%	0.00	390.00
363	07	1713	230	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.		5,850.00	5,850.00		5,850.00	100%	0.00	292.50
364	07	5400	230	Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmetal		7,518.10	1,020.43	6,497.67	7,518.10	100%	0.00	375.91
365	07	5400	230	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmetal		6,740.00	1,083.26	5,656.74	6,740.00	100%	0.00	337.00
366	07	6200	230	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmetal		240.00			0.00	0%	240.00	0.00
367	07	6200	230	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmetal		1,380.00			0.00	0%	1,380.00	0.00
368	08	1116	230	Aluminum Doors and Frames	M	Commercial Construction Products Co		12,240.00			0.00	0%	12,240.00	0.00
369	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Products Co		2,800.00			0.00	0%	2,800.00	0.00
370	08	3100	230	Access Doors and Panels	M	Nystrom		534.00	534.00		534.00	100%	0.00	26.70
371	08	3100	230	Access Doors and Panels	L	Williams Brothers Const. Inc.		490.29	490.29		490.29	100%	0.00	24.51
372	08	3323	230	Overhead Coilings Doors	M	WD Door		6,172.50			0.00	0%	6,172.50	0.00
373	08	3323	230	Overhead Coilings Doors	L	WD Door		928.25			0.00	0%	928.25	0.00
374	08	4313	230	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0.00		0.00	0.00
375	08	4313	230	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0.00		0.00	0.00
376	08	7100	230	Door Hardware	M	Commercial Construction Products Co					0.00		0.00	0.00
377	08	7100	230	Door Hardware	L	Commercial Construction Products Co					0.00		0.00	0.00

1		CONTINUATION SHEET					Application No. 15	PER TO: August 31, 2021					
2							APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO. 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO	Water Resource Recovery Facility	SUB/CONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
378	09	9000	230	Paints and Coatings 230 Grit Bldg	M RP Coatings	7,000.00	5,250.00	1,750.00		7,000.00	100%	0.00	350.00
379	09	9000	230	Paints and Coatings	L RP Coatings	20,000.00	15,000.00	5,000.00		20,000.00	100%	0.00	1,000.00
380	22	0500	230	230 Grit Bldg	M August Winter & Sons, Inc.	10,000.00	3,000.00			3,000.00	30%	7,000.00	150.00
381	22	0500	230	230 Grit Bldg	L August Winter & Sons, Inc.	30,000.00	12,000.00			12,000.00	40%	18,000.00	600.00
382	23	0593	230	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
383	23	0713	230	Duct Insulation	M Corn States Metal Fabricators	2,000.00				0.00	0%	2,000.00	0.00
384	23	0713	230	Duct Insulation	L Corn States Metal Fabricators	3,700.00				0.00	0%	3,700.00	0.00
385	23	1123	230	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,800.00				0.00	0%	1,800.00	0.00
386	23	1123	230	HVAC Sequence of Operation	M Corn States Metal Fabricators	11,000.00				0.00	0%	11,000.00	0.00
387	23	1123	230	HVAC Sequence of Operation	L Corn States Metal Fabricators	28,000.00				0.00	0%	28,000.00	0.00
388	23	1123	230	Facility Natural-Gas Piping	L Corn States Metal Fabricators	11,000.00				0.00	0%	11,000.00	0.00
389	23	3100	230	HVAC Ducts and Casings	M Corn States Metal Fabricators	25,860.00	0.00	18,910.00	18,910.00	73%	6,950.00	945.50	
390	23	3100	230	HVAC Ducts and Casings	L Corn States Metal Fabricators	29,380.00				0.00	0%	29,380.00	0.00
391	23	3300	230	Air Duct Accessories	M Corn States Metal Fabricators	450.00				0.00	0%	450.00	0.00
392	23	3300	230	Air Duct Accessories	L Corn States Metal Fabricators	300.00				0.00	0%	300.00	0.00
393	23	3423	230	HVAC Power Ventilators	M Corn States Metal Fabricators	10,560.00				0.00	0%	10,560.00	0.00
394	23	3423	230	HVAC Power Ventilators	L Corn States Metal Fabricators	3,380.00				0.00	0%	3,380.00	0.00
395	23	3700	230	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	700.00				0.00	0%	700.00	0.00
396	23	3700	230	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	1,190.00				0.00	0%	1,190.00	0.00
397	23	7433	230	Packaged MAU	M Corn States Metal Fabricators	25,600.00				0.00	0%	25,600.00	0.00
398	23	7433	230	Packaged MAU	L Corn States Metal Fabricators	1,500.00				0.00	0%	1,500.00	0.00
399	23	8101	230	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00	0.00	7,740.00	7,740.00	100%	0.00	387.00	
400	23	8101	230	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00
401	26	0000	230	Grit Building	L Price Electric	290,000.00	49,300.00	46,400.00		95,700.00	33%	194,300.00	4,785.00
402	31	5000	230	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	22,600.00			22,600.00	100%	0.00	1,130.00
403	35	2016	230	Slide Gates	M August Winter & Sons	54,000.00	54,000.00		0.00	54,000.00	100%	0.00	2,700.00
404	35	2016	230	Slide Gates	L August Winter & Sons	35,000.00	17,500.00	12,500.00		30,000.00	86%	5,000.00	1,500.00
405	41	2213	230	Bridge Crane	M Waite Equipment	17,000.00				0.00	0%	17,000.00	0.00
406	41	2213	230	Bridge Crane	L Waite Equipment	4,300.00				0.00	0%	4,300.00	0.00
407	41	2223	230	Hoist and Monorail System	M Waite Equipment	3,200.00				0.00	0%	3,200.00	0.00
408	41	2223	230	Hoist and Monorail System	L Waite Equipment	750.00				0.00	0%	750.00	0.00
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M August Winter & Sons	115,000.00		115,000.00		115,000.00	100%	0.00	5,750.00
410	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M/L August Winter & Sons	60,000.00	21,000.00	7,000.00		28,000.00	47%	32,000.00	1,400.00
411	43	4113	230	Hydropneumatic Tank	M August Winter & Sons	55,000.00		55,000.00		55,000.00	100%	0.00	2,750.00
412	43	4113	230	Hydropneumatic Tank	L August Winter & Sons	25,500.00	1,500.00	19,000.00		20,500.00	80%	5,000.00	1,025.00
413	46	2323	230	Grit Removal Equipment	M August Winter & Sons	240,000.00		240,000.00		240,000.00	100%	0.00	12,000.00
414	46	2323	230	Grit Removal Equipment	L August Winter & Sons	115,000.00	16,000.00	50,000.00		66,000.00	57%	49,000.00	3,300.00
415	46	2327	230	Grit Washer	M August Winter & Sons	185,000.00		185,000.00		185,000.00	100%	0.00	9,250.00
416	46	2327	230	Grit Washer	L August Winter & Sons	115,000.00	21,750.00	65,000.00		86,750.00	75%	28,250.00	4,337.50
417	46	6124	230	Composite Sampler	M August Winter & Sons	9,500.00				0.00	0%	9,500.00	0.00
418	250	Equalization Tank								0.00		0.00	0.00
419	03	0000	250	250 Equalization Tank						0.00		0.00	0.00
420	03	0000	250	Rebar	M/L Harris Rebar (Ambassador Steel)	90,735.00	0.00		55,100.00	55,100.00	61%	35,635.00	2,755.00
421	03	0000	250	Concrete	M Norwalk Ready Mix Concrete Inc.	121,947.48				0.00	0%	121,947.48	0.00
422	03	0000	250	Form & place						0.00		0.00	0.00
423	03	0000	250	Footings	L Williams Brothers Const. Inc.	64,284.98				0.00	0%	64,284.98	0.00
424	03	0000	250	Walls	L Williams Brothers Const. Inc.	310,185.45				0.00	0%	310,185.45	0.00
425	03	0000	250	Base Slab	L Williams Brothers Const. Inc.	38,591.78				0.00	0%	38,591.78	0.00
426	03	0000	250	SOG	L Williams Brothers Const. Inc.	124,810.88				0.00	0%	124,810.88	0.00
427	03	0000	250	Suspended Slab	L Williams Brothers Const. Inc.	16,034.63				0.00	0%	16,034.63	0.00
428	03	0000	250	Houskeeping Pads	L Williams Brothers Const. Inc.	4,764.15				0.00	0%	4,764.15	0.00
429	03	0000	250	Grouting	L Williams Brothers Const. Inc.	490.32				0.00	0%	490.32	0.00
430	05	1200	250	250 EQ Tank Return Flow PS	M HME, Inc	2,849.12	0.00	2,706.66	2,706.66	95%	142.46	135.33	

CONTINUATION SHEET										Application No.	15	PER. TO:	August 31, 2021
										APPL. DATE:	August 31, 2021	ENGINEER'S PROJECT NO.:	0.00
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		(NO)	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
431	05	1200	250	250 EQ Tank Return Flow PS	L Williams Brothers Const. Inc.	3,900.00				0.00	0%	3,900.00	0.00
432	07	1353	250	Elastomeric Deck Coverings	M RP Coatings	4,000.00				0.00	0%	4,000.00	0.00
433	07	1353	250	Elastomeric Deck Coverings	L RP Coatings	8,000.00				0.00	0%	8,000.00	0.00
434	07	1713	250	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0.00	0%	9,113.81	0.00
435	07	1713	250	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				0.00	0%	6,370.00	0.00
436	08	3100	250	Access Doors and Panels	M Nystrom	1,097.00	0.00		1,097.00	1,097.00	100%	0.00	54.85
437	08	3100	250	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29				0.00	0%	490.29	0.00
438	09	9000	250	Paints and Coatings 250 EQ Tanks	M RP Coatings	400.00				0.00	0%	400.00	0.00
439	09	9000	250	Paints and Coatings	L RP Coatings	2,500.00				0.00	0%	2,500.00	0.00
440	23	0593	250	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
441	23	1123	250	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00				0.00	0%	5,000.00	0.00
442	23	1123	250	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00				0.00	0%	12,000.00	0.00
443	23	3423	250	HVAC Power Ventilators	M Corn States Metal Fabricators	10,560.00				0.00	0%	10,560.00	0.00
444	23	3423	250	HVAC Power Ventilators	L Corn States Metal Fabricators	3,380.00				0.00	0%	3,380.00	0.00
445	23	8101	250	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00	0.00		7,740.00	7,740.00	100%	0.00	387.00
446	23	8101	250	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00
447	31	5000	250	Building excavation/backfill	M/L Iowa Earth Works	45,200.00		22,600.00		22,600.00	50%	22,600.00	1,130.00
448	31	6613	250	Equalization Tank	M/L Helitech	103,250.00		103,250.00		103,250.00	100%	0.00	5,162.50
449	33	3613	250	Bolted Steel Wastewater Storage Tank-131' Tank	M Great Plains Structurs LLC	284,045.00	0.00	0.00	239,520.00	239,520.00	84%	44,525.00	11,976.00
450	33	3613	250	Bolted Steel Wastewater Storage Tank	L Great Plains Structurs LLC	94,290.00				0.00	0%	94,290.00	0.00
451	43	2139	250	Submersible Solids Handling Pump Equipment	M August Winter & Sons	85,000.00			83,000.00	83,000.00	98%	2,000.00	4,150.00
452	43	2139	250	Submersible Solids Handling Pump Equipment	L August Winter & Sons	156,538.00				0.00	0%	156,538.00	0.00
453	46	4123	250	Submersible Mixing Equipment-250 Equalization Tank	M August Winter & Sons	35,000.00		0.00	30,000.00	30,000.00	86%	5,000.00	1,500.00
454	46	4123	250	Submersible Mixing Equipment	L August Winter & Sons	83,053.00	5,000.00			5,000.00	6%	78,053.00	250.00
455	270	Peak Flow Treatment								0.00		0.00	0.00
456	03	0000	270	270 Peak Flow Treatment Str						0.00		0.00	0.00
457	03	0000	270	Rebar	M/L Harris Rebar (Ambassador Steel)	39,475.00		39,475.00		39,475.00	100%	0.00	1,973.75
458	03	0000	270	Concrete	M Norwalk Ready Mix Concrete Inc.	37,200.90		37,200.89		37,200.89	100%	0.00	1,860.04
459	03	0000	270	Form & place						0.00		0.00	0.00
460	03	0000	270	Footings/Pads	L Williams Brothers Const. Inc.	26,439.08		26,439.08		26,439.08	100%	(0.01)	1,321.95
461	03	0000	270	Walls	L Williams Brothers Const. Inc.	185,141.70		175,884.62	5,554.25	181,438.87	98%	3,702.83	9,071.94
462	03	0000	270	SOG	L Williams Brothers Const. Inc.	54,810.68		54,810.68		54,810.68	100%	(0.00)	2,740.53
463	03	0000	270	Houskeeping Pads	L Williams Brothers Const. Inc.	5,734.80		5,734.80		5,734.80	100%	0.00	286.74
464	03	1000	270	270 Peak Flow	M Molin Concrete Products	6,642.00		6,642.00		6,642.00	100%	0.00	332.10
465	03	1000	270	270 Peak Flow	L Williams Brothers Const. Inc.	10,504.00		10,504.00		10,504.00	100%	0.00	525.20
466	04	2000	270	270 Peak Flow Brick	M Seedorff Masonry, Inc.	11,090.00		11,090.00		11,090.00	100%	0.00	554.50
467	04	2000	270	270 Peak Flow CMU	M Seedorff Masonry, Inc.	6,960.00		6,960.00		6,960.00	100%	0.00	348.00
468	04	2000	270	270 Peak Flow Insulation	M Seedorff Masonry, Inc.	5,114.00		5,114.00		5,114.00	100%	0.00	255.70
469	04	2000	270	270 Peak Flow Brick	L Seedorff Masonry, Inc.	20,788.00		20,788.00		20,788.00	100%	0.00	1,039.40
470	04	2000	270	270 Peak Flow CMU	L Seedorff Masonry, Inc.	28,180.00		28,180.00		28,180.00	100%	0.00	1,409.00
471	04	2000	270	270 Peak Flow Insulation	L Seedorff Masonry, Inc.	2,421.00		2,421.00		2,421.00	100%	0.00	121.05
472	05	1200	270	270 Peak Flow Treatment	M HME, Inc	42,256.12	2,535.00	31,269.90		33,804.90	80%	8,451.22	1,690.25
473	05	1200	270	270 Peak Flow Treatment	L Williams Brothers Const. Inc.	33,800.00	1,690.00			1,690.00	5%	32,110.00	84.50
474	08	1113	270	Hollow Metal Doors and Frames	M Commercial Construction Products Co	21,284.74			7,400.00	7,400.00	35%	13,884.74	370.00
475	08	1113	270	Hollow Metal Doors and Frames	L Commercial Construction Products Co	3,000.00				0.00	0%	3,000.00	0.00
476	08	1116	270	Aluminum Doors and Frames	M Commercial Construction Products Co	Includ above				0.00		0.00	0.00
477	08	1116	270	Aluminum Doors and Frames	L Commercial Construction Products Co	Includ above				0.00		0.00	0.00
478	08	3323	270	Overhead Coilings Doors	M WD Door	8,157.50				0.00	0%	8,157.50	0.00
479	08	3323	270	Overhead Coilings Doors	L WD Door	928.25				0.00	0%	928.25	0.00
480	08	4313	270	Aluminum Framed Storefronts	M Commercial Construction Products Co					0.00		0.00	0.00
481	08	4313	270	Aluminum Framed Storefronts	L Commercial Construction Products Co					0.00		0.00	0.00
482	08	7100	270	Door Hardware	M Commercial Construction Products Co					0.00		0.00	0.00
483	08	7100	270	Door Hardware	L Commercial Construction Products Co					0.00		0.00	0.00

1	2	CONTINUATION SHEET					Application No. 15	PER. TO: August 31, 2021							
3	4	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED -----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
484	09	9000	270	Paints and Coatings	M	RP Coatings		12,500.00	3,125.00	9,375.00		12,500.00	100%	0.00	625.00
485	09	9000	270	Paints and Coatings	L	RP Coatings		20,000.00	5,000.00	15,000.00		20,000.00	100%	0.00	1,000.00
486	13	3419	270	Metal Buildings System	M	Riverview Construction Compa		41,804.00	0.00			41,804.00	100%	0.00	2,090.20
487	13	3419	270	Metal Buildings System	L	Riverview Construction Compa		41,138.00	28,950.00	4,113.80		33,063.80	80%	8,074.20	1,653.19
488	21	0500	270	Fire Suppression	M	Midwest Automatic Fire Sprink		3,880.00				0.00	0%	3,880.00	0.00
489	21	0500	270	Fire Suppression	L	Midwest Automatic Fire Sprink		6,770.00				0.00	0%	6,770.00	0.00
490	23	0593	270	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators		504.00				0.00	0%	504.00	0.00
491	23	1123	270	Facility Natural-Gas Piping	M	Corn States Metal Fabricators		800.00				0.00	0%	800.00	0.00
492	23	1123	270	HVAC Sequence of Operation	M	Corn States Metal Fabricators		5,000.00				0.00	0%	5,000.00	0.00
493	23	1123	270	Facility Natural-Gas Piping	L	Corn States Metal Fabricators		4,600.00				0.00	0%	4,600.00	0.00
494	23	1123	270	HVAC Sequence of Operation	L	Corn States Metal Fabricators		14,000.00				0.00	0%	14,000.00	0.00
495	23	3100	270	HVAC Ducts and Casings	M	Corn States Metal Fabricators		25,850.00	0.00			6,469.00	25%	19,381.00	323.45
496	23	3100	270	HVAC Ducts and Casings	L	Corn States Metal Fabricators		29,380.00				0.00	0%	29,380.00	0.00
497	23	3300	270	Air Duct Accessories	M	Corn States Metal Fabricators		440.00				0.00	0%	440.00	0.00
498	23	3300	270	Air Duct Accessories	L	Corn States Metal Fabricators		300.00				0.00	0%	300.00	0.00
499	23	3423	270	HVAC Power Ventilators	M	Corn States Metal Fabricators		7,040.00				0.00	0%	7,040.00	0.00
500	23	3423	270	HVAC Power Ventilators	L	Corn States Metal Fabricators		2,250.00				0.00	0%	2,250.00	0.00
501	23	8101	270	Terminal Heat Transfer Units	M	Corn States Metal Fabricators		7,740.00	0.00			2,440.00	32%	5,300.00	122.00
502	23	8101	270	Terminal Heat Transfer Units	L	Corn States Metal Fabricators		530.00				0.00	0%	530.00	0.00
503	26	0000	270	Peak Flow Treatment	L	Price Electric		250,000.00	100,000.00	30,000.00		130,000.00	52%	120,000.00	6,500.00
504	31	5000	270	Building excavation/backfill	M/L	Iowa Earth Works		22,600.00	16,950.00			16,950.00	75%	5,650.00	847.50
505	41	4116	270	Bulk Chemical Storage Tanks	M	August Winter & Sons		65,000.00		65,000.00		65,000.00	100%	0.00	3,250.00
506	41	4116	270	Bulk Chemical Storage Tanks	L	August Winter & Sons		43,000.00	21,500.00	17,500.00		39,000.00	91%	4,000.00	1,950.00
507	46	3334	270	Peristaltic Metering Pumps	M	August Winter & Sons		75,000.00				0.00	0%	75,000.00	0.00
508	46	3334	270	Peristaltic Metering Pumps	L	August Winter & Sons		35,500.00				0.00	0%	35,500.00	0.00
509	46	3383	270	Chemical Feed Accessories	M	August Winter & Sons		140,000.00				0.00	0%	140,000.00	0.00
510	46	3383	270	Chemical Feed Accessories	L	August Winter & Sons		50,000.00				0.00	0%	50,000.00	0.00
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M	August Winter & Sons		1,387,000.00	1,387,000.00			1,387,000.00	100%	0.00	69,350.00
512	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M/L	August Winter & Sons		350,000.00	188,810.00	60,000.00		15,000.00	75%	86,190.00	13,190.50
513	320			Oxidation Ditches								0.00		0.00	0.00
514	03	0000	320	320 Oxidation Ditches								0.00		0.00	0.00
515	03	0000	320	Rebar	M/L	Harris Rebar (Ambassador Steel		464,630.00	427,384.03	4,012.42		431,396.45	93%	33,233.55	21,569.82
516	03	0000	320	Concrete	M	Norwalk Ready Mix Concrete L		405,205.45	327,193.71	16,420.00		343,613.71	85%	61,591.74	17,180.69
517	03	0000	320	Form & place								0.00		0.00	0.00
518	03	0000	320	Walls	L	Williams Brothers Const. Inc.		1,980,990.88	1,426,313.44	118,859.45		1,545,172.89	78%	435,817.99	77,258.64
519	03	0000	320	Round Piers & Columns	L	Williams Brothers Const. Inc.		1,823.18				0.00	0%	1,823.18	0.00
520	03	0000	320	Base Slab	L	Williams Brothers Const. Inc.		413,406.45	372,065.81	20,670.32		392,736.13	95%	20,670.32	19,636.81
521	03	0000	320	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.		19,118.70				0.00	0%	19,118.70	0.00
522	03	0000	320	Beams	L	Williams Brothers Const. Inc.		89,986.95	8,998.70			8,998.70	10%	80,988.25	449.94
523	03	0000	320	Suspended Slab	L	Williams Brothers Const. Inc.		106,384.05	10,638.40			10,638.40	10%	95,745.65	531.92
524	03	0000	320	Houskeeping Pads	L	Williams Brothers Const. Inc.		3,758.40				0.00	0%	3,758.40	0.00
525	03	0000	320	Grouting	L	Williams Brothers Const. Inc.		955.40				0.00	0%	955.40	0.00
526	03	1000	320	320 Oxidation Ditch	M	Molin Concrete Products		53,849.00				0.00	0%	53,849.00	0.00
527	03	1000	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.		21,008.00				0.00	0%	21,008.00	0.00
528	05	1200	320	320 Oxidation Ditch	M	HME, Inc		101,417.04	0.00			91,275.34	90%	10,141.70	4,563.77
529	05	1200	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.		67,600.00				0.00	0%	67,600.00	0.00
530	05	1200	320	320 Oxidation Structural Flow Splitter	M	HME, Inc		5,667.98	0.00			5,384.58	95%	283.40	269.23
531	05	1200	320	320 Oxidation Structural Flow Splitter	L	Williams Brothers Const. Inc.		3,900.00				0.00	0%	3,900.00	0.00
532	26	0000	320	Oxidation Ditches	M	Price Electric		220,000.00	6,600.00	2,200.00		8,800.00	4%	211,200.00	440.00
533	31	5000	320	Building excavation/backfill	M/L	Iowa Earth Works		45,200.00	22,600.00			22,600.00	50%	22,600.00	1,130.00
534	31	6613	320	Oxidation Ditch	M/L	Helitech		142,667.00	142,667.00			142,667.00	100%	0.00	7,133.35
535	35	2016.4	320	Slide Gates	M	August Winter & Sons		39,000.00				0.00	0%	39,000.00	0.00
536	35	2016.4	320	Slide Gates	L	August Winter & Sons		9,500.00				0.00	0%	9,500.00	0.00

1		CONTINUATION SHEET						Application No. 15	PER TO: August 31, 2021			
2								APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO. 0.00			
3	Spec	Build NO	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec		Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
537	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M	August Winter & Sons	90,000.00		85,000.00	94%	5,000.00	4,250.00
538	46	4123	320	Submersible Mixing Equipment	L	August Winter & Sons	89,747.00		0.00	0%	89,747.00	0.00
539	46	5361	320	Oxidation Ditch System Equipment (Base Bid)	M	August Winter & Sons	1,051,600.00	54,088.00	12,022.00	6%	985,490.00	3,305.50
540	46	5361	320	Oxidation Ditch Sy: 40'	L	August Winter & Sons	95,000.00		1,500.00	2%	93,500.00	75.00
541	350	Secondary		Treatment Bldg					0.00		0.00	0.00
542	03	0000	350	350 Secondary Treatment Bldg					0.00		0.00	0.00
543	03	0000	350	Rebar	M/L	Harris Rebar (Ambassador Steel)	49,265.00	46,333.15	46,333.15	94%	2,931.85	2,316.66
544	03	0000	350	Concrete	M	Norwalk Ready Mix Concrete	32,261.43	15,000.00	10,000.00	77%	7,261.43	1,250.00
545	03	0000	350	Form & place					0.00		0.00	0.00
546	03	0000	350	Walls	L	Williams Brothers Const. Inc.	126,812.93	63,406.46	63,406.47	100%	(0.00)	6,340.65
547	03	0000	350	Base Slab	L	Williams Brothers Const. Inc.	27,955.13	27,955.13	27,955.13	100%	0.00	1,397.76
548	03	0000	350	Suspended Slab	L	Williams Brothers Const. Inc.	85,748.63		51,449.18	60%	34,299.45	2,572.46
549	03	0000	350	Houskeeping Pads	L	Williams Brothers Const. Inc.	4,131.00		0.00	0%	4,131.00	0.00
550	03	0000	350	Columns	L	Williams Brothers Const. Inc.	7,418.25		0.00	0%	7,418.25	0.00
551	03	1000	350	350 Secondary Treatment	M	Molin Concrete Products	13,528.00		0.00	0%	13,528.00	0.00
552	03	1000	350	350 Secondary Treatment	L	Williams Brothers Const. Inc.	10,504.00		0.00	0%	10,504.00	0.00
553	04	2000	350	350 Secondary Treatment Brick	M	Seedorff Masonry, Inc.	17,189.00		0.00	0%	17,189.00	0.00
554	04	2000	350	350 Secondary Treatment CMU	M	Seedorff Masonry, Inc.	14,329.00		1,863.00	13%	12,466.00	93.15
555	04	2000	350	350 Secondary Treatment Insulation	M	Seedorff Masonry, Inc.	5,853.00		1,986.00	34%	3,867.00	99.30
556	04	2000	350	350 Secondary Treatment Brick	L	Seedorff Masonry, Inc.	36,454.00		0.00	0%	36,454.00	0.00
557	04	2000	350	350 Secondary Treatment CMU	L	Seedorff Masonry, Inc.	52,419.00		0.00	0%	52,419.00	0.00
558	04	2000	350	350 Secondary Treatment Insulation	L	Seedorff Masonry, Inc.	2,736.00		0.00	0%	2,736.00	0.00
559	05	1200	350	350 Secondary Treatment Bldg	M	HME, Inc	23,415.12	0.00	21,073.61	90%	2,341.51	1,053.68
560	05	1200	350	350 Secondary Treatment Bldg	L	Williams Brothers Const. Inc.	16,900.00		0.00	0%	16,900.00	0.00
561	06	1000	350	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42		0.00	0%	8,858.42	0.00
562	07	1713	350	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81		0.00	0%	9,113.81	0.00
563	07	1713	350	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00		0.00	0%	6,370.00	0.00
564	07	5400	350	Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmet	9,773.53		9,773.53	100%	0.00	488.68
565	07	5400	350	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmet	8,761.61		0.00	0%	8,761.61	0.00
566	07	6200	350	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmet	313.43		0.00	0%	313.43	0.00
567	07	6200	350	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmet	1,800.76		0.00	0%	1,800.76	0.00
568	08	1113	350	Hollow Metal Doors and Frames	M	Commercial Construction Products Co	15,000.00		0.00	0%	15,000.00	0.00
569	08	1113	350	Hollow Metal Doors and Frames	L	Commercial Construction Products Co	2,000.00		0.00	0%	2,000.00	0.00
570	08	1116	350	Aluminum Doors and Frames	M	Commercial Construction Products Co	Includ above		0.00		0.00	0.00
571	08	1116	350	Aluminum Doors and Frames	L	Commercial Construction Products Co	Includ above		0.00		0.00	0.00
572	08	3100	350	Access Doors and Panels	M	Nystrom	801.00	0.00	801.00	100%	0.00	40.05
573	08	3100	350	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29		0.00	0%	490.29	0.00
574	08	4313	350	Aluminum Framed Storefronts	M	Commercial Construction Products Co			0.00		0.00	0.00
575	08	4313	350	Aluminum Framed Storefronts	L	Commercial Construction Products Co			0.00		0.00	0.00
576	08	7100	350	Door Hardware	M	Commercial Construction Products Co			0.00		0.00	0.00
577	08	7100	350	Door Hardware	L	Commercial Construction Products Co			0.00		0.00	0.00
578	09	9000	350	Paints and Coatings 350 Sec Treatment Bldg	M	RP Coatings	10,000.00		0.00	0%	10,000.00	0.00
579	09	9000	350	Paints and Coatings	L	RP Coatings	40,000.00		0.00	0%	40,000.00	0.00
580	11	5353	350	Casework, Tops, Fixtures, Fume Hood	M	Innovative Laboratory Systems	22,550.00		0.00	0%	22,550.00	0.00
581	11	5353	350	Casework, Tops, Fixtures, Fume Hood, ASHRAE Testing	L	Innovative Laboratory Systems	3,200.00		0.00	0%	3,200.00	0.00
582	22	0500	350	350 Secondary Treatment	M	August Winter & Sons, Inc.	45,000.00	15,750.00	15,750.00	35%	29,250.00	787.50
583	22	0500	350	350 Secondary Treatment	L	August Winter & Sons, Inc.	50,000.00	17,500.00	17,500.00	35%	32,500.00	875.00
584	23	0593	350	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00		0.00	0%	1,008.00	0.00
585	23	0713	350	Duct Insulation	M	Corn States Metal Fabricators	2,000.00		0.00	0%	2,000.00	0.00
586	23	0713	350	Duct Insulation	L	Corn States Metal Fabricators	3,700.00		0.00	0%	3,700.00	0.00
587	23	0719	350	HVAC Piping Insulation	M	Corn States Metal Fabricators	530.00		0.00	0%	530.00	0.00
588	23	0719	350	HVAC Piping Insulation	L	Corn States Metal Fabricators	960.00		0.00	0%	960.00	0.00
589	23	1123	350	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	900.00		0.00	0%	900.00	0.00

1		CONTINUATION SHEET					Application No. 15	PER TO: August 31, 2021						
2							APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO. 0.00						
3	Spec	Build	City of Indiana	SUPPLIER/	SCHEDULED	WORK COMPLETED-----	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE			
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
590	23	1123	350	HVAC Sequence of Operation	M	Corn States Metal Fabricators	7,000.00		0.00	0%	7,000.00	0.00		
591	23	1123	350	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	7,500.00		0.00	0%	7,500.00	0.00		
592	23	1123	350	HVAC Sequence of Operation	L	Corn States Metal Fabricators	19,000.00		0.00	0%	19,000.00	0.00		
593	23	2300	350	Refrigerant Piping	M	Corn States Metal Fabricators	1,300.00		0.00	0%	1,300.00	0.00		
594	23	2300	350	Refrigerant Piping	L	Corn States Metal Fabricators	9,600.00		0.00	0%	9,600.00	0.00		
595	23	3100	350	HVAC Ducts and Casings	M	Corn States Metal Fabricators	30,166.00	3,900.00	2,462.04	6,362.04	21%	23,803.96	318.10	
596	23	3100	350	HVAC Ducts and Casings	L	Corn States Metal Fabricators	87,824.00	280.00		280.00	0%	87,544.00	14.00	
597	23	3300	350	Air Duct Accessories	M	Corn States Metal Fabricators	530.00			0.00	0%	530.00	0.00	
598	23	3300	350	Air Duct Accessories	L	Corn States Metal Fabricators	350.00			0.00	0%	350.00	0.00	
599	23	3423	350	HVAC Power Ventilators	M	Corn States Metal Fabricators	3,520.00	850.00		850.00	24%	2,670.00	42.50	
600	23	3423	350	HVAC Power Ventilators	L	Corn States Metal Fabricators	1,200.00			0.00	0%	1,200.00	0.00	
601	23	3700	350	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00			0.00	0%	700.00	0.00	
602	23	3700	350	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,180.00			0.00	0%	1,180.00	0.00	
603	23	7433	350	Packaged MAU	M	Corn States Metal Fabricators	12,800.00			0.00	0%	12,800.00	0.00	
604	23	7433	350	Packaged MAU	L	Corn States Metal Fabricators	750.00			0.00	0%	750.00	0.00	
605	23	8101	350	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00	1,520.00	1,520.00	39%	2,350.00	76.00		
606	23	8101	350	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00			0.00	0%	270.00	0.00	
607	23	8127	350	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	22,400.00	22,400.00	100%	0.00	1,120.00		
608	23	8127	350	Libert AC Units	L	Corn States Metal Fabricators	2,800.00			0.00	0%	2,800.00	0.00	
609	26	0000	350	Secondary Treatment/Clarifier	L	Price Electric	200,000.00	10,000.00	10,000.00	5%	190,000.00	500.00		
610	31	5000	350	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00	5,650.00	5,650.00	50%	5,650.00	282.50		
611	41	2213	350	Bridge Crane	M	Waite Equipment	17,000.00			0.00	0%	17,000.00	0.00	
612	41	2213	350	Bridge Crane	L	Waite Equipment	4,300.00			0.00	0%	4,300.00	0.00	
613	41	2223	350	Hoist and Monorail System	M	Waite Equipment	3,200.00			0.00	0%	3,200.00	0.00	
614	41	2223	350	Hoist and Monorail System	L	Waite Equipment	750.00			0.00	0%	750.00	0.00	
615	43	2139	350	Submersible Solids Handling Pump Equipment	M	August Winter & Sons	104,000.00	0.00	104,000.00	100%	0.00	5,200.00		
616	43	2139	350	Submersible Solids Handling Pump Equipment	L	August Winter & Sons	156,538.00	53,269.00	25,000.00	78,269.00	50%	78,269.00	3,913.45	
617	380			Secondary Clarifiers					0.00		0.00	0.00		
618	03	0000	380	380 Secondary Clarifiers					0.00		0.00	0.00		
619	03	0000	380	Rebar	M/L	Harris Rebar (Ambassador Steel)	178,010.00	155,199.60	8,434.28	2,736.00	166,369.88	93%	11,640.12	8,318.49
620	03	0000	380	Concrete	M	Norwalk Ready Mix Concrete Inc	147,096.17	89,849.45	47,000.00		136,849.45	93%	10,246.71	6,842.47
621	03	0000	380	Form & place					0.00		0.00	0.00		
622	03	0000	380	Walls	L	Williams Brothers Const. Inc.	686,179.35	192,130.22	459,740.16		651,870.38	95%	34,308.97	32,593.52
623	03	0000	380	Base Slab	L	Williams Brothers Const. Inc.	202,724.10	202,724.10		202,724.10	100%	0.00	10,136.21	
624	03	0000	380	SOG	L	Williams Brothers Const. Inc.	1,323.00			0.00	0%	1,323.00	0.00	
625	03	0000	380	Suspended Slab	L	Williams Brothers Const. Inc.	79,596.68			0.00	0%	79,596.68	0.00	
626	03	0000	380	Grouting	L	Williams Brothers Const. Inc.	20,280.38			0.00	0%	20,280.38	0.00	
627	05	1200	380	380 Secondary Clarifier Flow Splitter	M	HME, Inc	14,514.40		13,788.68	13,788.68	95%	725.72	689.43	
628	05	1200	380	380 Secondary Clarifiers	M	HME, Inc	20,663.54		19,630.36	19,630.36	95%	1,033.18	981.52	
629	05	1200	380	380 Secondary Clarifier Flow Splitter	L	Williams Brothers Const. Inc.	11,700.00			0.00	0%	11,700.00	0.00	
630	05	1200	380	380 Secondary Clarifiers	L	Williams Brothers Const. Inc.	19,500.00			0.00	0%	19,500.00	0.00	
631	09	9000	380	Paints and Coatings 380 Sec Clarifiers	M	RP Coatings	17,000.00			0.00	0%	17,000.00	0.00	
632	09	9000	380	Paints and Coatings	L	RP Coatings	67,000.00			0.00	0%	67,000.00	0.00	
633	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	11,300.00		11,300.00	50%	11,300.00	565.00	
634	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00			0.00	0%	22,600.00	0.00	
635	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00			0.00	0%	22,600.00	0.00	
636	31	6613	380	Secondary Clarifier	M/L	Helitech	39,416.00	39,416.00		39,416.00	100%	0.00	1,970.80	
637	43	2112	380	Screw Centrifugal Pumps	M	August Winter & Sons	34,000.00			0.00	0%	34,000.00	0.00	
638	43	2112	380	Screw Centrifugal Pumps	L	August Winter & Sons	9,000.00	450.00		450.00	5%	8,550.00	22.50	
639	46	4323	380	Secondary Clarifier Mechanism	M	August Winter & Sons	418,000.00	35,494.00	0.00	319,448.70	85%	63,057.30	17,747.14	
640	46	4323	380	Secondary Clarifier Mechanism	L	August Winter & Sons	250,000.00	90,000.00		90,000.00	36%	160,000.00	4,500.00	
641	420			UV Disinfection Bldg					0.00		0.00	0.00		
642	03	0000	420	420 UV Disinfection Bldg					0.00		0.00	0.00		

CONTINUATION SHEET										Application No. 15		PER TO: August 31, 2021			
										APPL. DATE: August 31, 2021		ENGINEER'S PROJECT NO.: 0.00			
1	2														
3	Spec		Build		City of Indianola		SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.		Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
643	03	0000	420		Rebar	M/L	Harris Rebar (Ambassador Steel)	22,050.00	17,866.49			17,866.49	81%	4,183.51	893.32
644	03	0000	420		Concrete	M	Norwalk Ready Mix Concrete Inc.	23,548.27	23,548.27			23,548.27	100%	0.00	1,177.41
645	03	0000	420		Form & place							0.00		0.00	0.00
646	03	0000	420		Footings	L	Williams Brothers Const. Inc.	6,125.63		6,125.63		6,125.63	100%	(0.01)	306.28
647	03	0000	420		Walls	L	Williams Brothers Const. Inc.	155,512.60		155,512.60		155,512.60	100%	0.00	7,775.63
648	03	0000	420		Base Slab	L	Williams Brothers Const. Inc.	26,534.93		26,534.93		26,534.93	100%	(0.00)	1,326.75
649	03	0000	420		SOG		Williams Brothers Const. Inc.	50,381.88		50,381.88		50,381.88	100%	(0.00)	2,519.09
650	03	0000	420		Houskeeping Pads		Williams Brothers Const. Inc.	7,682.85		7,682.85		7,682.85	100%	0.00	384.14
651	03	1000	420	420	Disinfection	M	Molin Concrete Products	16,910.00		16,910.00		16,910.00	100%	0.00	845.50
652	03	1000	420		UV Vault	M	Molin Concrete Products	6,000.00		4,500.00		4,500.00	75%	1,500.00	225.00
653	03	1000	420	420	Disinfection	L	Williams Brothers Const. Inc.	10,504.00		10,504.00		10,504.00	100%	0.00	525.20
654	04	2000	420	420	JV Disinfect Insulation	M	Seedorff Masonry, Inc.	7,703.00		7,703.00		7,703.00	100%	0.00	385.15
655	04	2000	420	420	JV Disinfect Brick	M	Seedorff Masonry, Inc.	22,164.00		22,164.00		22,164.00	100%	0.00	1,108.20
656	04	2000	420	420	JV Disinfect CMU	M	Seedorff Masonry, Inc.	13,359.00		13,359.00		13,359.00	100%	0.00	667.95
657	04	2000	420	420	JV Disinfect CMU	L	Seedorff Masonry, Inc.	49,870.00		49,870.00		49,870.00	100%	0.00	2,493.50
658	04	2000	420	420	JV Disinfect Insulation	L	Seedorff Masonry, Inc.	3,383.00		3,383.00		3,383.00	100%	0.00	169.15
659	04	2000	420	420	JV Disinfect Brick	L	Seedorff Masonry, Inc.	46,273.00		46,273.00		46,273.00	100%	0.00	2,313.65
660	05	1200	420	420	JV Value Vault	M	HME, Inc	1,149.88			1,092.39	1,092.39	95%	57.49	54.62
661	05	1200	420	420	Disinfection	M	HME, Inc	45,524.60	4,550.00	9,120.00	9,120.00	22,790.00	50%	22,734.60	1,139.50
662	05	1200	420	420	Disinfection	L	Williams Brothers Const. Inc.	3,900.00		975.00		975.00	25%	2,925.00	48.75
663	06	1000	420		Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42		4,429.21		4,429.21	50%	4,429.21	221.46
664	06	8000	420		Fiberglass Reinforced Plastic Fabrications	M	Williams Brothers Const. Inc.	12,500.00				0.00	0%	12,500.00	0.00
665	06	8000	420		Fiberglass Reinforced Plastic Fabrications	L	Williams Brothers Const. Inc.	1,875.00				0.00	0%	1,875.00	0.00
666	07	1713	420		Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81		9,113.81		9,113.81	100%	0.00	455.69
667	07	1713	420		Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00		6,370.00		6,370.00	100%	0.00	318.50
668	07	5400	420		Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmetal	12,028.96		1,530.65	10,498.31	12,028.96	100%	0.00	601.45
669	07	5400	420		Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmetal	10,783.52		1,624.90	3,500.00	5,124.90	48%	5,658.62	256.25
670	07	6200	420		Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmetal	385.76				0.00	0%	385.76	0.00
671	07	6200	420		Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmetal	2,216.32				0.00	0%	2,216.32	0.00
672	08	1116	420		Aluminum Doors and Frames	M	Commercial Construction Products	13,920.00				0.00	0%	13,920.00	0.00
673	08	1116	420		Aluminum Doors and Frames	L	Commercial Construction Products	1,780.00				0.00	0%	1,780.00	0.00
674	08	3323	420		Overhead Coilings Doors	M	WD Door	6,172.50				0.00	0%	6,172.50	0.00
675	08	3323	420		Overhead Coilings Doors	L	WD Door	928.25				0.00	0%	928.25	0.00
676	08	4313	420		Aluminum Framed Storefronts	M	Commercial Construction Products	Includ above				0.00		0.00	0.00
677	08	4313	420		Aluminum Framed Storefronts	L	Commercial Construction Products	Includ above				0.00		0.00	0.00
678	08	7100	420		Door Hardware	M	Commercial Construction Products	Includ above				0.00		0.00	0.00
679	08	7100	420		Door Hardware	L	Commercial Construction Products	Includ above				0.00		0.00	0.00
680	09	9000	420		Paints and Coatings 420 Disinfection	M	RP Coatings	3,000.00	2,250.00	750.00		3,000.00	100%	0.00	150.00
681	09	9000	420		Paints and Coatings	L	RP Coatings	12,500.00	9,375.00	3,125.00		12,500.00	100%	0.00	625.00
682	22	0500	420	420	Disinfection	M	August Winter & Sons, Inc.	70,000.00	28,000.00	24,500.00		52,500.00	75%	17,500.00	2,625.00
683	22	0500	420	420	Disinfection	L	August Winter & Sons, Inc.	55,000.00	19,250.00	22,000.00		41,250.00	75%	13,750.00	2,062.50
684	23	0593	420		Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00				0.00	0%	504.00	0.00
685	23	0719	420		HVAC Piping Insulation	M	Corn States Metal Fabricators	300.00				0.00	0%	300.00	0.00
686	23	0719	420		HVAC Piping Insulation	L	Corn States Metal Fabricators	410.00				0.00	0%	410.00	0.00
687	23	1123	420		HVAC Sequence of Operation	M	Corn States Metal Fabricators	3,400.00				0.00	0%	3,400.00	0.00
688	23	1123	420		HVAC Sequence of Operation	L	Corn States Metal Fabricators	9,600.00				0.00	0%	9,600.00	0.00
689	23	2300	420		Refrigerant Piping	M	Corn States Metal Fabricators	400.00				0.00	0%	400.00	0.00
690	23	2300	420		Refrigerant Piping	L	Corn States Metal Fabricators	2,000.00				0.00	0%	2,000.00	0.00
691	23	3100	420		HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00			1,655.00	1,655.00	19%	6,965.00	82.75
692	23	3100	420		HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00				0.00	0%	9,790.00	0.00
693	23	3300	420		Air Duct Accessories	M	Corn States Metal Fabricators	150.00				0.00	0%	150.00	0.00
694	23	3300	420		Air Duct Accessories	L	Corn States Metal Fabricators	100.00				0.00	0%	100.00	0.00
695	23	3423	420		HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00				0.00	0%	7,040.00	0.00

CONTINUATION SHEET											
1											
2											
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	Application No. 15	PER TO: August 31, 2021			
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO. 0.00			
							WORK COMPLETED	TOTAL COMPL	%	BALANCE	RETAINAGE
							THIS PERIOD	& STORED	Complete	TO FINISH	
696	23	3423	420	HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00		0.00	0%	2,250.00	0.00
697	23	3700	420	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00		0.00	0%	350.00	0.00
698	23	3700	420	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00		0.00	0%	590.00	0.00
699	23	8101	420	Terminal Heat Transfer Units	M Corn States Metal Fabricators	3,870.00		0.00	0%	3,870.00	0.00
700	23	8101	420	Terminal Heat Transfer Units	L Corn States Metal Fabricators	270.00		0.00	0%	270.00	0.00
701	23	8127	420	Libert AC Units	M Corn States Metal Fabricators	22,400.00		20,500.00	92%	1,900.00	1,025.00
702	23	8127	420	Libert AC Units	L Corn States Metal Fabricators	2,800.00		0.00	0%	2,800.00	0.00
703	23	8417	420	Dehumidifiers	M Corn States Metal Fabricators	4,000.00		2,999.00	75%	1,001.00	149.95
704	23	8417	420	Dehumidifiers	L Corn States Metal Fabricators	350.00		0.00	0%	350.00	0.00
705	26	0000	420	UV	M Price Electric	40,000.00	26,000.00	30,000.00	75%	10,000.00	1,500.00
706	31	5000	420	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	22,600.00	22,600.00	100%	0.00	1,130.00
707	43	2136	420	Vertical Turbine Pumps	M August Winter & Sons	50,000.00		0.00	0%	50,000.00	0.00
708	43	2136	420	Vertical Turbine Pumps	L August Winter & Sons	125,000.00	47,520.00	47,520.00	38%	77,480.00	2,376.00
709	43	3263	420	Ultraviolet Disinfection Equipment	M August Winter & Sons	348,000.00	25,337.00	297,326.00	93%	25,337.00	16,133.15
710	43	3263	420	Ultraviolet Disinfection Equipment	L August Winter & Sons	80,000.00	16,000.00	52,000.00	65%	28,000.00	2,600.00
711	46	6124	420	Composite Sampler	M August Winter & Sons	9,500.00		0.00	0%	9,500.00	0.00
712	520	Aerobic Digester						0.00		0.00	0.00
713	03	0000	520	Aerobic Digester				0.00		0.00	0.00
714	03	0000	520	Rebar	M/L Harris Rebar (Ambassador Steel)	480,515.00	476,215.62	476,215.62	99%	4,299.38	23,810.78
715	03	0000	520	Concrete	M Norwalk Ready Mix Concrete Inc.	218,299.34	196,894.57	211,894.57	97%	6,404.77	10,594.73
716	03	0000	520	Form & place				0.00		0.00	0.00
717	03	0000	520	Walls	L Williams Brothers Const. Inc.	729,895.05	693,400.30	729,895.05	100%	0.00	36,494.75
718	03	0000	520	Base Slab	L Williams Brothers Const. Inc.	176,922.90	176,922.90	176,922.90	100%	0.00	8,846.15
719	03	0000	520	Suspended Slab	L Williams Brothers Const. Inc.	86,070.60		0.00	0%	86,070.60	0.00
720	05	1200	520	520 Aerobic Digester	M HME, Inc.	25,269.22		0.00	0%	25,269.22	0.00
721	05	1200	520	520 Aerobic Digester	L Williams Brothers Const. Inc.	19,500.00		0.00	0%	19,500.00	0.00
722	09	9000	520	Paints and Coatings 520 Aerobic Digesters	M RP Coatings	200.00		0.00	0%	200.00	0.00
723	09	9000	520	Paints and Coatings	L RP Coatings	1,000.00		0.00	0%	1,000.00	0.00
724	31	5000	520	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	11,300.00	11,300.00	25%	33,900.00	565.00
725	31	6613	520	Aerobic Digester	M/L Helitech	103,250.00	103,250.00	103,250.00	100%	0.00	5,162.50
726	46	4123	520	Submersible Mixing Equipment-520 Aerobic Digesters	M August Winter & Sons	90,000.00		85,000.00	94%	5,000.00	4,250.00
727	46	4123	520	Submersible Mixing Equipment	L August Winter & Sons	27,500.00		0.00	0%	27,500.00	0.00
728	46	5133	520	Flexible Membrane Diffused Aeration Equipment	M August Winter & Sons	150,000.00	26,554.00	26,554.00	18%	123,446.00	1,327.70
729	46	5133	520	Flexible Membrane Diffused Aeration Equipment	L August Winter & Sons	75,000.00	9,000.00	9,000.00	12%	66,000.00	450.00
730	550	Solids Processing Bldg						0.00		0.00	0.00
731	03	0000	550	550 Solids Processing Bldg				0.00		0.00	0.00
732	03	0000	550	Rebar	M/L Harris Rebar (Ambassador Steel)	103,085.00	40,766.70	43,266.70	42%	59,818.30	2,163.34
733	03	0000	550	Concrete	M Norwalk Ready Mix Concrete Inc.	62,738.55		0.00	0%	62,738.55	0.00
734	03	0000	550	Form & place				0.00		0.00	0.00
735	03	0000	550	Footings	L Williams Brothers Const. Inc.	29,324.03	17,594.42	17,594.42	60%	11,729.61	879.72
736	03	0000	550	Walls	L Williams Brothers Const. Inc.	99,273.60		0.00	0%	99,273.60	0.00
737	03	0000	550	SOG	L Williams Brothers Const. Inc.	48,090.38		0.00	0%	48,090.38	0.00
738	03	0000	550	Suspended Slab	L Williams Brothers Const. Inc.	191,216.03		0.00	0%	191,216.03	0.00
739	03	0000	550	Columns	L Williams Brothers Const. Inc.	28,033.43		0.00	0%	28,033.43	0.00
740	03	0000	550	Mechanical Curbs	L Williams Brothers Const. Inc.	373.95		0.00	0%	373.95	0.00
741	03	1000	550	550 Solids Process	M Molin Concrete Products	33,698.00		0.00	0%	33,698.00	0.00
742	03	1000	550	550 Solids Process	L Williams Brothers Const. Inc.	10,504.00		0.00	0%	10,504.00	0.00
743	04	2000	550	550 Solids Process Brick	M Seedorff Masonry, Inc.	31,959.00		0.00	0%	31,959.00	0.00
744	04	2000	550	550 Solids Process CMU	M Seedorff Masonry, Inc.	17,861.00		2,322.00	13%	15,539.00	116.10
745	04	2000	550	550 Solids Process Insulation	M Seedorff Masonry, Inc.	10,991.00		10,991.00	100%	0.00	549.55
746	04	2000	550	550 Solids Process Brick	L Seedorff Masonry, Inc.	67,308.00		0.00	0%	67,308.00	0.00
747	04	2000	550	550 Solids Process Insulation	L Seedorff Masonry, Inc.	4,784.00		0.00	0%	4,784.00	0.00
748	04	2000	550	550 Solids Process CMU	L Seedorff Masonry, Inc.	66,418.00		0.00	0%	66,418.00	0.00

1	2	CONTINUATION SHEET					Application No. 15	PER TO: August 31, 2021					
							APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
749	05	1200	550	550 Solids Processing	M HME, Inc		60,231.44		48,905.72	48,905.72	81%	11,325.72	2,445.29
750	05	1200	550	550 Solids Processing	L Williams Brothers Const. Inc.		42,900.00			0.00	0%	42,900.00	0.00
751	06	1000	550	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.		8,858.42			0.00	0%	8,858.42	0.00
752	07	1713	550	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.		9,113.81			0.00	0%	9,113.81	0.00
753	07	1713	550	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.		6,370.00			0.00	0%	6,370.00	0.00
754	07	5400	550	Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmet		24,584.52	24,584.52		100%	0.00	1,229.23	
755	07	5400	550	Thermoplastic Membrane Roofing	L For Sure Roofing and Sheetmet		22,068.73			0.00	0%	22,068.73	0.00
756	07	6200	550	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmet		489.73			0.00	0%	489.73	0.00
757	07	6200	550	Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmet		4,535.16			0.00	0%	4,535.16	0.00
758	08	1116	550	Aluminum Doors and Frames	M Commercial Construction Prods		26,700.00			0.00	0%	26,700.00	0.00
759	08	1116	550	Aluminum Doors and Frames	L Commercial Construction Prods		3,700.00			0.00	0%	3,700.00	0.00
760	08	3323	550	Overhead Coilings Doors	M WD Door		19,751.50			0.00	0%	19,751.50	0.00
761	08	3323	550	Overhead Coilings Doors	L WD Door		2,784.87			0.00	0%	2,784.87	0.00
762	08	4313	550	Aluminum Framed Storefronts	M Commercial Construction Prods		Includ above			0.00		0.00	0.00
763	08	4313	550	Aluminum Framed Storefronts	L Commercial Construction Prods		Includ above			0.00		0.00	0.00
764	08	7100	550	Door Hardware	M Commercial Construction Prods		Includ above			0.00		0.00	0.00
765	08	7100	550	Door Hardware	L Commercial Construction Prods		Includ above			0.00		0.00	0.00
766	09	9000	550	Paints and Coatings 550 Solids Processing	M RP Coatings		8,000.00			0.00	0%	8,000.00	0.00
767	09	9000	550	Paints and Coatings	L RP Coatings		40,000.00			0.00	0%	40,000.00	0.00
768	22	0500	550	550 Solids Processing	M August Winter & Sons, Inc.		35,000.00	12,250.00	12,250.00	35%	22,750.00	612.50	
769	22	0500	550	550 Solids Processing	L August Winter & Sons, Inc.		65,000.00	22,750.00	22,750.00	35%	42,250.00	1,137.50	
770	23	0593	550	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators		1,008.00			0.00	0%	1,008.00	0.00
771	23	0713	550	Duct Insulation	M Corn States Metal Fabricators		1,960.00			0.00	0%	1,960.00	0.00
772	23	0713	550	Duct Insulation	L Corn States Metal Fabricators		3,640.00			0.00	0%	3,640.00	0.00
773	23	0719	550	HVAC Piping Insulation	M Corn States Metal Fabricators		210.00			0.00	0%	210.00	0.00
774	23	0719	550	HVAC Piping Insulation	L Corn States Metal Fabricators		350.00			0.00	0%	350.00	0.00
775	23	1123	550	Facility Natural-Gas Piping	M Corn States Metal Fabricators		1,200.00			0.00	0%	1,200.00	0.00
776	23	1123	550	HVAC Sequence of Operation	M Corn States Metal Fabricators		10,000.00			0.00	0%	10,000.00	0.00
777	23	1123	550	Facility Natural-Gas Piping	L Corn States Metal Fabricators		5,300.00			0.00	0%	5,300.00	0.00
778	23	1123	550	HVAC Sequence of Operation	L Corn States Metal Fabricators		26,000.00			0.00	0%	26,000.00	0.00
779	23	2300	550	Refrigerant Piping	M Corn States Metal Fabricators		500.00			0.00	0%	500.00	0.00
780	23	2300	550	Refrigerant Piping	L Corn States Metal Fabricators		3,100.00			0.00	0%	3,100.00	0.00
781	23	3100	550	HVAC Ducts and Casings	M Corn States Metal Fabricators		51,720.00	12,928.72	12,928.72	25%	38,791.28	646.44	
782	23	3100	550	HVAC Ducts and Casings	L Corn States Metal Fabricators		58,760.00			0.00	0%	58,760.00	0.00
783	23	3300	550	Air Duct Accessories	M Corn States Metal Fabricators		900.00			0.00	0%	900.00	0.00
784	23	3300	550	Air Duct Accessories	L Corn States Metal Fabricators		600.00			0.00	0%	600.00	0.00
785	23	3423	550	HVAC Power Ventilators	M Corn States Metal Fabricators		7,030.00			0.00	0%	7,030.00	0.00
786	23	3423	550	HVAC Power Ventilators	L Corn States Metal Fabricators		2,250.00			0.00	0%	2,250.00	0.00
787	23	3700	550	Grilles, Registers, Diffusers	M Corn States Metal Fabricators		1,390.00			0.00	0%	1,390.00	0.00
788	23	3700	550	Grilles, Registers, Diffusers	L Corn States Metal Fabricators		2,370.00			0.00	0%	2,370.00	0.00
789	23	7433	550	Packaged MAU	M Corn States Metal Fabricators		25,600.00			0.00	0%	25,600.00	0.00
790	23	7433	550	Packaged MAU	L Corn States Metal Fabricators		1,500.00			0.00	0%	1,500.00	0.00
791	23	8127	550	Libert AC Units	M Corn States Metal Fabricators		22,400.00	20,500.00	20,500.00	92%	1,900.00	1,025.00	
792	23	8127	550	Libert AC Units	L Corn States Metal Fabricators		2,800.00			0.00	0%	2,800.00	0.00
793	26	0000	550	Solids Processing/Digestion	M Price Electric		100,000.00			0.00	0%	100,000.00	0.00
794	31	5000	550	Building excavation/backfill	M/L Iowa Earth Works		45,200.00	22,600.00	22,600.00	50%	22,600.00	1,130.00	
795	43	1123	550	Rotary Postitive Displacement Aeration Blower	M August Winter & Sons		250,000.00	228,000.00	228,000.00	91%	22,000.00	11,400.00	
796	43	1123	550	Rotary Postitive Displacement Aeration Blower	L August Winter & Sons		117,000.00			0.00	0%	117,000.00	0.00
797	43	2116	550	Double Disc Pumping Equipment	M August Winter & Sons		959,000.00			0.00	0%	959,000.00	0.00
798	43	2116	550	Double Disc Pumping Equipment	L August Winter & Sons		252,000.00	4,754.00	4,754.00	2%	247,246.00	237.70	
799	46	3390	550	Polymer Feed System	M August Winter & Sons		57,000.00			0.00	0%	57,000.00	0.00
800	46	3390	550	Polymer Feed System	L August Winter & Sons		55,000.00			0.00	0%	55,000.00	0.00
801	46	7133	550	Rotary Drum Sludge Thickening System	M August Winter & Sons		410,000.00			0.00	0%	410,000.00	0.00

1		CONTINUATION SHEET					Application No. 15	PER. TO: August 31, 2021					
2							APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
802	46	7133	550	Rotary Drum Sludge Thickening System	L August Winter & Sons	250,000.00		2,500.00	2,500.00	1%	247,500.00	125.00	
803	570			Biosolids Storage					0.00		0.00	0.00	
804	03	0000	570	570 Biosolids Storage					0.00		0.00	0.00	
805	03	0000	570	Rebar	M/L Harris Rebar (Ambassador Steel)	95,900.00	60,958.62	16,243.24	10,441.76	87,643.62	91%	8,256.38	4,382.18
806	03	0000	570	Concrete	M Norwalk Ready Mix Concrete Inc.	85,959.16	61,873.46	16,000.00		77,873.46	91%	8,085.70	3,893.67
807	03	0000	570	Form & place						0.00		0.00	0.00
808	03	0000	570	Footings/Piers	L Williams Brothers Const. Inc.	3,437.78				0.00	0%	3,437.78	0.00
809	03	0000	570	Walls	L Williams Brothers Const. Inc.	103,142.03	103,142.03			103,142.03	100%	0.00	5,157.10
810	03	0000	570	Grade Beams	L Williams Brothers Const. Inc.	104,188.95	104,188.95			104,188.95	100%	0.00	5,209.45
811	03	0000	570	Base Slabs	L Williams Brothers Const. Inc.	37,083.83	37,083.83			37,083.83	100%	(0.00)	1,854.19
812	03	0000	570	SOG	L Williams Brothers Const. Inc.	131,859.90	131,859.90			131,859.90	100%	0.00	6,593.00
813	03	0000	570	SOG Stairs	L Williams Brothers Const. Inc.	5,799.60				0.00	0%	5,799.60	0.00
814	03	0000	570	Suspended Slab	L Williams Brothers Const. Inc.	108,114.75		64,868.85		64,868.85	60%	43,245.90	3,243.44
815	03	0000	570	Houskeeping Pas	L Williams Brothers Const. Inc.	9,162.45		2,290.61		2,290.61	25%	6,871.84	114.53
816	03	0000	570	Mechanical Curbs	L Williams Brothers Const. Inc.	1,902.15				0.00	0%	1,902.15	0.00
817	03	1000	570	570 Biosolids Bldg	M Molin Concrete Products	1,579.00				0.00	0%	1,579.00	0.00
818	03	1000	570	570 Biosolids Bldg	L Williams Brothers Const. Inc.	10,504.00				0.00	0%	10,504.00	0.00
819	04	2000	570	570 Biosolids Insulation	M Seedorff Masonry, Inc.	1,774.00		593.00		593.00	33%	1,181.00	29.65
820	04	2000	570	570 Biosolids Brick	M Seedorff Masonry, Inc.	5,349.00				0.00	0%	5,349.00	0.00
821	04	2000	570	570 Biosolids CMU	M Seedorff Masonry, Inc.	2,743.00		357.00		357.00	13%	2,386.00	17.85
822	04	2000	570	570 Biosolids Insulation	L Seedorff Masonry, Inc.	784.00				0.00	0%	784.00	0.00
823	04	2000	570	570 Biosolids Brick	L Seedorff Masonry, Inc.	10,746.00				0.00	0%	10,746.00	0.00
824	04	2000	570	570 Biosolids CMU	L Seedorff Masonry, Inc.	11,553.00				0.00	0%	11,553.00	0.00
825	05	1200	570	570 Biosolids Storage	M HME, Inc.	12,121.64		9,697.31		9,697.31	80%	2,424.33	484.87
826	05	1200	570	570 Biosolids Storage	L Williams Brothers Const. Inc.	33,800.00				0.00	0%	33,800.00	0.00
827	06	1000	570	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42				0.00	0%	8,858.42	0.00
828	07	1353	570	Elastomeric Deck Coverings	M RP Coatings	4,000.00				0.00	0%	4,000.00	0.00
829	07	1353	570	Elastomeric Deck Coverings	L RP Coatings	8,000.00				0.00	0%	8,000.00	0.00
830	07	1713	570	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	7,800.00		7,800.00		7,800.00	100%	0.00	390.00
831	07	1713	570	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	5,850.00		4,680.00		4,680.00	80%	1,170.00	234.00
832	07	5400	570	Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmetal	977.35		977.35		977.35	100%	0.00	48.87
833	07	5400	570	Thermoplastic Membrane Roofing	L For Sure Roofing and Sheetmetal	876.16				0.00	0%	876.16	0.00
834	07	6200	570	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmetal	301.34				0.00	0%	301.34	0.00
835	07	6200	570	Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmetal	180.08				0.00	0%	180.08	0.00
836	08	1116	570	Aluminum Doors and Frames	M Commercial Construction Products	9,000.00				0.00	0%	9,000.00	0.00
837	08	1116	570	Aluminum Doors and Frames	L Commercial Construction Products	1,800.00				0.00	0%	1,800.00	0.00
838	08	3100	570	Access Doors and Panels	M Nystrom	1,676.00		1,676.00		1,676.00	100%	0.00	83.80
839	08	3100	570	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29				0.00	0%	490.29	0.00
840	08	4313	570	Aluminum Framed Storefronts	M Commercial Construction Products	Includ above				0.00		0.00	0.00
841	08	4313	570	Aluminum Framed Storefronts	L Commercial Construction Products	Includ above				0.00		0.00	0.00
842	08	7100	570	Door Hardware	M Commercial Construction Products	Includ above				0.00		0.00	0.00
843	08	7100	570	Door Hardware	L Commercial Construction Products	Includ above				0.00		0.00	0.00
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M RP Coatings	800.00				0.00	0%	800.00	0.00
845	09	9000	570	Paints and Coatings	L RP Coatings	2,000.00				0.00	0%	2,000.00	0.00
846	23	0593	570	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	756.00				0.00	0%	756.00	0.00
847	23	1123	570	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00				0.00	0%	5,000.00	0.00
848	23	1123	570	HVAC Sequence of Operation	L Corn States Metal Fabricators	13,000.00				0.00	0%	13,000.00	0.00
849	23	3100	570	HVAC Ducts and Casings	M Corn States Metal Fabricators	10,770.00		8,560.00		8,560.00	79%	2,210.00	428.00
850	23	3100	570	HVAC Ducts and Casings	L Corn States Metal Fabricators	12,240.00				0.00	0%	12,240.00	0.00
851	23	3300	570	Air Duct Accessories	M Corn States Metal Fabricators	190.00				0.00	0%	190.00	0.00
852	23	3300	570	Air Duct Accessories	L Corn States Metal Fabricators	130.00				0.00	0%	130.00	0.00
853	23	3423	570	HVAC Power Ventilators	M Corn States Metal Fabricators	12,310.00				0.00	0%	12,310.00	0.00
854	23	3423	570	HVAC Power Ventilators	L Corn States Metal Fabricators	3,940.00				0.00	0%	3,940.00	0.00

1		CONTINUATION SHEET							Application No.	15	PER TO: August 31, 2021				
2									APPL. DATE:	August 31, 2021	ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build		City of Indianola	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	-----WORK COMPLETED-----		MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE		
4	Sec	NO		Water Resource Recovery Facility			PREV APPL	THIS PERIOD							
855	23	8101	570	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00		15,480.00	15,480.00	100%	0.00	774.00		
856	23	8101	570	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00			0.00	0%	1,060.00	0.00		
857	33	3613	570	Bolted Steel Wastewater Storage Tank-120' Tank	M	Great Plains Structurs LLC	320,775.00	320,775.00		320,775.00	100%	0.00	16,038.75		
858	33	3613	570	Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC	100,090.00	100,090.00		100,090.00	100%	0.00	5,004.50		
859	31	6613	570	Biosolids Tank	M/L	Helitech	405,301.00	405,301.00		405,301.00	100%	0.00	20,265.05		
860	31	5000	570	Building excavation/backfill storage tank	M/L	Iowa Earth Works	22,600.00	5,650.00		5,650.00	25%	16,950.00	282.50		
861	43	2137	570	Chopper Pumps	M	August Winter & Sons	70,000.00		70,000.00	70,000.00	100%	0.00	3,500.00		
862	43	2137	570	Chopper Pumps	L	August Winter & Sons	160,000.00		40,000.00	40,000.00	25%	120,000.00	2,000.00		
863	46	4121	570	Jet Mixing Equipment	M	August Winter & Sons	80,000.00		80,000.00	80,000.00	100%	0.00	4,000.00		
864	46	4121	570	Jet Mixing Equipment	L	August Winter & Sons	111,000.00	71,500.00	17,300.00	0.00	88,800.00	80%	22,200.00	4,440.00	
865															
866					Original Contract totals		45,600,000.00	20,567,488.91	3,186,953.58	3,056,059.17	58.8%	18,789,498.34	1,340,525.08		

1		CONTINUATION SHEET				Application No. 15		PER. TO: August 31, 2021				
2						APPL. DATE: August 31, 2021		ENGINEER'S PROJECT NO. 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	--- WORK COMPLETED ---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
867		CHANGE ORDERS							(0.00)			
868		1	PCO 002		714.00				0.00	0%	714.00	0.00
869			PCO 003		5,932.00				0.00	0%	5,932.00	0.00
870			PCO 004		1,766.00				0.00	0%	1,766.00	0.00
871			PCO 007A		(35,381.00)	(35,381.00)			(35,381.00)		0.00	(1,769.05)
872			PCO 010A		6,701.00				0.00	0%	6,701.00	0.00
873			PCO 011A		22,636.00	22,636.00			22,636.00	100%	0.00	1,131.80
874		2	PCO 014		(26,011.00)	(10,202.20)			(10,202.20)	39%	(15,808.80)	(510.11)
875			PCO 001C		11,444.00	0.00			0.00	0%	11,444.00	0.00
876			PCO 008		323.00	0.00			0.00	0%	323.00	0.00
877			PCO 009		11,450.00	11,450.00			11,450.00	100%	0.00	572.50
878			PCO 017		(3,174.00)	0.00			0.00	-0%	(3,174.00)	0.00
879			PCO 018A		6,442.00	0.00	6,442.00		6,442.00	100%	0.00	322.10
880		3	PCO005A		(1,058.00)	0.00			0.00	-0%	(1,058.00)	0.00
881			PCO013A		(9,006.00)	(9,006.00)			(9,006.00)	100%	0.00	(450.30)
882			PCO015A		12,878.00	12,878.00			12,878.00	100%	0.00	643.90
883			PCO016A		3,717.00	0.00			0.00	0%	3,717.00	0.00
884			PCO019B		(18,775.00)	(12,012.50)			(12,012.50)	64%	(6,762.50)	(600.63)
885			PCO020		397.00	397.00			397.00	100%	0.00	19.85
886			PCO021A		5,452.00	0.00			0.00	0%	5,452.00	0.00
887			PCO022A		(54,676.00)	(54,676.00)			(54,676.00)	100%	0.00	(2,733.80)
888			PCO024B		1,190.00	0.00			0.00	0%	1,190.00	0.00
889			PCO028		(3,047.00)	(2,880.00)			(2,880.00)	95%	(167.00)	(144.00)
890			PCO029		17,633.00	17,633.00			17,633.00	100%	0.00	881.65
891			PCO030		(2,063.00)				0.00	-0%	(2,063.00)	0.00
892		4	PCO006B		5,513.00		1,102.60		1,102.60	20%	4,410.40	55.13
893			PCO023		(9,297.00)	0.00	-0%		0.00	-0%	(9,297.00)	0.00
894			PCO025A		(32,753.00)				0.00	-0%	(32,753.00)	0.00
895			PCO026A		5,458.00				0.00	0%	5,458.00	0.00
896			PCO027B		(28,868.00)		(28,868.00)		(28,868.00)	100%	0.00	(1,443.40)
897			PCO031		5,484.00		707.00		707.00	13%	4,777.00	35.35
898			PCO032		3,406.00				0.00	0%	3,406.00	0.00
899			PCO033		2,044.00				0.00	0%	2,044.00	0.00
900			PCO034		(3,896.00)				0.00	-0%	(3,896.00)	0.00
901			PCO035		1,042.00		1,042.00		1,042.00	100%	0.00	52.10
902			PCO036		14,304.00				0.00	0%	14,304.00	0.00
903			PCO037		1,000.00		1,000.00		1,000.00	100%	0.00	50.00
904			PCO038A		7,791.00				0.00	0%	7,791.00	0.00
905				TOTAL CHANGE ORDERS	(73,288.00)	(59,163.70)	(18,574.40)	0.00	(77,738.10)	13.31	4,450.10	(3,886.91)
906												
907				TOTAL REVISED CONTRACT AM	45,526,712.00	20,508,325.21	3,168,379.18	3,056,059.17	26,732,763.56	59%	18,793,948.44	1,336,638.18

1	CONTINUATION SHEET						Application No. 15	PER. TO: August 31, 2021				
2							APPL. DATE: August 31, 2021	ENGINEER'S PROJECT NO. 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED		WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SURCONTRACTOR	VALUE		PREV APPL. THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
908				Summary by subcontract								
909				Description	Vender Name							
910	2359530'	AUGU03		Plumbing, Mechanical & Equip	August Winter & Sons Inc.	11,821,269.00	2,594,731.00	1,262,637.00	1,619,615.70	46%	6,344,285.30	273,849.19
911	2333530'	COMM19		Metal Doors/Frames/Hardware	Commercial Construction	199,187.74	0.00	0.00	10,900.00	5%	188,287.74	545.00
912	2324530'	CORN01		HVAC	Corn States Metal Fabricators	1,411,950.00	5,759.00	5,030.00	290,876.13	21%	1,110,284.87	15,083.26
913	2334530'	DESM03		Gate Operators/Gates/Fence	Des Moines Steel Fence Co Inc	75,420.00	0.00	0.00	0.00	0%	75,420.00	0.00
914	2332530'	EPCO01		Plastic Toilet Compartments	EPCO Ltd., Inc.	2,780.00	0.00	0.00	0.00	0%	2,780.00	0.00
915	2378530'	FORS01		Thermoplastic Membrane Roof	For Sure Roofing & Sheetmetal	169,961.00	5,259.24	26,152.72	60,896.91	54%	77,652.13	4,615.44
916	2336530'	GREAO6		Bolted Steel WW Tanks	Great Plains Structures LLC	799,200.00	420,865.00	0.00	239,520.00	83%	138,815.00	33,019.25
917	2323530'	HARR07		Concrete Reinforcing Work	Harris Rebar/Ambassador Steel	1,790,000.00	1,462,846.94	55,656.15	91,911.31	90%	179,585.60	80,520.72
918	2353530'	HEAR10		Acoustical Ceiling Tile Work	Heartland Finishes Inc.	4,675.00	0.00	0.00	0.00	0%	4,675.00	0.00
919	2320530'	HELJ01		Rammed Agg Piers/Pile LoadTest	Helitech	833,300.00	833,300.00	0.00	833,300.00	100%	0.00	41,665.00
920	2371530'	HME01		Structural Steel Framing	HME Inc.	483,579.00	49,485.08	57,004.93	253,909.99	75%	123,179.00	18,020.00
921	2338530'	INNO05		Lab Furniture/Countertops	Innovative Laboratory Systems	38,100.00	0.00	0.00	0.00	0%	38,100.00	0.00
922	2356530'	IOWA11		Excavation and Site Grading	Iowa Earth Works	1,412,821.50	910,342.50	0.00	910,342.50	64%	502,479.00	45,517.13
923	2361530'	J&KC01		Site Utilities/Ext Mechanical	J & K Contracting LLC	3,575,690.00	2,392,669.39	302,494.69	190,596.13	81%	689,929.79	144,288.01
924	2327530'	JIMS03		Tiling & Resilient Flooring	Jim's Carpet One	12,000.00	0.00	0.00	0.00	0%	12,000.00	0.00
925	2331530'	JOHJ14		Fire Protection Specialties	Johnson Specialty Sales, Ltd.	1,525.00	0.00	0.00	0.00	0%	1,525.00	0.00
926	2325530'	MIDW59		Fire Suppression Work	Midwest Automatic Fire	51,450.00	0.00	0.00	0.00	0%	51,450.00	0.00
927	2372530'	MOLJ01		Structural Precast Hollow Core	Molin Concrete Products	205,460.00	38,527.00	0.00	38,527.00	19%	166,933.00	1,926.35
928	2346530'	NORW02		Ready Mix Concrete	Norwalk Ready-Mix Concrete I	1,792,116.61	951,310.80	107,920.00	1,059,230.80	59%	732,885.81	52,961.54
929	2322530'	NYS01		Access Doors	Nystrom, Inc.	4,533.00	534.00	0.00	3,574.00	91%	425.00	205.40
930	2330530'	OSDJ01		Metal Lockers	OSDI	4,707.00	0.00	0.00	0.00	0%	4,707.00	0.00
931	2339530'	PARK10		Parking Lot Striping/Signs	Parking Lot Specialties LLC	1,185.00	0.00	0.00	0.00	0%	1,185.00	0.00
932	2329530'	PREM05		Window Shades	Premier Edge LLC	1,788.00	0.00	0.00	0.00	0%	1,788.00	0.00
933	2354530'	PRIC02		Electronic Safety and Security	Price Electric	5,047,246.44	1,531,010.90	339,659.82	139,560.00	40%	3,037,015.72	100,511.54
934	2369530'	RIVE09		Metal Bldg Systems Erection	Riverview Construction Compa	327,899.00	140,704.60	35,564.60	106,863.00	86%	44,766.80	14,156.61
935	2326530'	RPCO01		Deck/Wall Coverings/Paint/Flor	RP Coatings, Inc.	470,000.00	42,100.00	35,000.00	0.00	16%	392,900.00	3,855.00
936	2376530'	SEED02		Masonry Work	Seedorff Masonry, Inc.	1,136,783.00	365,172.00	99,323.00	47,836.00	45%	624,452.00	25,616.55
937	2321530'	SOIL02		Landscape work	Soil Tek	220,000.00	50,317.00	577.00	0.00	23%	169,106.00	2,544.70
938	2328530'	WAIT01		Bridge Crane/Hoist/Monorail	Waite Equipment Company	50,500.00	0.00	0.00	0.00	0%	50,500.00	0.00
939	2335530'	WDD01		Overhead Coiling/Sect Doors	WD Door	100,900.00	0.00	0.00	0.00	0%	100,900.00	0.00
940				Williams Brothers Const. Inc.		13,480,685.71	8,713,390.76	841,359.27	9,554,750.03	71%	3,925,935.68	477,737.50
941				TOTALS		45,526,712.00	20,508,325.21	3,168,379.18	3,056,059.17	59%	18,793,948.44	1,336,638.18



DES MOINES BRANCH
BEACON BUILDING PRODUCTS
6485 NE 14TH ST
DES MOINES, IA 50313-1214
Telephone: 515-289-1375

INVOICE

Page 1 of 4

INVOICE NO.	HP38270
INVOICE DATE	08/19/21
DUE DATE	10/19/21
CUSTOMER NO.	328691
REMIT TO:	
BEACON BUILDING PRODUCTS PO BOX 101087 PASADENA, CA 91189-0005	
WAREHOUSE:	
DES MOINES BRANCH BEACON BUILDING PRODUCTS 6485 NE 14TH ST DES MOINES, IA 50313-1214 Telephone: 515-289-1375	

SOLD TO:

FOR SURE ROOFING LLC
5741 NE 22ND STREET
#300
DES MOINES, IA 50313

SHIP TO:

FOR SURE ROOFING LLC
10939 GRIMES ST
INDIANOLA, IA 50125

SLS		SHIP VIA		TERMS	
BP9		OUR TRUCK		2% 60 DAYS, NET 61 DAYS	
CUSTOMER PURCHASE ORDER NO.		TAX	JOB # AND NAME		ORDERED BY
K3747 WATER RESOURCE		7.000	70 WATER RES RECOV		WBPRUS
PRODUCT	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENSION
VRSCCW702	***** HAZARDOUS MATERIAL ***** VRS CCW-702 PRIMER 5 GAL PAIL 305363 Paints *****	PL	10	193.1800	1,931.80
VRSFFDTAA	***** HAZARDOUS MATERIAL ***** VRS FLEXI FAST DUAL TANK PART A 328043 INCLUDES 8 NOZZLE TIPS, GUN, AND 25' HOSE CHEMICALS UNDER PRESSURE N.O.S. (FLOURINATED CARBON, NITROGEN) *****	CTN RO	16 ED HY	613.6600	9,818.56
VRSFFDTAB	***** HAZARDOUS MATERIAL ***** VRS FLEXI FAST DUAL TANK PART B 328044 CHEMICALS UNDER PRESSURE N.O.S. (FLOURINATED CARBON, NITROGEN) *****	CTN RO	16 ED HY	613.6600	9,818.56
VRVCECL	***** HAZARDOUS MATERIAL ***** VRS TPO CUT-EDGE CLEAR 160Z SEALANT +BOTTLE+ 8/CTN VERSICO 303436 VERSIWELD ADHESIVES *****	BOT	3	16.9500	50.85
VRSWMC1	***** HAZARDOUS MATERIAL ***** VRS WEATHERED MEMBRANE CLNR 1GL FOR USE ON EPDM AND TPO Paint related material *****	GAL	4	23.1900	92.76

RECEIVED BY

THIS SALE IS SUBJECT TO THE TERMS AND CONDITIONS AND RETURN POLICY FOUND AT <https://www.becn.com/terms-and-conditions-of-sale>.
BUYER ACKNOWLEDGES AGREEING TO SUCH TERMS AND CONDITIONS AND RETURN POLICY.



DES MOINES BRANCH
BEACON BUILDING PRODUCTS
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INVOICE

Page 2 of 4

INVOICE NO.	HP38270
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WAREHOUSE:
DES MOINES BRANCH BEACON BUILDING PRODUCTS 6485 NE 14TH ST DES MOINES, IA 50313-1214 Telephone: 515-289-1375

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5741 NE 22ND STREET
#300
DES MOINES, IA 50313

SHIP TO:

FOR SURE ROOFING LLC
10939 GRIMES ST
INDIANOLA, IA 50125

SLS		SHIP VIA		TERMS	
BP9		OUR TRUCK		2% 60 DAYS, NET 61 DAYS	
CUSTOMER PURCHASE ORDER NO.		TAX		JOB # AND NAME	
K3747 WATER RESOURCE		7.000		70 WATER RES RECOV	
ORDERED BY					
WBPRUS					
PRODUCT	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENSION
VRSG500WCOMTB	VRS G-500 WATER CUT-OFF TUBE 302202 MASTIC VERSICO 25/CS ADHESIVES ***** ***** HAZARDOUS MATERIAL *****	TB	25	7.8300	195.75
VRSTMPG1	VRS TPO MEMBRANE PRIMER 1GAL 310471 Adhesives ***** ***** HAZARDOUS MATERIAL *****	CAN	2	40.5000	81.00
VRSVBA	VRS TPO 5 GAL BONDING ADHESIVE 302323 VERSIWELD VERSICO Adhesives *****	CAN	34	114.7600	3,901.84
VRSPV6010100T	VRS TPO 060 10'X 100' TAN VERSICO 302984	RL	15	633.8100	9,507.15
VRSVF24T	VRS TPO 060 24"X 50' TAN FLASHING VERSIWELD 300477 VERSICO NON-REINFORCED	RL	1	358.9900	358.99
VR327602	VRS TPO UNIVERSAL CORNERS TAN 327602 20PC/CTN	PC	80	10.0400	803.20
VRSTJNTT	VRS TPO T-JOINT COVER TAN 100/CTN VERSICO 307477	EA	100	0.6700	67.00
VR3WR34T	VRS TPO WALKWAY RL 34"X50' TAN VERSICO TAN 307632/310510	RL	4	567.4000	2,269.60
VRSTPOUPFTA	VRS TPO UNI PIPE FLASH TAN	EA	10	32.8500	328.50

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DES MOINES BRANCH
BEACON BUILDING PRODUCTS
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DES MOINES, IA 50313-1214
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INVOICE

Page 3 of 4

INVOICE NO.	HP38270
INVOICE DATE	08/19/21
DUE DATE	10/19/21
CUSTOMER NO.	328691

REMIT TO:	BEACON BUILDING PRODUCTS PO BOX 101087 PASADENA, CA 91189-0005
-----------	--

WAREHOUSE:

DES MOINES BRANCH
BEACON BUILDING PRODUCTS
6485 NE 14TH ST
DES MOINES, IA 50313-1214
Telephone: 515-289-1375

SOLD TO:

FOR SURE ROOFING LLC
5741 NE 22ND STREET
#300
DES MONIES, IA 50313

SHIP TO:

FOR SURE ROOFING LLC
10939 GRIMES ST
INDIANOLA, IA 50125

SLS	SHIP VIA	TERMS
BP9	OUR TRUCK	2% 60 DAYS, NET 61 DAYS

CUSTOMER PURCHASE ORDER NO.	TAX	JOB # AND NAME	ORDERED BY
K3747 WATER RESOURCE	7.000	70 WATER RES RECOV	WBPRUS

PRODUCT	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENSION
VRS35SSISO	VRS 3.5" SECURSHD ISO 4X8 20PSI	PC	338	45.0432	15,224.60
VRSSSTX	VRS SECURSHD ISO X PANEL 20PSI 317252	PC	165	9.9100	1,635.15
VRSSSTY	VRS SECURSHD ISO Y PANEL 20PSI 317261	PC	152	17.7400	2,696.48
VRSSSTQ	VRS SECURSHD ISO Q PANEL 20PSI	PC	120	13.8200	1,658.40
VRS2SSISO4	VRS 2.0" SECURSHD ISO 4X4 20PSI	PC	240	13.7392	3,297.41
RML4500SSLPPSW2	RML 4500 SEMI SELF-LEVEL PITCH POCKET SEALER WHITE FOUR(4) 2 LITRE POUCHES/CAN PKG= 2 LITRE POUCH	PKG	4	41.4000	165.60
VRS238HPVXP	VRS HPVX STEEL PLATE 2-3/8" F/USE W/HPVX FASTENERS 302939 1000/CARTON VERSICO BARBED FOR MEMBRANE ATTACHMENT	PL	1	284.0700	284.07
VRS725TRG100	VRS 725TR SA AIR/VAP 39"X100'GR 330170 ALL SEASON 39"X100' TEMPORARY ROOF GREY PACKAGE	RL	40	208.2200	8,328.80
VRSV6QARTS	VRS TPO PS RUSS 6"X100' 303373 RTS STRIP 2 RL/CTN	RL	3	200.4100	601.23
VRSTPOMSPW	VRS WHITE TPO MOLDED POCKET VERSIWELD 316539 VERSICO 5/CTN FITS 6" & SMALLER PENETRATION FORMERLY 303871	EA	6	39.2000	235.20
Deduct 1467.05 and pay 77100.13 if paid by 10/18/21 Otherwise 78567.18 is due in full by 10/19/21					

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BUYER ACKNOWLEDGES AGREEING TO SUCH TERMS AND CONDITIONS AND RETURN POLICY.

**BEACON**

DES MOINES BRANCH
BEACON BUILDING PRODUCTS
6485 NE 14TH ST
DES MOINES, IA 50313-1214
Telephone: 515-289-1375

INVOICE

Page 4 of 4

INVOICE NO.	HP38270
INVOICE DATE	08/19/21
DUE DATE	10/19/21
CUSTOMER NO.	328691

REMIT TO:

BEACON BUILDING PRODUCTS
PO BOX 101087
PASADENA, CA 91189-0005

WAREHOUSE:

DES MOINES BRANCH
BEACON BUILDING PRODUCTS
6485 NE 14TH ST
DES MOINES, IA 50313-1214
Telephone: 515-289-1375

SOLD TO:

FOR SURE ROOFING LLC
5741 NE 22ND STREET
#300
DES MONIES, IA 50313

SHIP TO:

FOR SURE ROOFING LLC
10939 GRIMES ST
INDIANOLA, IA 50125

		SLS	SHIP VIA	TERMS		
		BP9	OUR TRUCK	2% 60 DAYS, NET 61 DAYS		
CUSTOMER PURCHASE ORDER NO.		TAX	JOB # AND NAME		ORDERED BY	
K3747 WATER RESOURCE		7.000	70 WATER RES RECOV		WBPRUS	
PRODUCT	DESCRIPTION		U/M	QUANTITY	UNIT PRICE	EXTENSION
	*****PLEASE CONFIRM PAYMENT ADDRESS***** BEACON BUILDING PRODUCTS PO BOX 101087 PASADENA, CA 91189-0005					
THANK YOU FOR YOUR BUSINESS						

RECEIVED BY

SUB-TOTAL	TAX	HANDLING/RESTOCK	SHIPPING	TOTAL AMOUNT
73352.50	5134.68	80.00	.00	78567.18

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BUYER ACKNOWLEDGES AGREEING TO SUCH TERMS AND CONDITIONS AND RETURN POLICY.



West Des Moines Brick Center
4601 NW Urbandale Drive, Suite 112
Urbandale IA 50322
Phone: 515 224-4110 Fax: 515 224-4057

SALES INVOICE

Invoice Number: 1470745
Invoice Date: 08/05/21
Due Date: 09/04/21
Order Number: 4171816
Call Off Number: CO 7369106

Entered By: Leonard Thompson
Remit To:
Glen Gery Corp.
33015 Collection Center Drive
Chicago IL 60693-0330

26 1 SP 0.510 E0026X I0035 07940103877 S2 P8442821 0001:0002



100995
SEEDORFF MASONRY, INC
PO BOX 38
STRAWBERRY POINT IA 52076-0038

Indianola Waste Water Treatment
10939 Grimes St
Matt Banse 515-322-6515
Indianola IA 50125

SOLD TO: 100995 / Seedorff Masonry, Inc

Job Name		Customer Reference		Sales Person / Contact																								
Indianola WWTF		20003-1		MICHAEL WINTER																								
Terms		Carrier		F.O.B.																								
Net 30 Days		COLLECTION HAULIER		FOB - Origin																								
Line No	Product Code	Product Description	SHIP WHSE	Quantity	U/M	Price	U/M	Amount																				
1.000	22300023	Yankee Hill YH MS G-3	WDR	11,025.00	EA	577.00	TH	6,361.43																				
2.000	99050020	Delivery to Site	WDR	1.00	EA	1,900.00	EA	1,900.00																				
<table><tr><td>Tax Summary:</td><td>Jurisdiction</td><td>Rate</td><td>Amount</td></tr><tr><td></td><td>Ds: WEST DES MOINES</td><td>BLANK</td><td>BLANK</td></tr><tr><td></td><td>Ct: WEST DES MOINES</td><td>1.000</td><td>63.61</td></tr><tr><td></td><td>Co: POLK</td><td>BLANK</td><td>BLANK</td></tr><tr><td></td><td>St: IA</td><td>6.000</td><td>381.69</td></tr></table>									Tax Summary:	Jurisdiction	Rate	Amount		Ds: WEST DES MOINES	BLANK	BLANK		Ct: WEST DES MOINES	1.000	63.61		Co: POLK	BLANK	BLANK		St: IA	6.000	381.69
Tax Summary:	Jurisdiction	Rate	Amount																									
	Ds: WEST DES MOINES	BLANK	BLANK																									
	Ct: WEST DES MOINES	1.000	63.61																									
	Co: POLK	BLANK	BLANK																									
	St: IA	6.000	381.69																									
RECEIVED AUG 12 2021																												
Please remit payment via ACH electronic payment, instructions below, which is our preferred method of payment. Please email remit advice including invoice number, amounts and dates to credit@glengery.com Bank of America 100 West 33rd Street New York, NY 10001 ABA Number: 111000012 Account Number: 3752101872 Or remit check to: Glen Gery Corp 33015 Collection Center Dr Chicago, IL 60693-0330																												

Order Total	8261.43
Tax Total	445.30
Invoice Total	USD 8706.73

IF THERE IS A CASH DISCOUNT PRINTED ABOVE, THE DISCOUNT IS ALLOWED ONLY IF PAID IN FULL BY THE INDICATED TERMS. ACCOUNTS NOT PAID WITHIN TERMS ARE SUBJECT TO BEING PLACED ON A CASH BASIS, AND TO PAY A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) ON ANY PAST DUE AMOUNT. NO CREDITS WILL BE ISSUED FOR DAMAGES OR SHORTAGES UNLESS NOTED ON DELIVERY RECEIPT. SUBJECT TO TERMS AND CONDITIONS OF SALE AND SHIPMENT AS PUBLISHED at <https://www.glengery.com/terms-and-conditions-sale>.

Sioux City Brick
Since 1913

Lawrenceville
BRICK

Cushwa
BRICK

A brand of
BRICKWORKS
— BUILDING PRODUCTS —



GreenTech of Iowa, LLC

Remit To:

PO Box 148
Slater, IA 50244

Bill To:

Williams Brothers Construction
PO Box 1366
Peoria, IL 61654

INVOICE

Invoice: 16891

Date: 07/30/2021

Due Date: 08/29/2021

Contract ID:

Description: Indianola Water Resource Facil

PO No: 2321-530

Our Job No:

Period Ending: 07/31/2021

Customer No: 1616

LINE #	ITEM CODE	DESCRIPTION OF ITEMS	UNIT	QTY BILLED	UNIT PRICE	TOTAL COST
1	1	SILT FENCE / 9" WATTLES	LF		1.50	
7	1	SWPPP MGMNT & INSPECTIONS	MO	1.00	300.00	300.00

Comments:

Terms: Net 30 days

Total Work:	300.00
Less Retainage:	15.00
Total Amount:	285.00

GreenTech of Iowa, LLC

INVOICE

Remit To:
PO Box 148
Slater, IA 50244

Invoice: 16939
Date: 07/30/2021
Due Date: 08/29/2021

Bill To:
Williams Brothers Construction
PO Box 1366
Peoria, IL 61654

Contract ID:
Description: Indianola Water Resource Facil
PO No: 2321-530
Our Job No:
Period Ending: 07/31/2021

Customer No: 1616

LINE #	ITEM CODE	DESCRIPTION OF ITEMS	UNIT	QTY BILLED	UNIT PRICE	TOTAL COST
1	1	SILT FENCE / 9" WATTLES	LF	185.00	1.50	277.50
7	1	SWPPP MGMNT & INSPECTIONS	MO		300.00	

Comments:

Terms: Net 30 days

Total Work: 277.50
Less Retainage: 13.88
Total Amount: 263.62

Application No. 15

August 31, 2021

Page 77 of 252



MEMORANDUM

To: Mayor and City Council

From:

Date: September 20, 2021

Subject: Second consideration of an Ordinance approving the rezoning of property located 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Recommendation: Roll call is in order.

Attachments: 1. Ord 1308 S G Rezoning

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE A-1 AGRICULTURAL/OPEN SPACE ZONING DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DETACHED RESIDENTIAL ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the A-1 Agricultural/Open Space Zoning District To R-1 Single-Family Residential Detached Residential Zoning District for real property legally described as the North Nine (9) Acres of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 36, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

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

Section 1: That the zoning is amended from the A-1 Agricultural/Open Space Zoning District To R-1 Single-Family Residential Detached Residential Zoning District for real property legally described as the North Nine (9) Acres of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 36, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

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

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

PASSED AND APPROVED this _____ day of _____ 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

First reading:
Second reading:
Third reading:
Publication Date:



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: September 20, 2021

Subject: Third consideration of an Ordinance to revise the collection of tax increment revenues within the Urban Renewal Area, as amended and as part of adopting amendment Number 4 to the Hillcrest/Downtown Unified Urban Renewal Plan for an urban renewal area in the City of Indianola.

Recommendation: Roll call is in order.

Attachments: 1. Amend No. 4 to Unified URP - Ordinance (01911959x7F7E1)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, AND 1616, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA, IN CITY OF INDIANOLA, COUNTY OF WARREN STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA **(AMENDMENT NO. 4 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN)**

WHEREAS, the City Council of the City of Indianola, State of Iowa, has heretofore, in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, and 1616, provided for the division of taxes within the Hillcrest/Downtown Unified Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Section 403.19, Code of Iowa; and

WHEREAS, territory now has been removed from the Hillcrest/Downtown Unified Urban Renewal Area through the adoption of Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Hillcrest/Downtown Unified Urban Renewal Area, and the continuing needs of redevelopment within the amended Hillcrest/Downtown Unified Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Hillcrest/Downtown Unified Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

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

Ordinance Numbers 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, and 1616 are hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) Hillcrest Original Urban Renewal Area means that portion of the City of Indianola, State of Iowa, described in the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 11-94 on July 5, 1994, and described in Ordinance No. 1026, which includes the lots and parcels located within the area legally described as follows:

A part of the North $\frac{1}{2}$ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North $\frac{1}{4}$ corner of said Section 19, thence North $89^{\circ} 06'$ West 6.15 feet, thence South $01^{\circ} 36' 20''$ East 1323.7 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a $3^{\circ} 36' 36''$ curve with a central angle of $51^{\circ} 58'$ a distance of 659.0 feet, thence North $21^{\circ} 03'$ West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

b) Hillcrest Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 14-98 on October 19, 1998, and described in Ordinance No. 1137, which includes the lots and parcels located within the area legally described as follows:

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

c) Hillcrest Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 9-01 on September 4, 2001, and described in Ordinance No. 1218, which includes the lots and parcels located within the area legally described as follows:

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

d) Hillcrest Amendment No. 3 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 3 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 05-05 on March 7, 2005, which was corrected by Resolution No. 13-05 on July 18, 2005, and described in Ordinance No. 1336, which amended Ordinance No. 1322 to correct the legal description of the Amendment No. 3 Subarea, which includes the lots and parcels located within the area legally described as follows:

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

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

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

West 50' of the East 43 Acres in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19-76-23.

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

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

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

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

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

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

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

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

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

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

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

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

e) Hillcrest Amendment No. 4 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 4 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 04-09 on March 16, 2009, and described in Ordinance No. 1428, which includes the lots and parcels located within the area legally described as follows:

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

AND

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

AND

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

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

AND

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

AND

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

AND

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

AND

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

The W $\frac{1}{2}$ of the East 60 feet of the S $\frac{1}{2}$ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W $\frac{1}{2}$ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

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

AND

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

AND

Parcel 1:

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

AND

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

Beginning, EXCEPTING therefrom the South 30 feet thereof AND EXCEPTING therefrom the North 108.5 feet thereof.

Parcel 2:

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

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

Parcel 3:

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

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

AND

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

AND

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

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

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

AND

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

AND

Parcels A and C of Berry's Outlot 5

AND

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

AND

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

AND

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

AND

All of the Wal-Mart Subdivision

AND

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

f) Downtown Original Urban Renewal Area means that portion of the City of Indianola, State of Iowa, described in the Downtown Urban Renewal Plan for the Downtown Urban Renewal

Area approved by Resolution No. 8-01 on September 4, 2001, and described in Ordinance No. 1217, which includes the lots and parcels located within the area legally described as follows:

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

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

g) Downtown Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 06-05 on March 7, 2005, and described in Ordinance No. 1314, which includes the lots and parcels located within the area legally described as follows:

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

h) Downtown Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 10-07 on December 17, 2007, and described in Ordinance No. 1396, which includes the lots and parcels located within the area legally described as follows:

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

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

i) Unified Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 2019-100 on May 20, 2019 and as corrected by Resolution No. 2019-100-A, approved on June 17, 2019, which removes the lots and parcels located within the Hillcrest Amendment No. 1 Subarea legally described as follows:

Beginning at a point 269.5' North of the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19-76-23 thence North along the West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to the Northeast corner of the West $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20-76-23; thence South along the East line of the of the West $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20-

76-23 to the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23; thence South along the East line of the of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23 to the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23; thence East along the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23, 660' to East line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20-76-23, thence South along the East line of the of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23 to center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00°-05'-00" E) 269.5', thence West (N 00°-08'-00" W) 165' to point of beginning. (area includes Indianola Industrial Park Plats 1 & 2 and additional property).

j) Unified Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 2019-142 on August 5, 2019, which includes the lots and parcels located within the Hillcrest Amendment No. 2 Subarea legally described as follows:

The South 50' of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The South 50' of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), lying East of the railroad right-of-way, of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The East Half of the North Three-quarters of the East Half (E $\frac{1}{2}$ N $\frac{3}{4}$ E $\frac{1}{2}$), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence North 16 rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa (Parcel IDs 49023200440, 49023200441, 49023200460, 49023200462, 49023200469, 49023200500, 49023200620, 49023200643 and 49023200644); and

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

k) Unified Amendment No. 3 did not add or remove land.

l) Unified Amendment No. 4 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 4 to the Unified Plan for the Urban Renewal Area approved by Resolution No. _____ on August 16, 2021, which removes the lots and parcels located within the Hillcrest Amendment No. 3 Subarea legally described as follows:

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

m) Amended Area means that portion of the City of Indianola, State of Iowa, included within the Urban Renewal Area, as amended, which Amended Area includes the lots and parcels located within the area legally described in Sections (a) - (l) above.

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Warren, Iowa, Indianola Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the Hillcrest Original Urban Renewal Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Area upon the total sum of the assessed value of the taxable property in the Area as shown on the assessment roll as of January 1, 1993, being January 1 of the calendar year preceding the effective date of Ordinance No. 1026, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Hillcrest Amendment No. 1 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1997, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1137, minus the assessed value on the assessment roll as of January 1, 1997 for the property removed by Amendment No. 1 to the Unified Plan.

As to Hillcrest Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1218.

As to Hillcrest Amendment No. 3 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance Nos. 1322 and 1336, minus the assessed value shown

on the assessment roll as of January 1, 2004 for the property removed from the Hillcrest Amendment No. 3 Subarea by Amendment No. 4 to the Unified Plan and this Ordinance.

As to Hillcrest Amendment No. 4 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1428.

As to the Downtown Original Urban Renewal Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the first calendar year in which the City certified to the county auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described in Ordinance No. 1217.

As to Downtown Amendment No. 1 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1314.

As to Downtown Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1396.

As to the Unified Amendment No. 1 Subarea, base period taxes shall be reduced due to the removal of area from the Hillcrest Amendment No. 1 Subarea.

As to the Unified Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2018, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effect date of Ordinance No. 1616.

As to the Unified Amendment No. 4 Subarea, base period taxes shall be reduced due to the removal of area from the Hillcrest Amendment No. 3 Subarea.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Indianola, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12, Code of Iowa, incurred by the City of Indianola, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa,(but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the

payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Indianola, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Area, as amended, under the provisions of Section 403.19, Code of Iowa, as authorized in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, and 1616. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Amended Area to the maximum period of time allowed by Section 403.19, Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2021

Read Second Time: _____, 2021

Read Third Time: _____, 2021

PASSED AND APPROVED: _____, 2021.

I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2021, signed by the Mayor on _____, 2021, and published in the Indianola Record Herald on _____, 2021.

City Clerk, City of Indianola, State of Iowa

(SEAL)

01911959-1\13538-166



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: September 20, 2021

Subject: Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, accepting street lots, accepting easements and approving the final plat for Ashton Park Plat 7.

Introduction: As the City Council may recall, the preliminary plat for Ashton Park Plat 7 was approved by the Council on May 18, 2020. The request is for final plat approval of a 19-lot residential subdivision for single-family development.

Background: On June 30, August 4, September 1 and September 15, City staff inspected the improvements and provided the Developer with a punchlist of items that needed to be corrected prior to the City accepting the improvements. All major items on the punchlist have been completed and this was verified by City staff during all inspections. As of the writing of this memo, there were 3 minor issues outstanding:

1. Install signage along the public right-of way for street names, no outlet, no-parking, and stop signs.
2. Repair the water line tracer wire from the south going north on 19th that doesn't work.
3. Verify the orifice pipe perforations meet the construction plans.

The engineer on this project for the developer, Melissa M. Hills, has submitted a letter stating that the construction is in substantial compliance with the approved construction plans and specifications. The letter is attached.

Discussion:

Budget Impact:

Recommendation: Staff is recommending that the City Council approve and accept the public improvements, including all streets, sanitary sewer, storm sewer and water infrastructure. The City Clerk is in receipt of four (4) year maintenance bonds for all street, sanitary sewer, storm sewer and water infrastructure that has been installed as part of Ashton Park Plat 7. Staff recommends the Council accept those maintenance bonds. This plat includes two street lots that will be dedicated to the City of Indianola for an extension to Eats Euclid Avenue, as well as a new road for North 19th Street. The plat also includes various easements for drainage and overland flowage, public utilities, storm sewers and sanitary sewer easements. Staff recommends the Council accept dedication of these street lots and easements. Staff recommends approval of the final plat, subject to the final minor issues being resolved before the plat and resolution are released for recording.

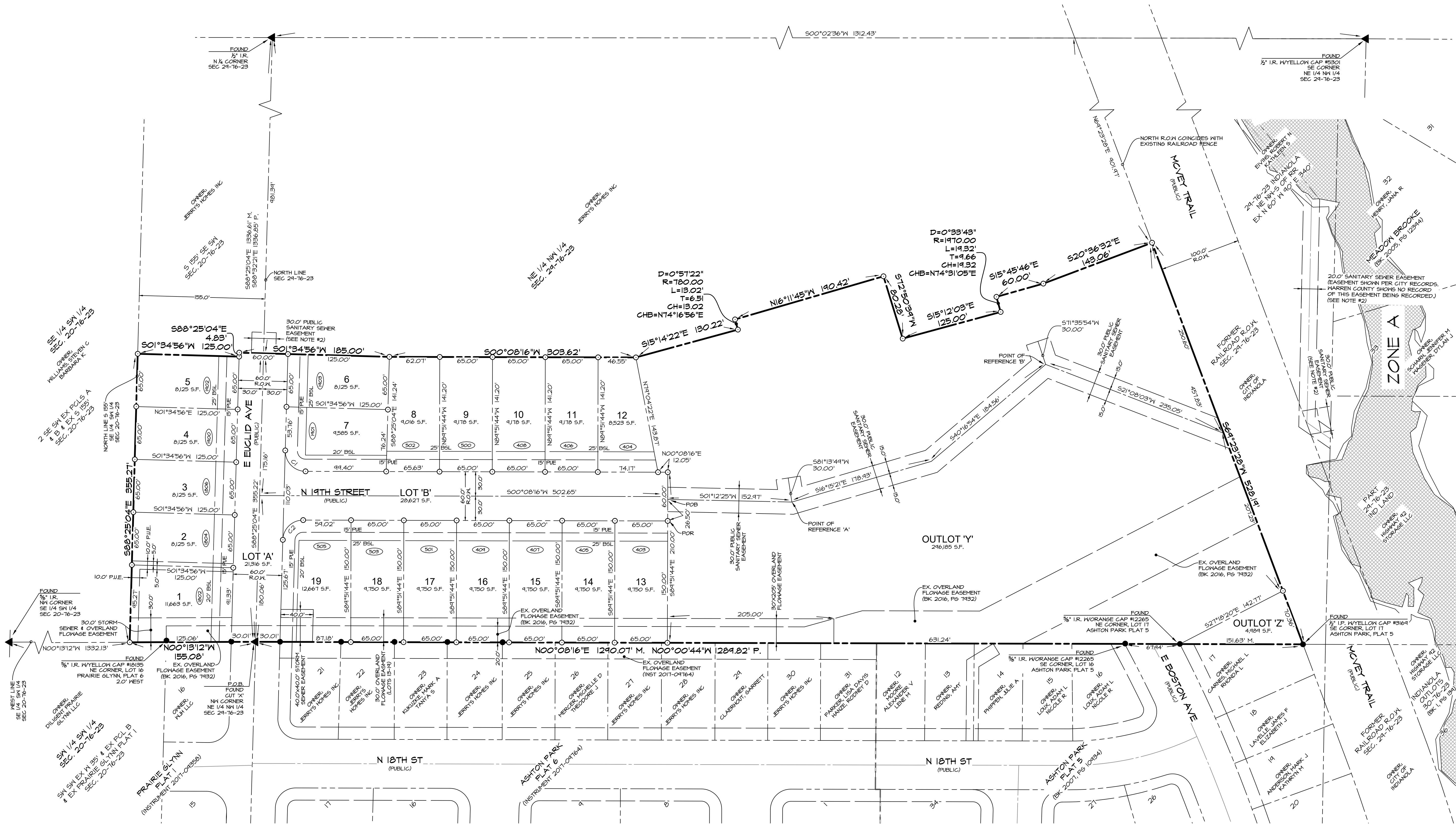
On March 9, 2021, the Planning and Zoning Commission recommended approval of the final plat with the following conditions:

1. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.
2. The City Council review the recommendation of approval after easement documentation for public utilities, sanitary sewer, storm sewer and overland flowage has been submitted.
3. The City Council review the recommendation of approval after all attachments as required by Section 354.11 of the Iowa Code have been submitted.

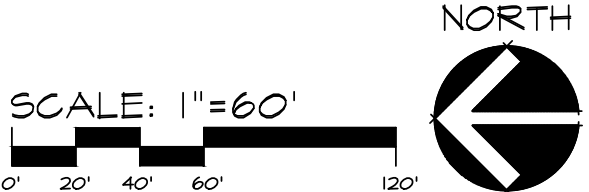
Attachments:

1. Final Plat
2. Letter of Assurance
3. FPApplication
4. Staff Report_AshtonPark7
5. RESOLUTION

C:\P\PLANS\ASHTON PARK PLAT 7\ASHTON PARK PLAT 7.dwg, 3/4/2021 10:13:13 AM, cecelac, LT



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	41°26'41"	25.00'	34.40'	25.64'	35.50'	N45°51'36"E
C2	88°33'19"	25.00'	38.64'	24.38'	34.41'	N44°08'24"W



PRELIMINARY

ASHTON PARK PLAT 7
INDIANOLA, IOWA

FINAL PLAT

SHEET
2
OF
2

E-8236

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

CEC

DATE: _____
DATE OF SURVEY: MARCH 2020
DESIGNED BY: MHH
DRAWN BY: CM



Civil Engineering Consultants, Inc.

September 15, 2021

Akhilesh Pal, P.E.
City of Indianola
Public Works Director
706 North 6th Street
Indianola, IA 50125

**RE: ASHTON PARK PLAT 7
PUBLIC IMPROVEMENT ACCEPTANCE**

Dear AP:

On behalf of Jerry's Homes we would like to request acceptance of the public improvements for Ashton Park Plat 7. To the best of our knowledge, this project has been completed in accordance with the 2020 Edition of the Iowa Statewide Urban Design Standards and Specifications (SUDAS) for Public Improvements. All punch list items for this project have been completed.

Please review this information and schedule this project for acceptance by City Council on September 20, 2021. Please let me know if you need anything additional.

Sincerely,

Civil Engineering Consultants, Inc.

Melissa Hills, P.E.
Iowa Registration No. 16023

CC. Adam Grubb, Jerry's Homes, Inc.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER JERRY'S HOMES, INC.

(Last Name) COWAN

(First Name) JAY

(Address) 3900 WESTOWN PRVDY Ste. 100

(City) West Des Moines (State) IA (Zip) 50266

(Phone) 515-322-0 (Email) jayc@jerryshomes.com

APPLICANT (if not Property Owner)

(Last Name) Hills

(First Name) Melissa

(Address) 2400 86th St. Ste. 12

(City) Urbandale (State) IA (Zip) ~~50208~~ 50322

(Phone) 515-276-4884 (Email) hills@ceclac.com

☐ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☒ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☒ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Melissa Hills

Name (printed) Melissa Hills

Date 2-17-2021

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: March 9, 2021

Agenda Item: 7. A. Consider recommendation on request for approval of a Final Plat for Ashton Park Plat 7

Application Type: Final Subdivision Plat

Applicant: Melissa M. Hills of Civil Engineering Consultants Inc., on behalf of Jerrys Homes, Inc.

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Low/Medium Density Residential

Application Summary: Request for final plat approval of a 19-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

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

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

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.

- B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
- C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
- D. Accurate metes and bounds description of the boundary.
- E. Street names.
- F. Complete curve notes for all curves included in the plat.
- G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
- H. Lot numbers and dimensions.
- I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
- J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
- K. Building lines and dimensions.
- L. The location, type, material and size of all monuments and markers.
- M. The name of the subdivision.
- N. The name and address of the owner and the subdivider.
- O. North point, scale and date.
- P. Certification by a registered land surveyor of the State of Iowa.
- Q. Certification of dedication of streets, easements and other public property.
- R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
- S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a 19-lot residential subdivision for single-family development. The preliminary plat of this subdivision was approved by the City Council on May 18, 2020 and included all lots shown on the final plat and matches the preliminary plat that was approved. The plat includes an extension of East Euclid Avenue to the east where it will terminate in a dead end, awaiting future development additions. Additionally, North 19th Street is being added which will be placed south of East Euclid Avenue, where it will terminate in a temporary cul-de-sac awaiting future development additions.

Grading and utilities are completed for this subdivision; however, paving has not been completed. City staff has not inspected improvements to date, nor have any maintenance bonds for the improvements have been received. Letters were mailed to property owners within 200 feet of this property on February 26, 2021.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, recommending the final plat be approved with the following conditions:

1. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.
2. The City Council review the recommendation of approval after easement documentation for public utilities, sanitary sewer, storm sewer and overland flowage has been submitted.
3. The City Council review the recommendation of approval after all attachments as required by Section 354.11 of the Iowa Code have been submitted.

RESOLUTION NO. 2021-_____

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND FOUR-YEAR MAINTENANCE BONDS FOR SANITARY SEWER, STORM SEWER, WATER AND STREETS, ACCEPTING EASEMENTS, ACCEPTING STREET LOTS, AND APPROVING THE FINAL PLAT FOR ASHTON PARK PLAT 7

WHEREAS, a final plat for Ashton Park Plat 7 has been submitted to the City of Indianola; and,

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

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

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

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

WHEREAS, the Council finds that all the requirements of the Code of Ordinances, Indianola, Iowa, regarding subdivision regulations and the final plat for Ashton Park Plat 7 have been met.

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

1. All public improvements, including all streets, sanitary sewer, storm sewer and water infrastructure installed as part of the approved construction documents for Aston Park Plat 7 are hereby approved and accepted.
2. All applicable maintenance bonds have been received and are hereby accepted.
3. All easements dedicated to the City of Indianola are hereby accepted.
4. Lots A and B for streets are hereby accepted.
5. All attachments as required by Section 354.11 of the Iowa Code shall be reviewed by staff prior to recordation and then recorded with the final plat.
6. The final plat for Ashton Park Plat 7 is hereby approved with the condition that the final minor issues are resolved before the plat and resolution are released for recording. These minor issues are:
 - a. Install signage along the public right-of way for street names, no outlet, no-parking, and stop signs.
 - b. Repair the water line tracer wire from the south going north on 19th that doesn't work.
 - c. Verify the orifice pipe perforations meet the construction plans.

APPROVED this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: September 20, 2021

Subject: Resolution approving a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.

Introduction: At its September 20 meeting, the City Council will be asked to approve a request from Matt Thomas of Thomas Land Surveying, on behalf of Marywood Farms Inc. for approval of a Plat of Survey that will create a new parcel.

Background: Marywood Farms Inc. currently owns a little more than 29 acres of land at the intersection of Kennedy Street and County Highway S23 that is in unincorporated Warren County, but within two miles, and southeast, of the City of Indianola. Their property contains mostly agricultural land, a pond and two outbuildings. Marywood Farms Inc. proposes to split off about 7.5 acres which would include the pond and would have access off County Highway S23.

Discussion: As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City.

Budget Impact:

Recommendation: At its meeting on September 14, the Planning and Zoning Commission reviewed this request and, on a 6-0 vote, recommended the request be approved.

Attachments:

1. Staff Report_ Plat of Survey
2. Application
3. Beacon Location Map
4. Plat of Survey - Marywood Farms - Sec 27-76-23
5. Resolution



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: September 14, 2021

Agenda Item: 7.A. Consider recommendation on request for approval of a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.

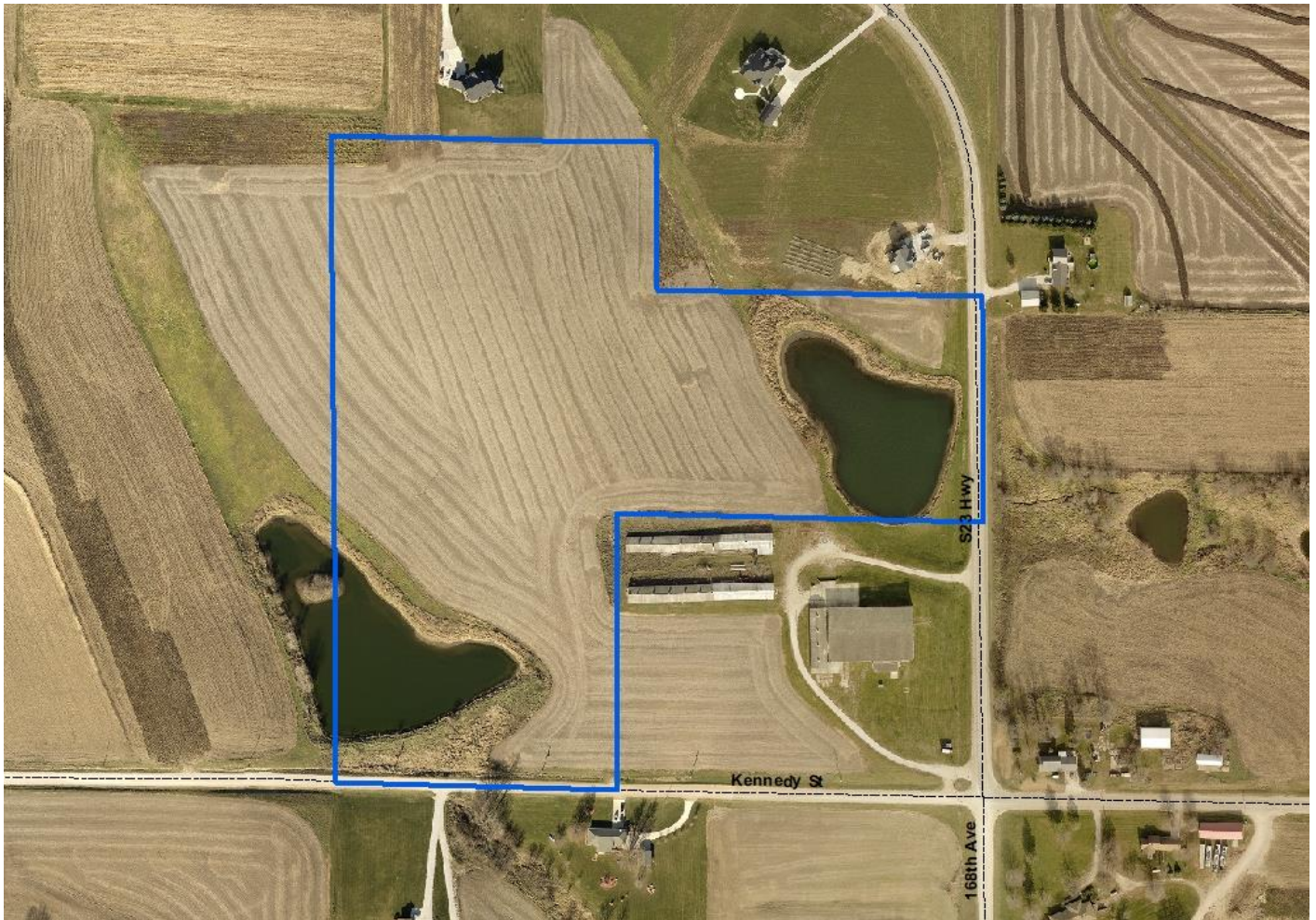
Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create a residential lot within two miles of the City.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed $2\frac{1}{2}$ times the width.

6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

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

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

ANALYSIS

Marywood Farms Inc. currently own a little more than 29 acres of land at the intersection of Kennedy Street and County Highway S23 that is in unincorporated Warren County, but within two miles, and southeast, of the City of Indianola. Their property contains mostly agricultural land, a pond and two outbuildings. Marywood Farms Inc. proposes to split off about 7.5 acres which would include the pond and would have access off County Highway S23. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on September 3, 2021.

ALTERNATIVES

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

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

RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) MARYWOOD FARMS INC.
(First Name) WENDY MC GINNIS TRUSTEE
(Address) 16650 KENNEDY ST.
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) THOMAS THOMAS LAND SURVEYING
(First Name) MATTHEW
(Address) 6230 90th AVE.
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-494-6663 (Email) mthomas@thomaslandsurveying.net

☒ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Matthew J Thomas

Name (printed) Matthew J Thomas

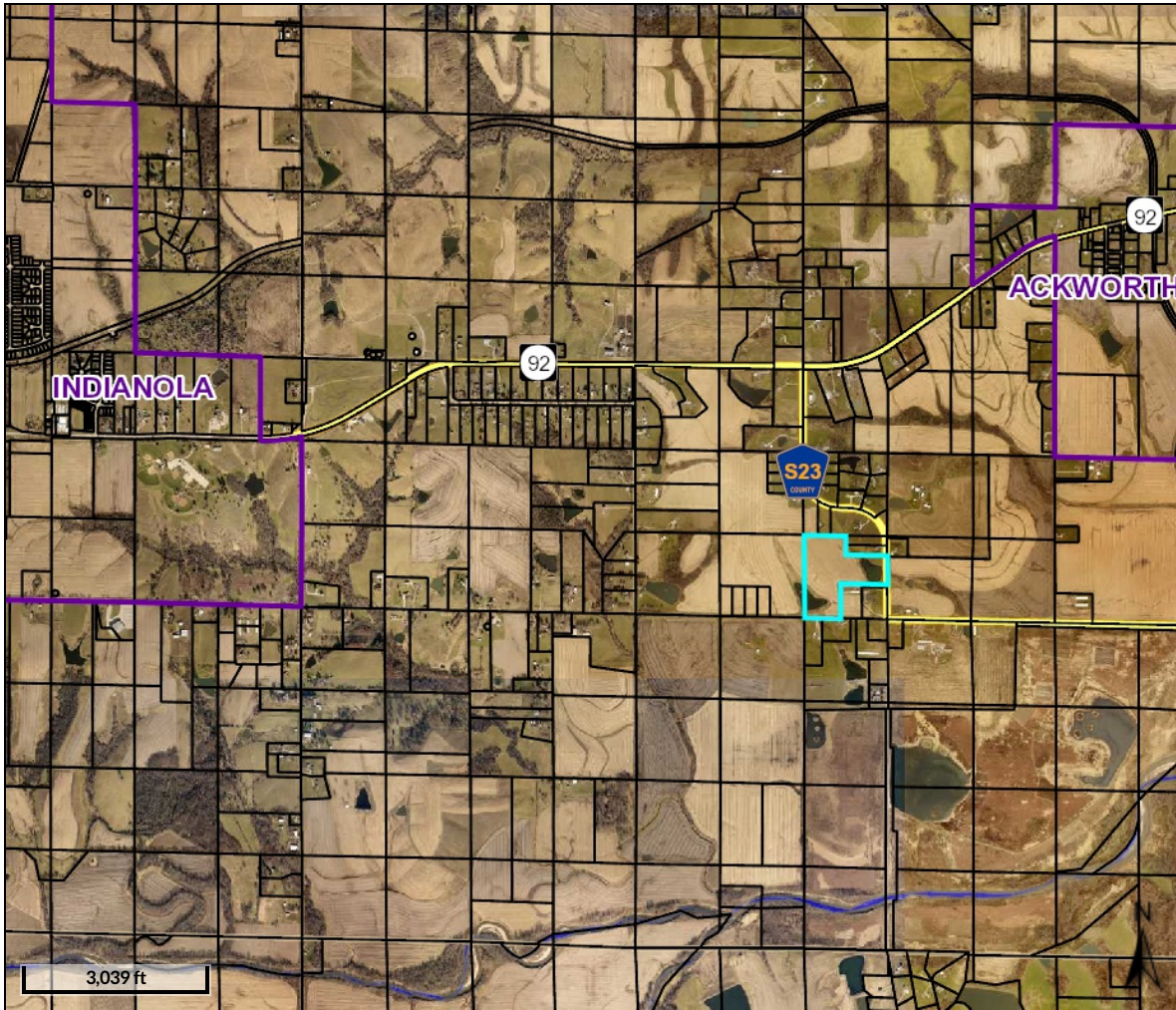
Date 8/3/2021

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

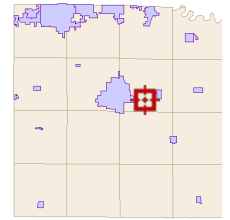
Date Received: _____

Receipt No: _____

Receipt Amount: _____



Overview



Legend

Roads

- <all other values>
 - Interstate
 - Highway
 - Ramp
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
 - Corporate Limits
 - Parcels
 - Political Township
- ##### Major Roads
- County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water

Parcel ID	13000270863	Alternate ID	13000270861	Owner Address	MARYWOOD FARMS INC
Sec/Twp/Rng	27-76-23	Class	A		16650 KENNEDY ST
Property Address		Acreage	24.27		INDIANOLA, IA 50125
District	13350				
Brief Tax Description	27-76-23 SW SE EX 565' X 750' SE COR & EX N 300' E 665'				
	(Note: Not to be used on legal documents)				

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 7/15/2021
Last Data Uploaded: 7/14/2021 10:47:34 PM

Developed by 

PLAT OF SURVEY - PARCEL "AG"
SW¼, SE¼ of SECTION 27-T76N-R23W

LEGAL DESCRIPTION: PARCEL "AG"

A parcel of land now included in and forming a part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, also being the Southeast Corner of PARCEL "AL", as recorded in Instrument #: 2019-09714 of the Office of the Warren County Recorder; thence North 00°14'01" West along the East Line of the Southeast Quarter of the Southwest Quarter of said Section 27 and the East Line of said PARCEL "AL", a distance of 503.39 feet to the Point of Beginning and the Northeast Corner of said PARCEL "AL" thence North 88°31'19" West along the North Line of said PARCEL "AL", a distance of 402.63 feet to the Northwest Corner of said PARCEL "AL" thence North 00°14'01" West, a distance of 62.02 feet; thence North 88°31'19" West, a distance of 347.70 feet; thence North 00°14'01" West, a distance of 455.93 feet; thence South 88°46'42" East, a distance of 750.24 feet to a point on the East Line of the Southwest Quarter of the Southeast Quarter of said Section 27; thence South 00°14'01" East along said East Line, a distance of 521.31 feet to the Point of Beginning, containing 8.45 Acres, which includes 0.93 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

TLS

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



PROJECT NUMBER	21094	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	07/15/2021	2021	2 OF 2

City of Indianola
RESOLUTION NO. 2021-_____

**RESOLUTION APPROVING A REQUEST FOR A PLAT OF SURVEY FOR
MARYWOOD FARMS INC. LOCATED WITHIN TWO MILES OF THE CITY
OF INDIANOLA**

WHEREAS Matt Thomas of Thomas Land Surveying, on behalf of Marywood Farms Inc., has submitted a Plat of Survey for a parcel of land legally described as:

LEGAL DESCRIPTION: PARCEL “AG”

A parcel of land now included in and forming a part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:
Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, also being the Southeast Corner of PARCEL “AL”, as recorded in Instrument #: 2019-09714 of the Office of the Warren County Recorder; thence North 00°14’01” West along the East Line of the Southeast Quarter of the Southwest Quarter of said Section 27 and the East Line of said PARCEL “AL”, a distance of 503.39 feet to the Point of Beginning and the Northeast Corner of said PARCEL “AL”; thence North 88°31’19” West along the North Line of said PARCEL “AL”, a distance of 402.63 feet to the Northwest Corner of said PARCEL “AL”; thence North 00°14’01” West, a distance of 62.02 feet; thence North 88°31’19” West, a distance of 347.70 feet; thence North 00°14’01” West, a distance of 455.93 feet; thence South 88°46’42” East, a distance of 750.24 feet to a point on the East Line of the Southwest Quarter of the Southeast Quarter of said Section 27; thence South 00°14’01” East along said East Line, a distance of 521.31 feet to the Point of Beginning, containing 8.45 Acres, which includes 0.93 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record; and

WHEREAS, this Plat of Survey is in unincorporated Warren County, Iowa, but located within two miles of the City of Indianola, Iowa; and

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

WHEREAS, on September 14, 2021 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Indianola, Iowa City Council that the plat of survey submitted to the City of Indianola, Iowa by Matt Thomas of Thomas Land Surveying, on behalf of Marywood Farms Inc. is hereby approved.

Passed and approved at Indianola, Iowa this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: September 20, 2021

Subject: Resolution approving a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.

Introduction:

Background: At its September 20 meeting, the City Council will be asked to approve a request from Chad Daniels, on behalf of Tim Phillips, for approval of a Plat of Survey that will create a new parcel. The Phillips currently own a little more than 70 acres of land along 140th Avenue, between McGregor Street and McKinley Street, which is in unincorporated Warren County, but within two miles, and south, of the City of Indianola. Their property is currently agricultural land. Tim Phillips proposes to split off two parcels, one that is 5.6 acres and the other is 3.22 acres, both with access off McKinley Street.

Discussion: As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City.

Budget Impact:

Recommendation: At its meeting on September 14, the Planning and Zoning Commission reviewed this request and, on an 5-0 vote, recommended the request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed plat of survey, are attached to this memo.

Attachments:

1. Staff Report
2. Application
3. Survey
4. Resolution



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: September 14, 2021

Agenda Item: 7.B. Consider recommendation on request for approval of a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.

Application Type: Plat of Survey

Applicant: Chad Daniels of Daniels Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create two (2) residential lots within two miles of the City.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.

5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

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

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

ANALYSIS

Timmy L and Laura M Phillips currently own a little more than 70 acres of land along 140th Avenue, between McGregor Street and McKinley Street, that is in unincorporated Warren County, but within two miles, and south, of the City of Indianola. Their property currently is agricultural land. Tim Phillips proposes to split off two parcels, one that is 5.6 acres and the other that is 3.22 acres, both with access off McKinley Street. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on September 3, 2021.

ALTERNATIVES

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

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

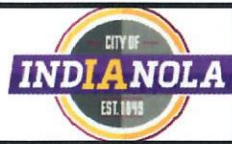
RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Phillips
(First Name) Tim
(Address) 22481 73rd Ave
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515 202 1354 (Email) Tim@info2gousa.com

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515 577 2583 (Email) PLS17532@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☒ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☒ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Chad A Daniels

Name (printed) Chad A Daniels

Date 8/17/21

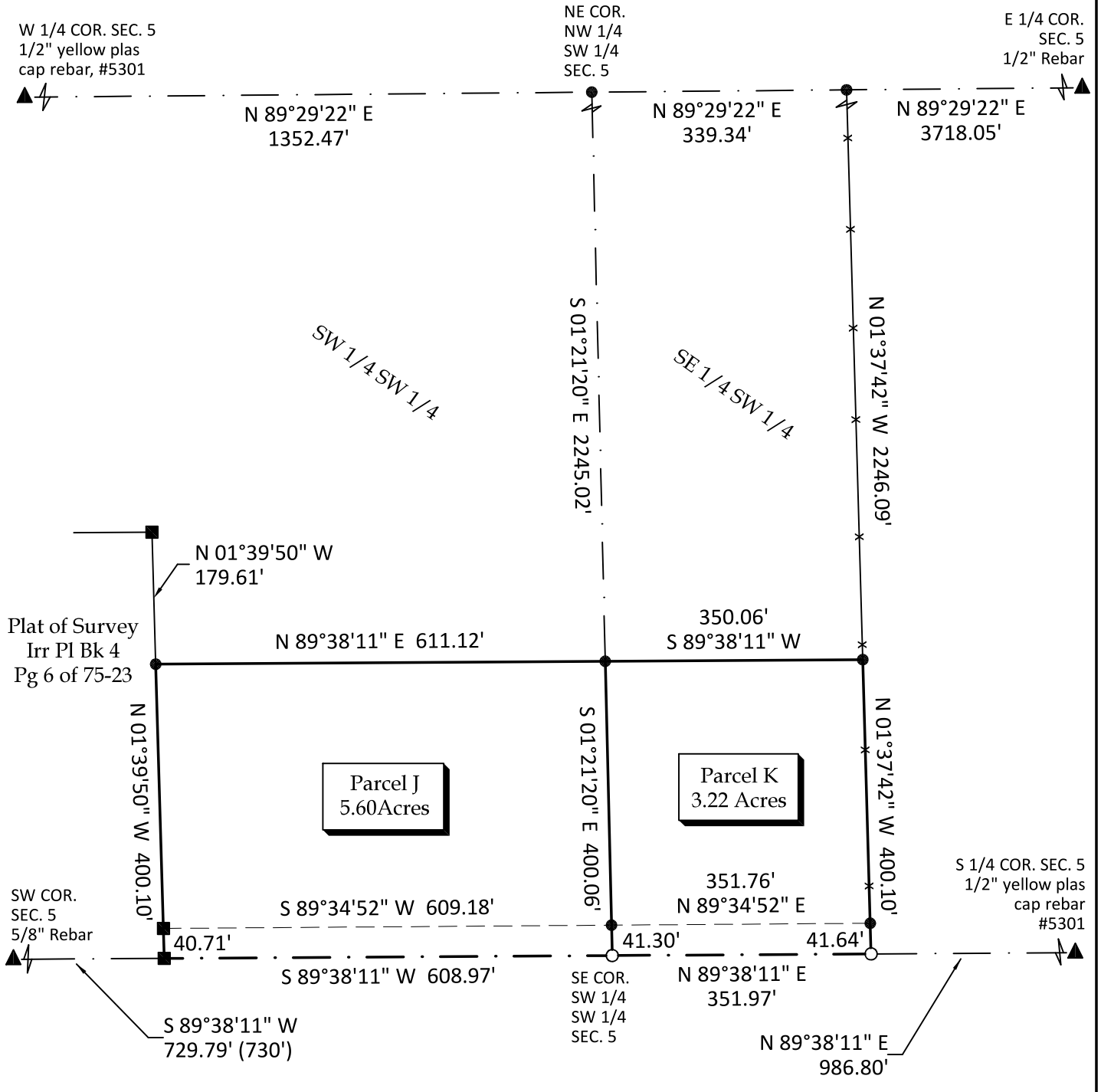
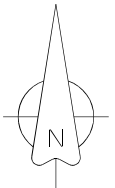
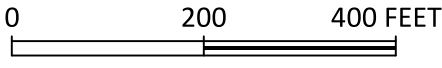
FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY		SURVEY LEGEND	
INDEX LEGEND LOCATION: S 1/2 OF SW 1/4 OF SECTION 5 T 75N, R 23W, WARREN COUNTY, IOWA OWNER: TIMMY & LAURA PHILLIPS 22481 73RD AVE., NEW VIRGINIA IA 50210 SURVEY FOR: (OWNER) PREPARED BY CHAD A. DANIELS RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210 515-577-2583		() - Recorded Distance/Bearing — — — — 40' Road Easement — . — . — Section line — x — x — Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" landscape spike w/ brass washer, #17532 ■ - Found 1/2" YCR #5301 BASIS OF BEARINGS IS IA RCS ZONE 8	
DESCRIPTION - PARCEL J: That part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 75 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 38 minutes 11 seconds West, 608.97 feet along the South line of said Southwest Quarter of the Southwest Quarter to the Southeast corner of a Plat of Survey recorded in Irregular Plat Book 4 Page 6 of 75-23; thence North 01 degrees 39 minutes 50 seconds West, 400.10 feet along the East line of said Plat of Survey; thence North 89 degrees 38 minutes 11 seconds East, 611.12 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 01 degrees 21 minutes 20 seconds East, 400.06 feet to the Point of Beginning, having an area of 5.60 Acres including 0.57 Acres of Road Easement. DESCRIPTION - PARCEL K: That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 75 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 38 minutes 11 seconds East, 351.97 feet along the South line of said Southeast Quarter of the Southwest Quarter; thence North 01 degrees 37 minutes 42 seconds West, 400.10 feet; thence South 89 degrees 38 minutes 11 seconds West, 350.06 feet to the West line of said Southeast Quarter of the Southwest Quarter; thence South 01 degrees 21 minutes 20 seconds East, 400.06 feet to the Point of Beginning, having an area of 3.22 Acres including 0.33 Acres of Road Easement.			
PROJ. NO. 1685		DATE OF SURVEY: 8/17/2021	
PAGE 1 of 2		PAGE 1 of 2	



City of Indianola
RESOLUTION NO. 2021-_____

**RESOLUTION APPROVING A REQUEST FOR A PLAT OF SURVEY FOR TIM
PHILLIPS LOCATED WITHIN TWO MILES OF THE CITY OF INDIANOLA**

WHEREAS Chad Daniels, on behalf of Tim Phillips, has submitted a Plat of Survey for a parcel of land legally described as:

DESCRIPTION - PARCEL J:

That part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 75 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 38 minutes 11 seconds West, 608.97 feet along the South line of said Southwest Quarter of the Southwest Quarter to the Southeast corner of a Plat of Survey recorded in Irregular Plat Book 4 Page 6 of 75-23; thence North 01 degrees 39 minutes 50 seconds West, 400.10 feet along the East line of said Plat of Survey; thence North 89 degrees 38 minutes 11 seconds East, 611.12 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 01 degrees 21 minutes 20 seconds East, 400.06 feet to the Point of Beginning, having an area of 5.60 Acres including 0.57 Acres of Road Easement.

DESCRIPTION - PARCEL K:

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 75 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 38 minutes 11 seconds East, 351.97 feet along the South line of said Southeast Quarter of the Southwest Quarter; thence North 01 degrees 37 minutes 42 seconds West, 400.10 feet; thence South 89 degrees 38 minutes 11 seconds West, 350.06 feet to the West line of said Southeast Quarter of the Southwest Quarter; thence South 01 degrees 21 minutes 20 seconds East, 400.06 feet to the Point of Beginning, having an area of 3.22 Acres including 0.33 Acres of Road Easement; and

WHEREAS, this Plat of Survey is in unincorporated Warren County, Iowa, but located within two miles of the City of Indianola, Iowa; and

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

WHEREAS, on September 14, 2021 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Indianola, Iowa City Council that the plat of survey submitted to the City of Indianola, Iowa by Chad Daniels, on behalf of Tim Phillips is hereby approved.

Passed and approved at Indianola, Iowa this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Approval of utility write-offs to be submitted to the State Income Offset Program.

Introduction: Quarterly write-offs for quarter one of 2021 are in the packet.

Background: Utility Billing Services runs a report to determine which closed accounts are delinquent on a quarterly basis.

Discussion: There are 36 accounts to be written off. These delinquent accounts are submitted to the State Income Offset Program for collection. If someone is to be issued money through the state (income tax return, casino winnings, etc), the City will receive the money first until the balance due is satisfied.

Budget Impact:

SERVICE	TOTAL DOLLAR AMOUNT
Sewer	\$3,429.93
Recycling	\$470.33
Stormwater	\$95.83
Grand Total	\$3,996.09

Recommendation: Staff recommends approval of the write-offs to be submitted to the State Income Offset Program.

Attachments: 1. Write Offs Jan.March 2021

August 2021

(Billed from January 2021 to March 2021)

Sewer Billed	\$951,911.80	
Sewer Sent to State Offsets	\$3,429.93	0.36%
Recycling Billed	\$82,988.94	
Recycling Sent to State Offsets	\$470.33	0.57%
Stormwater Billed	\$54,105.72	
Stormwater Sent to State Offsets	\$95.83	0.18%

Total # of accounts wrote off - 36

<u>Service</u>	<u>Total Dollar Amount</u>
Sewer	\$ 3,429.93
Recycling	\$470.33
Stormwater	\$95.83
Grand Total	\$ 3,996.09



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2021- approving salaries

City of Indianola
RESOLUTION NO 2021-

RESOLUTION APPROVING SALARIES

This action sets salaries in accordance with the personnel management guide, union contract and seasonal salaries.

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

Krissa Cihaski, from Part-time Office Assistant CE1-4 \$15.349/hour to Part-time Academy EMT \$10.00/hour, effective September 1, 2021;

Carlos Hernandez, Operations Specialist – Streets R21-2 \$52,687.03/year, effective September 27, 2021;

MyLisa Thompson, Technical Support Specialist, from CE5-4 (\$250 longevity) \$49,227.14/year to CE5-4 (\$250 longevity) with temporary 5% increase due to additional duties in absence of IT Director \$51,676.00/year, effective September 12, 2021. Increase shall be removed upon a new IT Director starting.

Passed and approved this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council
From:
Date: September 20, 2021
Subject: Treasurer's Report - Doug Shull

Recommendation: Simple motion is in order.

Attachments: 1. August 2021 TR

**FINANCIAL REPORT
MONTH OF AUGUST, 2021**

Page 1

Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001 General Government	2,995,279.46	178,796.66	219,593.68	74,046.92	5,709.17	3,022,820.19
011 Police	2,048,840.00	42,309.50	243,219.35	10,060.52	5,705.42	1,852,285.25
015 Fire	292,335.91	150.00	78,240.03	-	1,139.75	213,106.13
016 Ambulance	22,751.03	30,112.36	150,435.11	-	6,458.83	(104,030.55)
041 Library	426,578.27	224.79	59,044.80	-	3,660.00	364,098.26
042 Park & Recreation	594,238.51	20,960.07	106,490.65	-	4,110.08	504,597.85
045 Memorial Pool	153,210.22	25,523.06	51,906.76	-	-	126,826.52
099 Franchise Fee-MEC	717,824.23	-	-	-	-	717,824.23
GENERAL FUND SUB-TOTAL	7,251,057.63	298,076.44	908,930.38	84,107.44	26,783.25	6,697,527.88
110 Road Use Tax (Streets)	2,160,275.21	137,547.00	107,098.90	-	18,039.75	2,172,683.56
112 Trust & Agency	36,668.18	-	-	-	-	36,668.18
115 YMCA Maintenance Obligations	366,095.03	-	-	-	-	366,095.03
121 Local Option sales Tax	6,569,530.33	168,885.34	-	-	-	6,738,415.67
125 TIF	5,356,661.71	16,800.75	-	-	-	5,373,462.46
141 Library Special Revenue	59,068.06	2,500.25	5,793.68	-	-	55,774.63
142 Park & Rec Special Revenue	89,243.59	4,931.86	-	-	-	94,175.45
160 Downtown Revolving Loan	151,569.76	-	12,846.32	-	-	138,723.44
161 Downtown BIZ Program	120,008.06	2,105.76	224.12	-	-	121,889.70
177 Police Forfeiture	19,830.07	-	-	-	-	19,830.07
190 Vehicle Reserve	1,474,153.66	-	847,414.88	-	-	626,738.78
199 Police Retirement	39.69	-	-	-	39.69	(0.00)
SPECIAL REVENUE SUB-TOTAL	16,403,143.35	332,770.96	973,377.90	-	18,079.44	15,744,456.97
200 DEBT SERVICE (SUB-TOTAL)	724,641.58	4,500.00	-	-	-	729,141.58
301 Capital Projects (General)	749,171.15	-	-	-	-	749,171.15
321 Capital Projects (Streets)	156,153.10	55,946.25	155,204.73	-	-	56,894.62
322 Downtown Square Streetscape	3,963,721.54	-	613,370.82	-	-	3,350,350.72
323 Hillcrest Ave Improvements	-	-	-	-	-	-
324 K Street Improvements	(11,225.47)	-	-	-	-	(11,225.47)
325 ARPA Funds	-	1,193,306.98	-	-	-	1,193,306.98
353 Community Redevelopment (D&D)	88,537.03	-	-	-	-	88,537.03
CAPITAL PROJECTS SUB-TOTAL	4,946,357.35	1,249,253.23	768,575.55	-	-	5,427,035.03
541 LIBRARY ENDOWMENT FUND	44,479.41	137.82	-	-	-	44,617.23
610 Sewer	992,494.37	-	104,798.46	158,333.33	37,644.75	1,008,384.49
650 Stormwater Utility	437,146.61	49,964.02	978.02	-	800.00	485,332.61
670 Recycling	144,961.03	27,579.60	26,350.03	-	800.00	145,390.60
710 Sewer Capital Projects	923,887.60	3,538,594.87	4,577.19	-	158,333.33	4,299,571.95
771 Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781 WRRF Construction	417,182.06	-	3,185,262.59	-	-	(2,768,080.53)
791 Sewer Revenue Bonds	591,605.79	-	-	-	-	591,605.79
820 Health Insurance	2,241,638.29	149,971.01	199,152.88	-	-	2,192,456.42
830 Health Reimbursement Accounts	5,607.71	-	350.00	-	-	5,257.71
840 Flex/STD	185,851.51	241.54	237.04	-	-	185,856.01
850 Liability Insurance Reserve-City	(34,660.90)	-	104.40	-	-	(34,765.30)
CITY UTILITY & ISF SUB-TOTAL	6,019,952.77	3,766,351.04	3,521,810.61	158,333.33	197,578.08	6,225,248.45
City Funds Subtotal	35,389,632.09	5,651,089.49	6,172,694.44	242,440.77	242,440.77	34,868,027.14
IMU Funds in Casselle	3,489.74	299,188.51	289,213.51	-	5,110.00	8,354.74
GRAND TOTAL CITY FUNDS	35,393,121.83	5,950,278.00	6,461,907.95	242,440.77	247,550.77	34,876,381.88
Cross Check Total						34,876,381.88
Investments						
Bankers Trust	\$	20,874,273.50	1.80%	Clerk's Balance		34,876,381.88
Iowa Public Agency Inv. Trust	\$	116,209.59	0.01%			
Payroll Account, TruBank	\$	-				
Checking Account, TruBank	\$	4,683,422.19	0.20%	Plus Outstanding Checks	\$	906,668.86
Sweep Account, TruBank	\$	10,029,821.59	0.40%	Minus Outstanding Deposits	\$	(559.42)
Indianola Hometown Pride, TruBank	\$	5,285.44		Bank Adjustment		
Indianola EMS - TruBank	\$	71,472.60		Book Adj (voided check)		-45.00
Wells Fargo	\$	1,961.41				
BANK BALANCE		35,782,446.32				35,782,446.32

Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
600 Water	26,397.37	61,276.33	53,276.33	-	3,910.00	30,487.37
620 IMU Administration	620.75	54,555.47	54,555.47	-	-	620.75
625 Revolving Economic Development	-	-	-	-	-	-
626 USDA RLF	-	-	-	-	-	-
630 Electric	(24,288.96)	117,356.58	115,356.58	-	1,200.00	(23,488.96)
640 Fiber/Communications	825.99	58,659.77	58,684.77	-	-	800.99
700 Water Capital Projects	-	-	-	-	-	-
730 Electric Capital Projects	(65.41)	6,142.00	6,142.00	-	-	(65.41)
740 Fiber/Comm Capital Projects	-	1,198.36	1,198.36	-	-	-
IMU SUB-TOTAL	3,489.74	299,188.51	289,213.51	0.00	5,110.00	8,354.74



—Office of the Mayor—

PROCLAMATION

International Day of Peace

WHEREAS, in 1981 the United Nations established the International Day of Peace as a day devoted to strengthening the ideals of peace and to contribute to building a culture of peace; and

WHEREAS, the theme for 2021 is “Recovering better for an equitable and sustainable world”; and

WHEREAS, the pandemic has affected all of humanity and we must all recover together while building a more just world; and

WHEREAS, the United Nations encourages everyone to stand up against acts of hate and spread compassion, kindness and hope during the pandemic and recovery while remembering we are not each other’s enemy; and

WHEREAS, a day of peace allows us to come together and focus on what all nations and peoples can do to create a more peaceful, equitable and unified world.

NOW, THEREFORE, I, Mayor Pepper, do hereby proclaim September 21, 2021 as a Day of Peace throughout the City of Indianola and I encourage all citizens to commit to strengthening the ideals of peace within our City.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Indianola, Iowa this 20th day of September 2021.

Pam Pepper, Mayor





—Office of the Mayor—

PROCLAMATION
Water and Wastewater Workers of Iowa Week

WHEREAS, water is one of our most valuable economic, environmental and recreational resources; and

WHEREAS, a clean and abundant supply of safe drinking water helps to sustain life, attracts development, and provides for the health, welfare and safety of our community in many ways; and

WHEREAS, wastewater treatment facilities contribute to healthy communities, protect public health through safe transport and sanitation, and improve water quality for streams, rivers and lakes; and

WHEREAS, water and wastewater treatment workers focus on infrastructure, facilities and services that are of vital importance to sustainable, resilient, safe and enjoyable communities; and

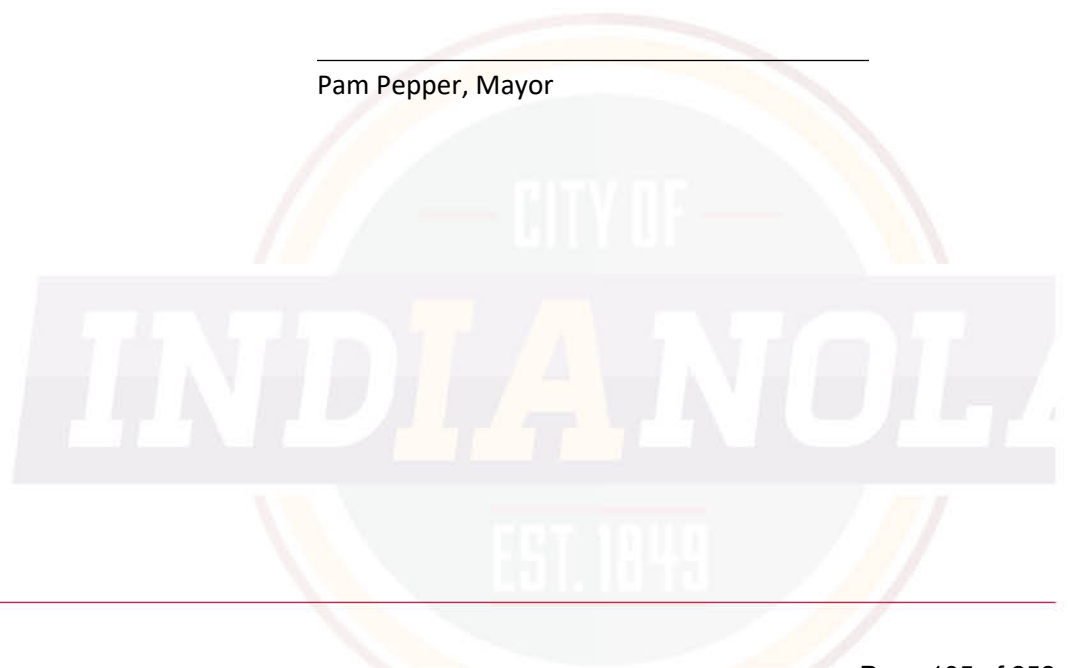
WHEREAS, Indianola is blessed to have such dedicated professionals at the City and IMU working around the clock to protect our community, the environment, and our natural resources; and

WHEREAS, Kim Reynolds, Governor of the State of Iowa, recently proclaimed September 19-25, 2021 as Water and Wastewater Workers of Iowa Week.

NOW THEREFORE, I, Pam Pepper, Mayor of the City of Indianola, join Governor Reynolds in proclaiming the week of September 19-25, 2021 as Water and Wastewater Workers of Iowa Week and encourage our citizens to join me in recognizing the great work of our dedicated professionals here in Indianola.

PROCLAIMED this the 20th day of September 2021.

Pam Pepper, Mayor





MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: September 20, 2021

Subject: First consideration of an Ordinance amending the City Code of the City of Indianola, Iowa amending regulations for all-terrain vehicles and snowmobiles and creating regulations for golf carts.

Introduction: The first consideration of this Ordinance was tabled to the September 20 meeting during the September 7 City Council meeting.

Background: As the Council will recall, at its meeting on June 7, 2021, the City Council directed staff to draft and review an ordinance creating regulations that would allow for golf carts on City streets. As part of this, the Council also directed staff to also look at allowing utility vehicles (UTVs) on city streets. With the assistance of Snyder and Associates, the Planning and Zoning Commission, the Indianola Police Department and Legal Counsel, a draft ordinance for the Council's review is attached.

Discussion: As part of this review, it was realized that the City already had regulations in the Code of Ordinances as it relates to allowing all-terrain vehicles (ATVs), UTVs, and snowmobiles on City streets. This chapter of code is attached. Additionally, the City has identified the allowed snowmobile routes in Section 71.09 of the Code or Ordinances. There was no record of the allowed ATV/UTV routes that staff were able to find. The draft ordinance does the following as it relates to snowmobiles, ATVs and UTVs:

1. Moves the designated snowmobile routes from Section 71.09 to Section 75.04. It also updates the road names to better match current names.
2. Specifies that ATVs and UTVs are only allowed on streets with a posted speed limit of 35 MPH or less. Currently, state law prohibits the use of ATVs and UTVs on a highway unless certain conditions apply. These conditions are similar to what is proposed with Golf Carts.
3. Specifies that ATVs, UTVs and snowmobiles are only allowed to be operated on City streets between sunrise and sunset. This is proposed to help with the disturbance of noise from these types of vehicles, as well as to be consistent with what is proposed with Golf Carts.

The proposed code for golf carts follows Section 321.247 of the Iowa Code, which is attached. In summary, this code notes that anyone with a valid driver's license can operate a golf cart, and that golf carts are not allowed on any primary road extension through the City (Jefferson Way and 2nd Avenue). Furthermore, this section states that golf carts shall be equipped with a slow-moving vehicle sign and a bicycle safety flag and operate on the streets only from sunrise to sunset. Additionally, the proposed code would require golf carts to also have a rear-view mirror.

The proposed code specifies that golf carts would only be allowed on streets that have a speed limit

of 35 MPH or less and allows for golf carts to be parked in standard automobile spaces. Additionally, the proposed code would allow golf carts to be used during special events.

The other rules of operation of Golf Carts within the city limits include:

1. Golf carts shall be driven as close as practicable to the right-hand edge of the road.
2. When necessary to prevent congestion of traffic, golf carts shall be pulled to the right-hand edge of streets and be stopped to allow other motor vehicles traveling in the same direction to pass.
3. Golf carts shall proceed in a single file.
4. No golf carts shall be operated on city sidewalks or multi-use trails (except for golf carts used as Other Power-Driven Mobility Devices).
5. The operator of a golf cart shall yield the right of way to pedestrians, bicycles, electric scooters, electric bicycles, and other micromobility devices.
6. The operator of the golf cart shall use hand signals to indicate turning movements and braking (unless it has turn signals or brake lights).
7. No golf cart shall be operated along city streets while under the influence.
8. No person shall operate a golf cart in a careless, reckless, or negligent manner.
9. The operator of a golf cart shall be responsible for the safety of all passengers on the golf cart.

The Planning and Zoning Commission first reviewed this item on July 13 and delayed action on the item until August 10 for more information. The memo that was given to the Planning and Zoning Commission at its August 10 meeting is attached. At its meeting on August 10, the Planning and Zoning Commission recommended the attached ordinance for adoption. In its motion, the Planning and Zoning Commission recommended that a person under sixteen years of age shall not operate any ATV, UTV snowmobile or golf cart. However, an exception was recommended to that rule that stated:

1. The operation is under the direct supervision of a parent, legal guardian, or another person of at least eighteen years of age authorized by the parent or guardian, who is experienced in the operation and who possesses a valid driver's license.
2. The operator has passed an official drivers' education course and had a certificate issued.

In the review of the recommended exceptions, Legal Counsel noted that the City does not have the ability to vary from what the State requires regarding age restrictions, and any proposed code must be in line with the State code. That opinion is attached.

Budget Impact:

Recommendation:

- Attachments:**
1. Indianola Code Ch 75
 2. State Code 321.247
 3. Attorney Opinion
 4. PZC Golf Carts and ATVs Memo
 5. Ordinance

CHAPTER 75

ALL-TERRAIN VEHICLES AND SNOWMOBILES

75.01 Purpose

75.02 Definitions

75.03 General Regulations

75.04 Operation of Snowmobiles

75.05 Operation of All-Terrain Vehicles

75.06 Negligence

75.07 Accident Reports

75.01 PURPOSE.

The purpose of this chapter is to regulate the operation of all-terrain vehicles and snowmobiles within the City.

75.02 DEFINITIONS.

For use in this chapter the following terms are defined:

1. "All-terrain vehicle" or "ATV" means a motorized vehicle, with not less than three and not more than six non-highway tires, that is limited in engine displacement to less than 1,000 cubic centimeters and in total dry weight to less than 1,200 pounds and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control.

(Code of Iowa, Sec. 321I.1)

2. "Off-road motorcycle" means a two-wheeled motor vehicle that has a seat or saddle designed to be straddled by the operator and handlebars for steering control and that is intended by the manufacturer for use on natural terrain. "Off-road motorcycle" includes a motorcycle that was originally issued a certificate of title and registered for highway use under Chapter 321 of the *Code of Iowa*, but which contains design features that enable operation over natural terrain. An operator of an off-road motorcycle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.

(Code of Iowa, Sec. 321I.1)

3. "Off-road utility vehicle" means a motorized vehicle, with not less than four and not more than eight non-highway tires or rubberized tracks, that has a seat that is of bucket or bench design, not intended to be straddled by the operator, and a steering wheel or control levers for control. "Off-road utility vehicle" includes the following vehicles:

(Code of Iowa, Sec. 321I.1)

A. "Off-road utility vehicle – type 1" includes vehicles with a total dry weight of 1,200 pounds or less and a width of 50 inches or less.

B. "Off-road utility vehicle – type 2" includes vehicles, other than type 1 vehicles, with a total dry weight of 2,000 pounds or less and a width of 65 inches or less.

C. "Off-road utility vehicle – type 3" includes vehicles with a total dry weight of more than 2,000 pounds or a width of more than 65 inches, or both.

An operator of an off-road utility vehicle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.

4. "Snowmobile" means a motorized vehicle that weighs less than 1,000 pounds, that uses sled-type runners or skis, endless belt-type tread with a width of 48 inches or less, or any combination of runners, skis, or tread, and is designed for travel on snow or ice. "Snowmobile" does not include an all-terrain vehicle that has been altered or equipped with runners, skis, belt-type tracks, or treads.

(Code of Iowa, Sec. 321G.1)

75.03 GENERAL REGULATIONS.

No person shall operate an ATV, off-road motorcycle or off-road utility vehicle within the City in violation of Chapter 321I of the *Code of Iowa* or a snowmobile within the City in violation of the provisions of Chapter 321G of the *Code of Iowa* or in violation of rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, equipment and manner of operation.

(Code of Iowa, Ch. 321G & Ch. 321I)

75.04 OPERATION OF SNOWMOBILES.

The operators of snowmobiles shall comply with the following restrictions as to where snowmobiles may be operated within the City:

1. Streets. Snowmobiles shall be operated only upon streets that have not been plowed during the snow season and on such other streets as may be designated by resolution of the Council.

(Code of Iowa, Sec. 321G.9[4a])

2. Exceptions. Snowmobiles may be operated on prohibited streets only under the following circumstances:

A. Emergencies. Snowmobiles may be operated on any street in an emergency during the period of time when and at locations where snow upon the roadway renders travel by conventional motor vehicles impractical.

(Code of Iowa, Sec. 321G.9[4c])

B. Direct Crossing. Snowmobiles may make a direct crossing of a prohibited street provided all of the following occur:

(1) The crossing is made at an angle of approximately 90 degrees to the direction of the street and at a place where no obstruction prevents a quick and safe crossing;

(2) The snowmobile is brought to a complete stop before crossing the street;

(3) The driver yields the right-of-way to all on-coming traffic that constitutes an immediate hazard; and

(4) In crossing a divided street, the crossing is made only at an intersection of such street with another street.

(Code of Iowa, Sec. 321G.9[2])

3. Railroad Right-of-Way. Snowmobiles shall not be operated on an operating railroad right-of-way. A snowmobile may be driven directly across a railroad right-of-way only at an established crossing and notwithstanding any other provisions of law may, if necessary, use the improved portion of the established crossing after yielding to all oncoming traffic.

(Code of Iowa, Sec. 321G.13[1h])

4. Trails. Snowmobiles shall not be operated on all-terrain vehicle trails except where so designated.

(Code of Iowa, Sec. 321G.9[4f])

5. Parks and Other City Land. Snowmobiles shall not be operated in any park, playground or upon any other City-owned property without the express permission of the City. A snowmobile shall not be operated on any City land without a snow cover of at least one-tenth of one inch.

6. Sidewalk or Parking. Snowmobiles shall not be operated upon the public sidewalk or that portion of the street located between the curb line and the sidewalk or property line commonly referred to as the "parking" except for purposes of crossing the same to a public street upon which operation is authorized by this chapter.

75.05 OPERATION OF ALL-TERRAIN VEHICLES.

The operators of ATVs shall comply with the following restrictions as to where ATVs may be operated within the City:

1. Streets. ATVs and off-road utility vehicles may be operated on streets only in accordance with Section 321.234A of the *Code of Iowa* or on such streets as may be designated by resolution of the Council for the operation of registered ATVs or registered off-road utility vehicles. In designating such streets, the Council may authorize ATVs and off-road utility vehicles to stop at service stations or convenience stores along a designated street.

(Code of Iowa, Sec. 321I.10[1 & 3])

2. Trails. ATVs shall not be operated on snowmobile trails except where designated.

(Code of Iowa, Sec. 321I.10[4])

3. Railroad Right-of-Way. ATVs shall not be operated on an operating railroad right-of-way. An ATV may be driven directly across a railroad right-of-way only at an established crossing and notwithstanding any other provisions of law may, if necessary, use the improved portion of the established crossing after yielding to all oncoming traffic.

(Code of Iowa, Sec. 321I.14[1h])

4. Parks and Other City Land. ATVs shall not be operated in any park, playground or upon any other City-owned property without the express permission of the City.

5. Sidewalk or Parking. ATVs shall not be operated upon the public sidewalk or that portion of the street located between the curb line and the sidewalk or property line commonly referred to as the "parking."

6. Direct Crossing. An all-terrain vehicle or off-road utility vehicle may make a direct crossing of a highway provided all of the following occur:

(Code of Iowa, Sec. 321I.10[5])

A. The crossing is made at an angle of approximately ninety degrees to the direction of the highway and at a place where no obstruction prevents a quick and safe crossing.

B. The all-terrain vehicle or off-road utility vehicle is brought to a complete stop before crossing the shoulder or main traveled way of the highway.

C. The driver yields the right-of-way to all oncoming traffic which constitutes an immediate hazard.

D. In crossing a divided highway, the crossing is made only at an intersection of such highway with another public street or highway.

E. The crossing is made from a street, roadway, or highway designated as an all-terrain vehicle trail by any State

agency, the County, or the City to a street, roadway, or highway designated as an all-terrain vehicle trail by any State agency, the County, or the City.

75.06 NEGLIGENCE.

The owner and operator of an ATV or snowmobile are liable for any injury or damage occasioned by the negligent operation of the ATV or snowmobile. The owner of an ATV or snowmobile shall be liable for any such injury or damage only if the owner was the operator of the ATV or snowmobile at the time the injury or damage occurred or if the operator had the owner's consent to operate the ATV or snowmobile at the time the injury or damage occurred.

(Code of Iowa, Sec. 321G.18 & 321I.19)

75.07 ACCIDENT REPORTS.

Whenever an ATV or snowmobile is involved in an accident resulting in injury or death to anyone or property damage amounting to \$1,500.00 or more, either the operator or someone acting for the operator shall immediately notify a law enforcement officer and shall file an accident report, in accordance with State law.

(Code of Iowa, Sec. 321G.10 & 321I.11)

321.247 Golf cart operation on city streets.

1. a. Incorporated areas may, upon approval of their governing body, allow the operation of golf carts on city streets by persons possessing a valid driver's license. However, a golf cart shall not be operated upon a city street which is a primary road extension through the city but shall be allowed to cross a city street which is a primary road extension through the city.

b. The golf carts shall be equipped with a slow moving vehicle sign and a bicycle safety flag and operate on the streets only from sunrise to sunset.

c. Golf carts operated on city streets shall be equipped with adequate brakes and shall meet any other safety requirements imposed by the governing body.

2. Golf carts are not subject to the registration provisions of [this chapter](#).

3. A person who violates [subsection 1](#) commits a simple misdemeanor punishable as a scheduled violation under [section 805.8A, subsection 3](#).

[[82 Acts, ch 1041, §1](#)]

[90 Acts, ch 1230, §66](#); [98 Acts, ch 1073, §9](#); [2000 Acts, ch 1203, §10](#); [2001 Acts, ch 137, §5](#); [2010 Acts, ch 1069, §45](#); [2010 Acts, ch 1190, §46](#)

Referred to in [§331.362, 805.8A\(3\)\(b\)](#)

Charlie Dissell

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Friday, August 27, 2021 3:40 PM
To: Charlie Dissell
Cc: Brian Sher
Subject: Re: Golf Cart/ATV Ordinance

Charlie. Yes I think that you can just remove 75.08 all together. And there is nothing in the Iowa Code chapters 321G or 321I that specifies hours. So I think we are fine in setting the hours. Amy.

Amy S. Beattie



BRICK GENTRY PC

6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450
F: 515-274-1488

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From: Charlie Dissell <cdissell@indianolaiaowa.gov>
Date: Friday, August 27, 2021 at 12:08 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Cc: Brian Sher <bsher@indianolaiaowa.gov>
Subject: RE: Golf Cart/ATV Ordinance

Thanks Amy-

So if I just remove the addition of 75.08 all together, we should be OK since in Section 75.03 we already say "No person shall operate an ATV, off-road motorcycle or off-road utility vehicle within the City in violation of Chapter 321I of the Code of Iowa or a snowmobile within the City in violation of the provisions of Chapter 321G of the Code of Iowa or in violation of rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, equipment and manner of operation".

Also, since you didn't mention anything about us restricting the hours of operation between sunrise and sunset, there are no issues with that?

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Friday, August 27, 2021 11:40 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: Brian Sher <bsher@indianolaiowa.gov>
Subject: Re: Golf Cart/ATV Ordinance

Charlie. As we discussed last night, my opinion is no.

The Iowa Code generally provides as to traffic laws:

321.235 Provisions uniform.

The provisions of this chapter shall be applicable and uniform throughout this state and in all political subdivisions and municipalities therein and no local authority shall enact or enforce any rule or regulation in conflict with the provisions of this chapter unless expressly authorized herein. Local authorities may, however, adopt additional traffic regulations which are not in conflict with the provisions of this chapter.

321.236 Powers of local authorities.

Local authorities shall have no power to enact, enforce, or maintain any ordinance, rule, or regulation in any way in conflict with, contrary to, or inconsistent with the provisions of this chapter, and no such ordinance, rule, or regulation of said local authorities heretofore or hereafter enacted shall have any force or effect. However, the provisions of this chapter shall not be deemed to prevent local authorities, with respect to streets and highways under their jurisdiction and within the reasonable exercise of the police power, from doing any of the following: [None of the exceptions are applicable].

More specific to ATVs, the Iowa Code states:

321I.30 Consistent local laws — special local rules.

1. This chapter and other applicable laws of this state shall govern the operation, equipment, numbering, and all other matters relating to an all-terrain vehicle when the all-terrain vehicle is operated or maintained in this state. However, this chapter does not prevent the adoption of an ordinance or local law relating to the operation or equipment of all-terrain vehicles. The ordinances or local laws are operative only so long as they are not inconsistent with this chapter or the rules adopted by the commission.
2. A subdivision of this state, after public notice by publication in a newspaper having a general circulation in the subdivision, may make formal application to the commission for special rules concerning the operation of all-terrain vehicles within the territorial limits of the subdivision and shall provide the commission with the reasons the special rules are necessary.
3. The commission, upon application by local authorities and in conformity with this chapter, may make special rules concerning the operation of all-terrain vehicles within the territorial limits of a subdivision of this state.

My opinion that a change in the age from 12 to 16 IS inconsistent with Chapter 321I. If the City wants to change that age, your alternative is to make application to the DOT for a special rule.

Let me know if you have questions or need anything additional on it. Amy.

Amy S. Beattie



BRICK GENTRY PC

6701 Westown Parkway, Suite 100

West Des Moines, Iowa 50266

T: 515-274-1450

F: 515-274-1488

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From: Charlie Dissell <cdissell@indianolaiowa.gov>
Date: Thursday, August 26, 2021 at 5:05 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Cc: Brian Sher <bsher@indianolaiowa.gov>
Subject: RE: Golf Cart/ATV Ordinance

Do we have the ability to up the age to 16 with certain exceptions like we proposed?

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Thursday, August 26, 2021 5:03 PM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: Brian Sher <bsher@indianolaiowa.gov>
Subject: Re: Golf Cart/ATV Ordinance

My advice is to use the exact wording of the Iowa Code and have a numbered paragraph for each. So have who can drive ATVs in Paragraph 75.08, who can drive Snowmobiles in Paragraph 75.08 and then renumber anything that needs to be renumber from there.

That said, I do think a bit muddled to have lumped snowmobiles in with ATVs in this ordinance. But if that is what the police (and everyone else) prefers I am fine with it. Amy.

Amy S. Beattie



BRICK GENTRY PC

6701 Westown Parkway, Suite 100

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T: 515-274-1450

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From: Charlie Dissell <cdissell@indianolaiowa.gov>
Date: Thursday, August 26, 2021 at 4:53 PM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Cc: Brian Sher <bsher@indianolaiowa.gov>
Subject: RE: Golf Cart/ATV Ordinance

Can they be separated out and still same the same thing? If not, can you provide some guidance on what they should say?

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Thursday, August 26, 2021 4:01 PM
To: Charlie Dissell <cdissell@indianolaiowa.gov>

Cc: Brian Sher <bsher@indianolaiaowa.gov>

Subject: Re: Golf Cart/ATV Ordinance

Charlie. My only issue is with Paragraph 75.08. You can't lump them together as you have set out in it.

The Iowa Code provisions concerning operation of ATV reads:

321I.21 Minors under twelve — supervision.

A person under twelve years of age shall not operate an all-terrain vehicle, including an off-road motorcycle, on a designated riding area or designated riding trail or on public land or public ice unless one of the following applies:

1. The person is taking a prescribed education training course and the operation is under the direct supervision of a certified all-terrain vehicle education instructor.
2. The operation is under the direct supervision of a responsible parent or guardian of at least eighteen years of age who is experienced in all-terrain vehicle operation or off-road motorcycle operation and who possesses a valid driver's license as defined in section 321.1.

While the Iowa Code provisions concerning operation of snowmobiles reads:

321G.20 Operation by persons under sixteen.

A person under sixteen years of age shall not operate a snowmobile on a designated snowmobile trail, public land, or public ice unless the operation is under the direct supervision of a parent, legal guardian, or another person of at least eighteen years of age authorized by the parent or guardian, who is experienced in snowmobile operation and who possesses a valid driver's license, as defined in section 321.1, or an education certificate issued under this chapter.

You need to separate them out in the ordinance. Amy.

Amy S. Beattie



BRICK GENTRY PC

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T: 515-274-1450

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From: Charlie Dissell <cdissell@indianolaiaowa.gov>

Date: Wednesday, August 11, 2021 at 1:35 PM

To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>

Cc: Brian Sher <bsher@indianolaiowa.gov>

Subject: RE: Golf Cart/ATV Ordinance

Hey Amy-

See attached version. We made one change after talking with PD to only allow ATV's and Snowmobiles between sunrise and sunset.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Charlie Dissell
Sent: Wednesday, August 11, 2021 11:55 AM
To: 'Amy Beattie' <Amy.Beattie@brickgentrylaw.com>
Subject: RE: Golf Cart/ATV Ordinance

Thanks Amy!

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Sent: Wednesday, August 11, 2021 11:51 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Subject: Re: Golf Cart/ATV Ordinance

Received and yes I can make that time schedule. Amy.

Amy S. Beattie



BRICK GENTRY PC
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266
T: 515-274-1450

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From: Charlie Dissell <cdissell@indianolaiowa.gov>
Date: Wednesday, August 11, 2021 at 11:50 AM
To: Amy Beattie <Amy.Beattie@brickgentrylaw.com>
Subject: Golf Cart/ATV Ordinance

Hey Amy-

Can you please review the proposed ordinance that is attached? In summary:

1. Council asked us to look at adopting regulations allowing for Golf Carts. As part of that, they also wanted us to look at ATV's.
2. We already had regulations on the books for ATVs and Snowmobiles (Chapter 75)
3. We specified allowed snowmobile routes in Section 71.09. We proposed moving this to Chapter 75, Section 75.04.
4. We did not have anything on the books for allowed ATV routes. We propose to have these be the same as we propose for Golf Carts (roads with a speed limit of 35 MPH or less)
5. We wanted to be consistent on the age allowed to drive on all of these, which is 16.

If possible, can you have this reviewed by August 25 so we can get it on for first consideration at the Sept 7 Council meeting? Any questions, please let me know.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Emily Rizvic, Planning Intern
Charlie Dissell, Director
Date: September 1, 2021
Subject: Consideration and Adoption of provisions outlining golf cart operations within the corporate limits of the City of Indianola

Background

Iowa Code 321.247 *Golf Cart Operation on City Streets* enables cities to adopt local regulations for golf cart operations on city streets and Iowa Code 321I All-Terrain Vehicles enables cities to adopt local regulations for ATV operations. Regulations adopted by the city cannot be less strict than those adopted by the State.

Methodology

A comparison of ordinances of municipalities within Iowa was conducted by Community and Economic Development Staff. Ordinances that enabled the operation of golf carts, all-terrain vehicles (ATV's), and snowmobiles were reviewed from the following municipalities:

- Adel
- Altoona
- Ames
- Ankeny
- Clive
- Des Moines
- Eagle Grove
- Grinnell
- Grimes
- Huxley
- Johnston
- Newton
- North Liberty
- Norwalk
- Spencer
- Urbandale
- Waukee
- West Des Moines

A brief comparison of these ordinances adopted can be viewed in **Table 1**.

Table 1: A comparison of ordinances adopted that enable the operation of golf carts, all-terrain vehicles (ATV's), and snowmobiles within the corporate limits of said municipality.

Municipality	Population*	Golf Carts	ATV's	Snowmobiles
Adel	5,455	Yes	Yes	Yes
Clive	17,242	Yes	Yes	Yes
Eagle Grove	N/A	Yes	Yes	Yes

Grinnell	9,116	Yes	Yes – limited to snow removal operations	Yes – limited to snow removal operations
Huxley	N/A	Yes	Yes	Yes
North Liberty	19,501	Yes	No	Yes – Limited to snow removal operations
Spencer	10,952	Yes	Yes	Yes
Ames	66,258	Yes – Limited to university areas	No	No
Altoona	19,221	No	Yes	No
Ankeny	65,355	No	Yes	No
Des Moines	214,237	No	Yes	No
Johnston	22,582	No	Yes	Yes
Newton	15,182	No	No	No
Norwalk	11,938	No	Yes – Limited to snow removal operations	Yes – Limited to snow removal operations
Urbandale	44,379	No	No	No
Waukee	24,089	No	Yes	Yes
West Des Moines	67,899	No	No	Yes
Indianola	16,015	No	Yes	Yes

* Population counts are based on data provided by the U.S Census Bureau's Population Estimates Program (PEP) from 2019. Those unavailable contain a population of less than 5,000.

What Regulations are Adopted on the State Level?

The following are brief summaries of what regulations are adopted on the State level in regard to the operation of golf carts, all-terrain vehicles (ATV's), off-road utility vehicles and snowmobiles. Adopted codes by the cities may not be less strict than those adopted by the state.

Golf Carts

As outlined in Iowa Code 321.247, golf cart operation in city streets may be enabled by cities by persons possessing a valid driver's license. Operation of a golf cart may not occur on a city street which is a primary road extension through the city but may cross a city street that is. Additional requirements and codes are outlined in the chapter, including:

- Golf carts must be equipped with a slow moving vehicle sign, a bicycle safety flag, and adequate brakes. Other safety requirements may be imposed by the governing body.
- Operation may only commence from sunrise to sunset
- Those violating regulations are subject to a simple misdemeanor which is punishable as a scheduled violation

All-Terrain Vehicles (ATV's) and Off-Road Utility Vehicles

Iowa Code 321I *All-terrain vehicles* outlines the regulations surrounding ATV usage. The chapter covers registration, operation and required safety features. Additional requirements and codes are outlined in the chapter, including:

- ATV's may not be operated without suitable and effective muffling devices
- All ATV's operating during the hours of darkness must display a lighted headlight and taillight
- ATV's may not be operated on any public land, ice, or designated riding trails or in any park, wildlife area, preserve, refuge, game management area, or any portion of a meandered stream or any portion of the bed of a non-meandered stream which has been identified as a navigable stream or river
- Owners of rented ATV's must keep a record of the name and address of each person renting their ATV's, the departure date and time, and the expected time of return. These records must be preserved for six months
- Minors under the age of 12 shall not operate an ATV unless a person is taking a prescribed education training course and operation is under the direct supervision of a certified instructor or under the supervision of a responsible parent or guardian of at least 18 years of age and which possesses a valid driver's license

Snowmobiles

Iowa Code Chapter 321G *Snowmobiles* outlines the regulations surrounding snowmobiles usage. The chapter covers registration, operation and required safety features. Additional requirements and codes are outlined in the chapter, including:

- Snowmobiles may not be operated without suitable and effective muffling devices
- Every vehicle must be equipped with at least one headlight and taillight
- Minors under the age of 16 may not operate a snowmobile unless under direct supervision or an education certificate is issued

Current Adopted Regulations within the City of Indianola

The City of Indianola has adopted regulations for ATV's and snowmobiles within [Chapter 75 of the Code of Ordinances](#). The current code adopted for ATV's and Snowmobiles differs from the proposed code for golf carts in the following ways:

- Chapter 75 does not list equipment requirements as the proposed golf cart section does. The State of Iowa lists within the Chapter 321I and 321G certain equipment requirements for ATV's and snowmobiles (For example, mufflers)
- Chapter 75 does not outline or list which streets are permitted, and which are prohibited for ATV and snowmobile usage whereas the proposed code for golf carts does
- Chapter 75 does not outline hours of operation permitted for ATV's and snowmobiles whereas the proposed code for golf carts does

Additionally, staff found records of previous snowmobile routes that were established through resolution in the year 1982 and in 1974. The routes established in 1982 have expired since being designated. In order to establish these routes, the City Council would need to pass by resolution outlining the designated routes for ATV/Snowmobile travel.

Survey Responses

Community Development staff surveyed police departments from municipalities located within the State of Iowa regarding the operation of golf carts, ATV's and snowmobiles within their city's jurisdiction. A total of 6 responses were collected from the following municipalities:

- Altoona
- Ames
- Newton
- North Liberty
- Norwalk
- Urbandale

Of the 6 responses, one city indicated that they permit the operation of a golf cart within public streets. The respondent, North Liberty, indicated that in order to operate a golf cart in city streets, the following are required:

- Bicycle Safety Flag (Iowa Code)
- Adequate Breaks (Iowa Code)
- Slow Moving Vehicle Sign (Iowa Code)
- Headlights
- Taillights
- Rear View Mirror

Additionally, the respondent indicated that the maximum permitted speed of a golf cart of public city streets was 20 and that operators must be 18 years of age or older. The city indicated that within the last 5 years, no accident reports have been prepared and filed related to golf cart accidents. They have indicated that the municipality has received reports of individuals driving their carts where they should not be or that some are unaware of required permits for driving the golf cart. Of the other 5 responses received, municipalities indicated that there was little interest from city leaders and the public on adopting such ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA, IOWA AMENDING REGULATIONS FOR ALL-TERRAIN VEHICLES, OFF-ROAD UTILITY VEHICLES, AND SNOWMOBILES AND CREATING REGULATIONS FOR GOLF CARTS.

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

Section 1. The following sections be and is hereby repealed by deleting the language as follows:

~~71.09 SNOWMOBILE ROUTES.~~

~~The following streets are designated as snowmobile routes within the City.~~

- ~~1. Country Club Road from Iowa Avenue on the south to the north City limits.~~
- ~~2. Euclid Avenue from North J Street on the east to Northwest 17th Street on the west~~
- ~~3. Euclid Avenue from 6th Street on the east to Highway 65-69 on the west.~~
- ~~4. Hillcrest Avenue from 15th Street on the west to the east City limits.~~
- ~~5. Iowa Avenue from North J Street on the west to the east City limits.~~
- ~~6. Kenwood Boulevard from Second Avenue on the south to Euclid Avenue on the north.~~
- ~~7. North J Street from Euclid Avenue on the south to Iowa Avenue on the north.~~
- ~~8. Northwest 17th Street from West Euclid Avenue on the south to the north City limits.~~
- ~~9. Plainview Avenue from the east City limits to South Jefferson Way on the west.~~
- ~~10. Waterworks Road from West Second Avenue on the north to the South City limits.~~
- ~~11. 6th Street from Iowa Avenue on the north to Euclid Avenue on the South.~~
- ~~12. 15th Street from the north City limits to the south City limits.~~
- ~~13. The closest route between an operators residence and one of the above designated routes shall also be considered a snowmobile route.~~

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

75.04 OPERATION OF SNOWMOBILES.

The operators of snowmobiles shall comply with the following restrictions as to where snowmobiles may be operated within the City:

1. Streets. Snowmobiles shall be operated only upon streets that have not been plowed during the snow season and on ~~such other streets as may be designated by resolution of the Council.~~ the following streets designated as snowmobile routes within the City.

1. Country Club Road from Iowa Avenue on the south to the north City limits.
2. Euclid Avenue from North J Street on the east to North Y Street on the west.

3. Euclid Avenue from 6th Street on the east to Highway 65-69 on the west.
4. Hillcrest Avenue from 15th Street on the west to the east City limits.
5. Iowa Avenue from North J Street on the west to the east City limits.
6. Kenwood Boulevard from Second Avenue on the south to Euclid Avenue on the north.
7. North J Street from Euclid Avenue on the south to Iowa Avenue on the north.
8. North Y Street from West Euclid Avenue on the south to the north City limits.
9. Plainview Avenue from the east City limits to South Jefferson Way on the west.
10. South K Street from West Second Avenue on the north to the South City limits.
11. 6th Street from Iowa Avenue on the north to Euclid Avenue on the South.
12. 15th Street from Iowa Avenue on the north to the south City limits.
13. The closest route between an operators residence and one of the above designated routes shall also be considered a snowmobile route.

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

75.05 OPERATION OF ALL-TERRAIN VEHICLES.

The operators of ATVs shall comply with the following restrictions as to where ATVs may be operated within the City:

1. Streets. ATVs and off-road utility vehicles may be operated on streets only in accordance with Section 321.234A of the *Code of Iowa* and shall only be operated upon streets with a posted speed limit of 35 MPH or less. ~~or on such streets as may be designated by resolution of the Council for the operation of registered ATVs or registered off-road utility vehicles. In designating such streets, the Council may authorize~~ ATVs and off-road utility vehicles shall be authorized to stop at service stations or convenience stores along a designated street.

Section 4. The following sections be and is hereby added by inserting the language as follows:

75.08 HOURS OF OPERATION

An ATV, off-road utility vehicle, or snowmobile shall be operated on city streets and alleys only between sunrise and sunset.

Section 5. The following chapter and sections be and is hereby added by inserting the language as follows:

**CHAPTER 77
GOLF CART REGULATIONS**

77.01 PURPOSE.

77.02 DEFINITIONS.

77.03 OPERATION OF GOLF CARTS PERMITTED.

77.04 EQUIPMENT REQUIREMENTS.

77.05 HOURS OF OPERATION.

77.06 PROHIBITED STREETS.

77.07 RULES OF OPERATION.

77.08 PARKING.

77.09 USAGE DURING SPECIAL EVENTS.

77.10 PENALTY.

77.01 PURPOSE

The purpose of this chapter is to regulate the operation of golf carts within the City as enabled by Code of Iowa, Section 321.247.

77.02 DEFINITIONS

1. "Golf cart" means a three (3) or more wheeled recreational vehicle primarily designed for transportation of person(s) and sporting equipment in the sport of golf that is either electric powered or gas powered.

77.03 OPERATION OF GOLF CARTS PERMITTED

Golf carts may be operated upon city streets by persons possessing a valid driver's license, subject to the additional provisions of this Chapter.

(Code of Iowa, Sec. 321.247[1])

Golf carts and operators of golf carts are considered vehicles and shall be subject to the Indianola Traffic Code when operating on city streets.

Golf carts are not subject to registration provisions of Code of Iowa, Chapter 321.

(Code of Iowa, Sec. 321.247[2])

77.04 EQUIPMENT REQUIREMENTS

Golf carts operated upon city streets and alleys shall be equipped with a minimum of the following safety features:

1. A slow-moving vehicle sign
2. A bicycle safety flag, the bottom of which shall be above the top of the golf cart.
3. Adequate brakes

(Code of Iowa, Sec. 321.247[1])

4. Rear view mirror - driver's side.

77.05 HOURS OF OPERATION

Golf carts may be operated on city streets and alleys only between sunrise and sunset.
(Code of Iowa, Sec. 321.247[1])

77.06 PROHIBITED STREETS

Golf carts shall only be operated upon streets with a posted speed limit of 35 MPH or less and shall not be operated on any city streets which are a primary road extension through the city but shall be allowed to cross a primary road extension.
(Code of Iowa, Sec. 321.247[1])

77.07 RULES OF OPERATION

1. Except when executing a left turn, golf carts shall be driven as close as practicable to the right-hand edge of the right-most motorized travel lane.
2. When necessary to prevent congestion of traffic, golf carts shall be pulled to the right-hand edge of streets and be stopped to allow other motor vehicles traveling in the same direction to pass.
3. When two or more golf carts are being operated in the same direction and general vicinity, they shall proceed in single file.
4. Except for golf carts used as Other Power-Driven Mobility Devices (OPDMD), as defined in Chapter 76, no golf carts shall be operated upon city sidewalks or multi-use trails.
5. The operator of a golf cart shall yield the right of way to pedestrians, bicycles, electric scooters, electric bicycles, and other micromobility devices, as defined in Chapter 76.
6. If the golf cart is not equipped with turn signals, the operator of the golf cart shall use hand signals to indicate turning movements.
7. If the golf cart is not equipped with brake lights, the operator shall use hand signals to indicate braking.
8. No golf cart shall be operated along city streets while under the influence of alcoholic beverages, narcotics, or habit-forming drugs.
9. No person shall operate a golf cart in a careless, reckless, or negligent manner endangering the person or property of another or causing injury or damage to same.
10. The operator of a golf cart shall be responsible for the safety of all passengers on the golf cart and shall not allow reckless or dangerous behavior by passengers on said vehicles.

77.08 PARKING

Golf carts shall be parked in standard automobile parking spaces. Golf carts used as OPDMDs may be parked on other paved and unpaved surfaces on public property such that they do not cause damage to any surface. No golf carts, including those used as OPDMDs, may be parked in such a way as to obstruct vehicular, pedestrian, or bicyclist traffic.

77.09 USAGE DURING SPECIAL EVENTS

Golf carts may be used in support of special events sponsored or as permitted by the City. Operators and passengers shall comply with this chapter any other conditions established by the City for any specific event, which conditions shall be set forth in writing from the City Manager or designee.

77.10 PENALTY

A person who violates the provisions of Iowa Code, section 321.247 is guilty of a simple misdemeanor punishable as a scheduled violation under Code of Iowa, Section 805.8A, subsection 3.

(Code of Iowa, Sec. 321.247[3])

Section 6. Repealer. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2021, and approved

this _____ day of _____, 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2021, and was published on _____, 2021.

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: September 20, 2021
Subject: 110 North 1st Street

Introduction:

Background: At its meeting on September 7, the City Council set a public hearing for September 20 for a sign exemption request from Eagle Sign, on behalf of the City of Indianola.

Discussion: The exemption requests updating an existing ground sign/electronic message board that does not meet the front setback of 20' or the maximum square footage for an electronic message board. Section 167.33(5)(C) of the Code of Ordinances of Indianola, Iowa, requires that all ground signs that are between the height of two feet and 10 feet shall be erected no closer than 20 feet from the front property line. All ground signs shall have a maximum area of 100 square feet per side, except for electronic video signs which shall not exceed three square feet. The proposed sign would be in the same place as the existing sign.

No such exemption shall be granted by the Council without a public hearing. The proposed application, letter, sign rendering, as well as a picture of the existing sign are attached to this agenda item.

Budget Impact:

Recommendation: Staff recommends the exemption be granted.

Attachments:

1. Letter
2. Site Plan
3. Resolution



CITY OF INDIANOLA,IOWA
110 NORTH 1ST ST
INDIANOLA,IOWA 50125

TO WHO IT MY CONCERN

EAGLE SIGN CO REQUESTS AN EXEMPTION REVIEW FROM THE CITY OF INDIANOLA,
IOWA FOR THE BUSINESS OF CITY OF INDIANOLA LOCATED AT 110 N. 1ST ST
IN INDIANOLA

THE SECTIONS OF THE CODE WE ARE REQUESTING THE EXEMPTION FROM WILL BE
167.28 ELECTRONIC MESSAGE BOARDS AND 167.33 SIGNS PERMITTED AND PROHIBITED
GENERALLY IN SPECIFIC ZONING CLASSIFICATIONS

EAGLE SIGN CO
605 SW 37TH ST
GRIMES,IOWA 50111

48020110050

48020110050

48020110050

48020110170

SIGN



N Jefferson Way

City of Indianola
RESOLUTION NO. 2021-

**RESOLUTION ACCEPTING THE APPLICATION FOR EXEMPTION OF THE SIGN CODE
AT 110 NORTH 1ST STREET, INDIANOLA, IOWA**

WHEREAS, the Eagle Sign, on behalf of the City of Indianola, proposes to update an existing electronic message board sign located at 110 North 1st Street; and

WHEREAS, Section 167.33(5)(C) of the Code of Ordinances of Indianola, Iowa, requires that all ground signs that are between the height of two feet and 10 feet shall be erected no closer than 20 feet from the front property line, and that all ground signs shall have a maximum area of 100 square feet per side, except for electronic video signs which shall not exceed three square feet; and

WHEREAS, the proposed sign would be located in the same place as the existing sign; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City approves the application for exemption of the Sign Code at 110 North 1st Street, Indianola, Iowa.

APPROVED this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: September 20, 2021

Subject: Public hearing on an application for an exemption of sign code at 110 North 1st Street, Indianola.

Recommendation: Roll call to open and close the Public Hearing is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: September 20, 2021

Subject: Resolution approving an application for an exemption of sign code at 110 North 1st Street, Indianola.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: September 20, 2021
Subject: Resolution approving a revised Preliminary Plat for Fox Run Plat 2.

Introduction: At its September 15 meeting, the City Council will be asked to approve a revised Preliminary Plat for Fox Run Plat 2.

Background: The revised preliminary plat submitted creates 11 single-family lots and one townhome lot that will contain 12 rental units within three buildings. In total, this development will add 23 total dwelling units to the community.

Discussion: This development will be accessed by a new, internal road that will connect North 7th Street and East Norwood Avenue. This plat also creates an outlot located on the north side that will partially be used for stormwater management, and the entirety of the outlot is planned to be dedicated to the City of Indianola for parkland. This proposed development provides an average density of about 2.21 units per acre (5.78 units per acre if you remove the outlot).

As the Council will recall, the previous preliminary plat, approved by the Council on June 21, 2021, proposed 11 single family lots and one multi-family lot that contained 36 units within six buildings that will each contain six row units. The multi-family lot was accessed by a private hammerhead drive. The previous plat proposed a 4.21-acre outlot, and the revised plat proposes a 6.43-acre outlot. The comprehensive plan identifies a park to be located generally in this area, on the north side of this property, and this proposed dedication of the outlot will help meet that goal.

Budget Impact:

Recommendation: At its meeting on September 14, the Planning and Zoning Commission reviewed this request and, on a 5-0 vote, recommended the revised preliminary plat request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed subdivision plat and application, are attached to this memo.

Attachments:

1. Staff Report
2. PP Response Ltr
3. FoxRunPlat2
4. RESOLUTION



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: September 14, 2021

Agenda Item: 7.C. Consider recommendation on request for approval of a revised Preliminary Plat for Fox Run Plat 2.

Application Type: Preliminary Plat

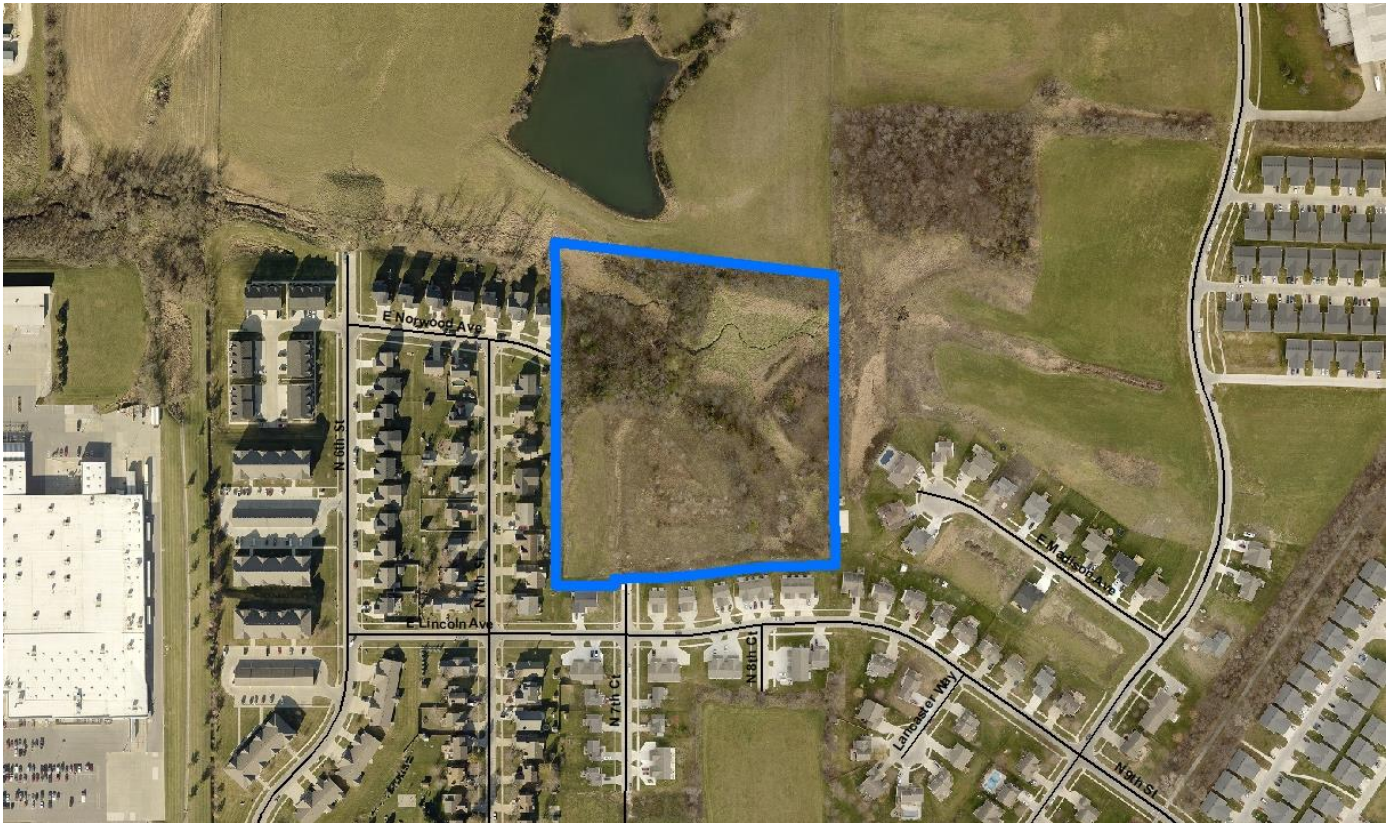
Applicant: Josh Rabe of Downing Construction

Zoning: R-2 Single-Family Residential Attached Zoning District

Comprehensive Plan Designation: Low/Medium Density Residential

Application Summary: Request for preliminary plat approval of residential subdivision that includes 12 lots with 11 single-family lots and one townhome lot that proposes 12 rental units.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.
5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

170.09 PRELIMINARY PLAT REQUIREMENTS. The preliminary plat shall contain the following information:

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.
 - L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
 - M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
 - N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
 - O. North point and graphic scale.
 - P. The location and dimension of sidewalks to be installed.
 - Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
 - R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.
 - D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
 - E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
 - F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
 - G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
 - H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.

- I. Intersection of more than two (2) streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places and courts shall be named in the following manner:

<u>General direction</u>	<u>Long streets</u>	<u>Short streets</u>
North and south	Streets	Courts
East and west	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

- 2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares — 100 feet. In addition, access spacing on thoroughfares is as follows: (i) Intersection spacing - 600' minimum; (ii) Entrance spacing - 300' minimum; (iii) Separation of Entrance from Intersection - 150' minimum. (Ord. 1499 – Aug. 12 Supp.)
 - B. Residential collector streets — 70 feet.
 - C. Commercial collector streets — 80 feet.
 - D. Residential streets — 60 feet.
 - E. Cul-de-sacs — 110 feet in diameter.
 - F. Alleys — 20 feet.
- 3. The minimum width of surfacing to be provided shall be as follows:
 - A. Reserved.
 - B. Reserved.
 - C. Commercial collector streets:
 - (1) Parallel parking — 49 feet.
 - (2) Angle parking — 61 feet.
 - D. Residential street — 25 feet or 31 feet within the discretion of the Council.
 - E. Cul-de-sacs — 85 feet in diameter.
 - F. Alleys — 20 feet.
 - G. Sidewalks — 4 feet.
- 4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:
 - A. Thoroughfare streets — 4 percent.
 - B. Collector streets — 6 percent.
 - C. Residential streets — 8 percent.

170.12 DESIGN STANDARDS — BLOCKS.

- 1. The length of blocks shall be not less than 240 feet and not more than 1,250 feet in length.
- 2. Blocks shall be of sufficient width to permit two (2) tiers of lots of appropriate depth and in no case shall the width be less than 240 feet, except where a single tier of double frontage lots parallels a limited access highway, a thoroughfare, drainage course, railroad or other barrier, the width shall be not less than 50 feet.
- 3. Crosswalks may be required in blocks over 700 feet long or in areas where curbed streets require excessive out of the way travel. If required, they shall be constructed by the developer. Right-of-way for crosswalks shall not be less than 30 feet, nor more than 45 feet.

170.13 DESIGN STANDARDS — LOTS.

- 1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
- 2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
- 3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

1. In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS). Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.18 PLANNED DEVELOPMENTS.

1. Purpose. The purpose of this provision is to permit and encourage subdivider's to utilize imaginative and innovative concepts in the design, layout and development of subdivisions.
2. Intent. It is not the intent of this provision to lessen the number, size, extent, or type of improvements required by this chapter, but to permit the reasonable and necessary modification of the requirements in order to allow development of subdivisions which do not utilize a conventional layout for blocks, lots, streets and other features. It is the intent of this provision that any such modification or change in requirements be in harmony with the spirit of this chapter.
3. Procedure. The procedure for the submission and approval of plats for planned developments shall be the same as for other plats as set forth elsewhere in this chapter.

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE. No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS.

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.
2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five (5) year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five (5) year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.
 - A. Each lot shall be provided with minimum six (6) inch diameter storm sewer service line that is a minimum of four (4) feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and a half (1½) inches in diameter.
 - B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
 - C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
 - D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER. The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight (8) inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight (8) inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS. The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS. The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and twenty-four (24) inches in length as follows:

1. Set in concrete three (3) feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING. The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER. The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS). The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING. The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six (6) inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of thirty-one (31) feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight (8) inches is deemed necessary by the Council, the additional cost shall be borne by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS. The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two (2) years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse, and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, setbacks, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION. The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE. All of the improvements required in this chapter under Sections 170.19 through 170.28 shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRIC SERVICE. The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Iowa Code Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE. The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees

170.37 VARIANCES. Where the strict application of standards or requirements established by this chapter would cause substantial hardship or impose unreasonable restrictions on the development of a tract of land because of natural or physical conditions or limitations not created by the owner or developer, the Commission may recommend and the Council may grant such variances from these standards or requirements as may be necessary to permit the reasonable development of the land while preserving the intent of this chapter.

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

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.
2. No more than two (2) building permits for principal structures issued for each separate tract existing at the effective date of this chapter unless the tract shall have been platted in accordance with the provisions contained herein except planned multiple-family, commercial or industrial complexes under a common ownership and constructed in accordance with an overall site development plan.
3. No public improvements over which the Council has control shall be made with City funds, nor shall any City funds be expended for street maintenance, street improvements, or other services in any area that has been subdivided after the adoption of the regulations in this chapter unless such subdivision and streets have been approved in accordance with the provisions of this chapter and the street accepted by the Council as a public street.
4. Any persons who shall dispose of or offer for sale or lease any lots in the City, addition thereto, or within one mile thereof until the plat shall have been approved, acknowledged and recorded as provided by this chapter and Chapter 354, Code of Iowa, shall forfeit and pay fifty dollars (\$50.00) for each lot or part thereof sold, disposed of, leased, or offered for sale.
5. No occupancy compliance certificate required by the Zoning Ordinance shall be issued until and unless all improvements required by this chapter have been made in accordance with the City's plans and specifications and accepted by the Council or as may otherwise be provided for elsewhere in this chapter.

ANALYSIS

The preliminary plat submitted creates 11 single-family lots and one townhome lot that will contain 12 rental units within three buildings. In total, this development will add 23 total dwelling units to the Community. This development will be accessed by a new, internal road that will connect North 7th Street and East Norwood Avenue. This plat also creates an outlot located on the north side that will partially be used for stormwater management, and the entirety of the outlot is planned to be dedicated to the City of Indianola for parkland. This proposed development provides an average density of about 2.21 units per acre (5.78 units per acre if you remove the outlot).

As the Commission will recall, the previous preliminary plat proposed one multi-family lot that contained 36 units within six buildings that will each contain six row units. The multi-family lot was accessed by a private hammerhead drive. The previous plat proposed a 4.21 acres outlot, and the revised plat proposes a 6.43 acre outlot. The comprehensive plan identifies a park to be located generally in this area, on the north side of this property, and this proposed dedication of the outlot will meet that goal.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Fox Engineering has also provided professional assistance regarding the drainage review of this site. As of the writing of this staff report, there were a few comments outstanding on both the preliminary plat and the stormwater management plan; however, none of those comments will have an effect on the design of this subdivision as presented, and the remaining stormwater management comments can continue to be addressed with the review of the construction documents.

Letters were mailed to property owners within 200 feet of this property on September 3, 2021.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, recommending the preliminary plat be approved with the following conditions:

1. The City Council review the recommendation once all outstanding staff comments on the preliminary plat have been satisfied.

September 1, 2021

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 N 1st Street
Indianola, Iowa 50125

RE: PRELIMINARY PLAT –COMMENT RESPONSE LETTER
FOX RUN PLAT 2
OUTLOT Z OF FOX RUN PLAT 1
INDIANOLA, IOWA
S&A Project No: 121.0091.01

Dear Charlie:

As requested in your Construction Drawing Review for Fox Run Plat 2 letter dated August 25, 2021, this letter indicates how each comment is being addressed.

1. Please update the Zoning to show R-2, Single-Family Attached Zoning District.
The zoning on sheet C100 has been revised to show R-2, Single-Family Attached Zoning District.
2. Please update the bulk regulations to show:
 - SINGLE-FAMILY DWELLING (LOTS 1-11)
MINIMUM LOT AREA = 7,200SF
MINIMUM LOT WIDTH = 60'
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 8'
 - TOWNHOMES (UNITS 1-12)
MINIMUM LOT WIDTH = 24'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 8'
MIN. SEPARATION BETWEEN PRINCIPAL BUILDINGS = 16'
MIN. SETBACK FROM THE PERIMETER OF THE DEVELOPMENT = 30'**The bulk regulations have been revised on sheet C100.**
3. Please update the setbacks show on lots to reflect numbers above.
The updated setbacks have been shown on sheets C200 and C300.
4. Please update parking requirements to reflect 23 total dwelling units.
The parking requirements have been revised to only reflect the 12 total townhome units. The single family lots will provide parking within garages and driveways when the single family homes are built.

5. We would prefer more area on the south side of Lot 12 for access into the park. It appears we could get about 66' worth of space in between Unit 1 and the south lot line by pushing the northern most building to the north so it is setback the required 8' from the north property line and providing 16' of separation in between each unit. If agreeable, you could provide for an 8' side setback from Unit 1 and include the remaining 58' as part of Outlot X, and the City would maintain this area (we would ask the sidewalk be constructed and maintained as part of the townhome association). Please provide for a 15' Public Utility Easement on the west side of the public street.
Further discussion with planning staff is needed on this item.
6. Please note the dedication of street lots to the City, as well as the dedication of Outlot X to the City.
Note 5 has been added to sheet C100 about dedication of the street lot and Outlot to the City.
7. Please provide a note that states utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.
Note 6 has been added to sheet C100 that states this information.
8. Please use the attached manhole numbers to identify the new manholes.
The updated manhole numbers have been added to sheet C200 per the city provided information.
9. Please provide storm sewer sizing/ routing calculations for sewer along Norwood.
Storm sewer sizing information has been included in the revised SWMP. Design depth will be provided at a later date in a detailed drainage report.
10. Please indicate the overflow path for events exceeding the 5yr event. How will runoff get to the pond without impacting homes?
The storm sewer in the street will continue to drain west on East Norwood Ave, towards the existing detention basin that was designed with Fox Run Plat 1. The rear yards of lots 1-6 will drain to the existing rear yard intake and overflow as designed in Fox Run Plat 1.
11. The driveway width and spacing for the multi-family units is not safe for pedestrians. The driveways for the multi-family units must have a separation of 50' and a maximum driveway width of 30', which can then be flared to increase the width after the ROW line.
Further discussion with city staff is need on this item.
12. The pavement details and thickness in the typical cross-section details, shown in Sheet C200, must be changed to meet Section 7010, 1.07, of the Indianola Supplemental Specifications for SUDAS. The pavement thickness will be based on the table, from Section 7010, 1.07, shown in the Indianola Supplemental Specifications for SUDAS, and will also depend on the geo-technical report. (As a part of this design process, City will conduct a geotechnical report for the site, at the developer's expense, focusing on where the public infrastructure will be installed.)
Note 7 has been added to sheet C100 that states this information.

13. Add the following note in Sheet C100: All pavement designs shall be based upon an in-situ subgrade soils investigation hired by the City and performed by a qualified Geotechnical Engineering consulting firm and licensed professional engineer in the State of Iowa. (As a part of this design process, City will conduct a geotechnical report for the site, at the developer's expense, focusing on where the public infrastructure will be installed.)

Note 8 has been added to sheet C100 that states this information.

14. Add the following note in Sheet C100: No paving activities, including placement of curb and gutter, will be allowed until soil reports have been submitted, approved and/or corrective action taken on deficient test results.

Note 9 has been added to sheet C100 that states this information.

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

Sincerely,

SNYDER AND ASSOCIATES, INC.



Jason A. Ledden, PE

Enclosures

cc: Josh Rabe, Downing Construction (emailed)
file (electronic)

RESOLUTION NO. 2021-_____

**A RESOLUTION APPROVING THE REVISED PRELIMINARY PLAT FOR FOX RUN
PLAT 2**

WHEREAS, on September 14, 2021 the Planning and Zoning Commission met to consider a request for approval of a revised Preliminary Plat for Fox Run Plat 2 for the following described real property:

OUTLOT "Z" OF FOX RUN PLAT 1, BEING AN OFFICIAL PLAT INCLUDED AND FORMING PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA; and,

WHEREAS, the Planning and Zoning Commission does recommend approval of revised Preliminary Plat for Fox Run Plat 2; and,

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

WHEREAS, the City Council has determined that the revised Preliminary Plat meets the requirements as set out in the Municipal Code and should be approved.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa, having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code, and the comments from the developer and the public, deems it appropriate to approve the revised Preliminary Plat for Fox Run Plat 2, dated September 15, 2021.

APPROVED this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: September 20, 2021

Subject: Hillcrest/Downtown Unified Urban Renewal Plan

Introduction:

Background: As the Council is aware, the City is working with a few existing businesses regarding proposed expansion projects for their existing businesses. To help facilitate these expansion projects, Staff proposes Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area.

Discussion:

In summary, the proposed amendment does three things:

1. Adds property owned by DeYarman Properties LLC back into the Hillcrest/Downtown Unified Urban Renewal Plan. This includes additional property that DeYarman has recently purchased that was not previously in the URP. Additionally, a strip of ground in the future Willowcrest Avenue corridor between North Jefferson Way and the Summerset Trail is being added.
2. Adds a development agreement with Deyarman Properties, LLC. as an eligible urban renewal project.
3. Adds the Willowcrest Avenue extension as an eligible urban renewal project.

A consultation meeting with the affected taxing jurisdictions (Warren County and the Indianola School District) was held on August 23, 2021 at 10 AM, and the minutes of that meeting are attached.

It should be noted that at this time, the Council is only being asked to amend the Hillcrest/Downtown Unified Urban Renewal Plan. Formal action on any associated development agreement with the noted expansion projects will occur later.

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

Budget Impact:

Recommendation:

- Attachments:**
1. Consultation Minutes_08232021
 2. Amend No. 5 to Unified URP - Authorizing Resolution
 3. Amendment No. 5 to Unified Hillcrest-Downtown UR Plan - Final Draft
 4. Amend No. 5 to Unified URP - Ordinance



COMMUNITY DEVELOPMENT

MINUTES OF CONSULTATION MEETING

August 23, 2021

10:00 A.M.

Attendees:

- Charlie Dissell, City of Indianola Director of Community & Economic Development

A consultation meeting regarding the proposed Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan, required by Section 403.5(2) of the Code of Iowa, was held on the August 23, 2021. The meeting was held in the Council Chambers of the Indianola City Hall, 110 North First Street, Indianola, Iowa, at 10:00 A.M. A notice of the consultation meeting was sent to the affected taxing entities, which are the Indianola School District and Warren County, Iowa, on August 17, 2021.

Charlie Dissell, Director of Community & Economic Development, serving as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2) of the Code of Iowa, opened the meeting.

As no representatives of the affected taxing entities were present and no recommendations were made with respect thereto, the meeting was adjourned at 10:25 AM.

Charlie E. Dissell, AICP
Director of Community & Economic Development



ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

September 20, 2021

6:00 P.M.

Hillcrest/Downtown Unified Urban Renewal Plan

- Public hearing on the proposed Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan
- Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan
- Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan

IMPORTANT INFORMATION

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

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

September 20, 2021

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

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan, the Mayor first asked for the report of the Director of Community & Economic Development, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Director of Community & Economic Development, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that _____ written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of objections here}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 5 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN" and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2021, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 5 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN

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

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

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

WHEREAS, the Unified Plan has subsequently been amended four times, lastly by Amendment No. 4 in 2021; and

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

HILLCREST ORIGINAL URBAN RENEWAL AREA

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

HILLCREST AMENDMENT NO. 1 SUBAREA

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

HILLCREST AMENDMENT NO. 2 SUBAREA

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

HILLCREST AMENDMENT NO. 3 SUBAREA

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

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

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

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

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

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

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

Part of the SE 1/4 SE 1/4 of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence

East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

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

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

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

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

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

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

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

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

HILLCREST AMENDMENT NO. 4 SUBAREA

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

AND

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

AND

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

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

AND

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

AND

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

AND

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

AND

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

The W $\frac{1}{2}$ of the East 60 feet of the S $\frac{1}{2}$ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W $\frac{1}{2}$ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

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

AND

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

AND

Parcel 1:

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

AND

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

Parcel 2:

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

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

Parcel 3:

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

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

AND

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

Thence N 89 47'20"E a distance of 210.00' to an iron pin, thence N00 12'40"W a distance of 399.00' to an iron pin, thence N89 47'20"E a distance of 560.00' to an iron pin, thence S00 12'40"E a distance of 360.60' to an iron pin, thence S89 47'20"W a distance of 290.00' to an iron pin, thence N00 12'40"W a distance of 25.50' to an iron pin, thence S89 47'20"W a distance of 198.53' to an iron pin, thence S14 20'30"W a distance of 182.20' to an iron pin, thence S89 48'50"W a distance of 267.55' to an iron pin, said pin being the true point of beginning, containing 5.257 acres. SUBJECT to all easements, restrictions, encumbrances, and other matters, if any, of record:

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west $\frac{1}{4}$ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

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

AND

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

AND

Parcels A and C of Berry's Outlot 5

AND

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

AND

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

AND

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

AND

All of the Wal-Mart Subdivision

AND

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

AND

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

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

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

DOWNTOWN AMENDMENT NO. 1 SUBAREA

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

DOWNTOWN AMENDMENT NO. 2 SUBAREA

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

thence North 300', thence East 200' to point of beginning. Lots 1, 2, 3, 4 and 5 in Leonard's Subdivision; Parcels A, B and C in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; The West 150' of the NW ¼ of Section 26, Township 76 North, Range 24; Lots 1, 2, 3, 4 and 5 of the Newsome Subdivision; The West 677.6' of the SW ¼ of the SW ¼, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE ¼ of the SE ¼ of Section 22, Township 76 North, Range 24; The East 150' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; The east 660' of the SE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24, The N ½ of the SE ¼ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East ½ of the SE ¼ of the SE ¼ of Section 27, Township 76 North, Range 24; Lot 1 of Naberhaus Subdivision; Lots 1, 2 and 3 of the Subdivision of Lot 1, except the South 125' of the Naberhaus Subdivision Plat 2; South 125' of Lot 1 of Naberhaus Subdivision Plat 2; South 150' of East 512.5' and the West 2' of the East 512.15' of North 125' South 275' of Lot 2 Naberhaus Subdivision Plat 2; The East 512.15' of the NE ¼ of the NE ¼ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE ¼ of the NE ¼ except the South 438.9' of Section 34, Township 76 North, Range 24; Lots 1, 2, 3, 39, 40 and 41 Deer Run Plat 2; Lot 1 Deer Run Plat 4; All portions of Lot 3 Deer Run Subdivision which lies in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE ¼ of SW ¼ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW ¼ of the SW ¼ Section 26, Township 76 North, Range 24; The West 430' of the NW ¼ of the NW ¼ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW ¼ of the NW ¼ Section 35, Township 76 North, Range 24 which lies within the corporate limits except for Deer Run Subdivision Plat 2; Lot 1 and Lots 8 through 29 Lennie's Subdivision; Lots 1 through 7 Block 2, Buxton Addition; Lots 1 and 2, Block 1, Buxton Addition; Lots 1, 2 and Outlot X in the F.S.I. Addition; Auditor's Outlot 123; All of Blocks 1, 4 and 5 of Day's Addition; Auditor's Outlots 133, 134, 135, 137, 138 and Lot 136 except the South 282' and Lot A of Auditor's Outlot 139, 140 and 141; All of Auditor's Outlots 142, 143, 144, 145 and 146, all of the Public Alley and Street Right of Ways of Record Adjacent Thereof.

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

UNIFIED AMENDMENT NO. 1 SUBAREA

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

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

UNIFIED AMENDMENT NO. 2 SUBAREA

The South 50' of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The South 50' of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), lying East of the railroad right-of-way, of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The East Half of the North Three-quarters of the East Half (E $\frac{1}{2}$ N $\frac{3}{4}$ E $\frac{1}{2}$), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence North 16 rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty (20), Township Seventy-six

(76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa (Parcel IDs 49023200440, 49023200441, 49023200460, 49023200462, 49023200469, 49023200500, 49023200620, 49023200643 and 49023200644); and

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

UNIFIED AMENDMENT NO. 3

No land added or removed.

UNIFIED AMENDMENT NO. 4 SUBAREA

(REMOVED the following property from the Urban Renewal Area)

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

WHEREAS, a proposed Amendment No. 5 to the Plan ("Amendment No. 5" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add land to the Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 5 adds the following land to the Urban Renewal Area:

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

AND

Parcel "D" as shown on the Plat of Survey, recorded November 21, 2016, in Book 2016 Page 10418 of the Warren County Recorder's Office, Iowa, and as more particularly described as:

Beginning at the Southwest Corner of LOT 1 in said LANGFITT SUBDIVISION PLAT NO.2; thence South 87°50'46" East along the South Line of said LOT 1, a distance of 590.00 feet to the Southeast Corner of said LOT 1 and the Southwest Corner of said LOT 2; thence North 00°01'10" East along the East Line of said LOT 1 and the West Line of said LOT 2, a distance of 476.32 feet ; thence North 89°40'27" East, a distance of 118.72 feet; thence South 01°12'59" East, a distance of 582.13 feet to a point on the South Line of the North 100 feet of the Southwest Quarter of said Section 18; thence North 87°50'46" West along the South Line of the North 100 feet of the Southwest Quarter of said Section 18, a distance of 721.49 feet to a point on the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69; thence North 00°05'43" East along the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69, a distance of 100.06 feet to the Point of

Beginning, containing 3.02 Acres, subject to all easements, covenants and restrictions.

AND

Lot 1 in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

Lot A in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

The North 100' of the Northeast Quarter of the Southwest Quarter, except for the DeYarman Park Minor Subdivision, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa

AND

The North 100' of the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, lying west of the Railroad Right-of-way

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 5; and

WHEREAS, by resolution adopted on August 16, 2021, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 5 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 5 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Director of Community & Economic Development, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 5 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Indianola Record Herald, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 5, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 5 concerning the area of the City of Indianola, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 5 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan of the City of Indianola, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan for the City of Indianola, State of Iowa"; Amendment No. 5, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 5 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 5 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 5 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Warren County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 5, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 20th day of September, 2021.

Mayor

ATTEST:

City Clerk

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

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WARREN

)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

City Clerk, City of Indianola, State of Iowa

(SEAL)

01931544-1\13538-168

AMENDMENT NO. 5

TO

**HILLCREST/DOWNTOWN UNIFIED
URBAN RENEWAL PLAN**

CITY OF INDIANOLA, IOWA

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

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

Unified Urban Renewal Plan 2015
Amendment No. 1 – 2019
Amendment No. 2 - 2019
Amendment No. 3 - 2020
Amendment No. 4 – 2021
Amendment No. 5 - 2021

**AMENDMENT NO. 5
TO THE
HILLCREST/DOWNTOWN UNIFIED
URBAN RENEWAL PLAN**

CITY OF INDIANOLA, IOWA

The Hillcrest/Downtown Unified Urban Renewal Plan (the “Plan” or “Unified Urban Renewal Plan” or “Unified Plan”) for the Hillcrest/Downtown Unified Urban Renewal Area (the “Area” or “Urban Renewal Area”) was adopted in 2015 when the City of Indianola (the “City”) unified the City’s existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and combined and renamed the original urban renewal plans for the two areas. The Unified Plan has been amended twice in 2019, once in 2020, and once in 2021.

The City is further amending the Unified Plan with the adoption of this Amendment No. 5 to the Plan (“Amendment No. 5” or “Amendment”) to add land to the Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment No. 5, the provisions of the Unified Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 5 shall control. Any subsections not mentioned in this Amendment No. 5 shall continue to apply to the Unified Plan, as previously amended.

DESCRIPTION OF URBAN RENEWAL AREA

The property being added to the Urban Renewal Area by this Amendment No. 5 may be referred to as the Amendment No. 5 Subarea. The legal description of the property being added to the Urban Renewal Area is attached hereto as Exhibit “A.” A map of the property being added by Amendment No. 5 is attached hereto as Exhibit “B.” A map of the entire Hillcrest/Downtown Unified Urban Renewal Area, as amended, is attached hereto as Exhibit “C.”

BASE VALUE

If a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district on all or a portion of the Amendment No. 5 Subarea, then the “base value” (for the purposes of Tax Increment Financing) for the applicable portion of the Amendment No. 5 Subarea shall be the assessed value as of January 1 of the calendar year preceding the year in which the property is added to the applicable TIF ordinance. It may be that more than one ordinance will be adopted on the separate portions of the Amendment No. 5 Subarea, in which case there may be multiple frozen base values within the Amendment No. 5 Subarea. Nothing in this Amendment otherwise affects other already established frozen base values for any other Subarea.

AREA DESIGNATION

The Amendment No. 5 Subarea is appropriate for economic development (commercial and industrial development) and the Urban Renewal Area, as amended, continues to be an economic development (commercial and industrial development) area. This Amendment makes no change to the designation.

DEVELOPMENT PLAN/ZONING

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

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

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

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

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

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 5)

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

1. Development Agreements:

A. *Deyarman Properties, LLC. (or related entities):* This proposed urban renewal project anticipates Deyarman Properties, LLC (or a related entity) demolishing an existing structure and constructing a new 4,800 square foot showroom building. Construction is expected to be completed in 2022. It is estimated that total construction costs for the building will be approximately \$4,033,9080. The new facility will be operated by DeYarman Ford Indianola, Inc (or a related entity) who will create or retain jobs in the City. Pursuant to the terms and conditions of a detailed development agreement among the parties, the City expects to make annual grants to DeYarman Properties, LLC or DeYarman

Ford Indianola, Inc in the form of rebates of incremental taxes generated by the project. The cost of such grants shall not exceed \$553,962.

2. Willowcrest Avenue Extension: The City anticipates extending Willowcrest Avenue from approximately Jefferson Way to Summerset Trail in the next 5-10 years. The project is expected to include new paved roadway, sidewalks, and related public infrastructure extensions and/or installations (such as water main extensions). This street extension will promote economic development in the Urban Renewal Area by facilitating development in an area that the City's Comprehensive Plan (Elevate Indianola) has identified for Regional Mixed Use, which includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale. Accordingly, this project is expected to attract numerous businesses to this area within the Urban Renewal Area and, in turn, create jobs and income through new business operations in the area. The anticipated costs for this project are \$5,000,000.

3. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees & Costs	Undetermined	Not to Exceed \$25,000

FINANCIAL DATA

1.	July 1, 2021 constitutional debt limit:	\$53,320,144
2.	Current outstanding general obligation debt:	\$12,705,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Proposed Eligible Urban Renewal Project (Amendment No. 5) has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 5 are estimates only and will be incurred and spent over a number of years. In no event will the City's constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Eligible Urban Renewal Project (Amendment No. 5) as described above will be approximately as indicated in the adjacent column:	\$5,578,962 (Note: The above does not include debt service or financing costs).

URBAN RENEWAL PLAN AMENDMENTS

The Unified Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Amendment No. 5 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

REPEALER AND SEVERABILITY CLAUSE

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

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

EXHIBIT A

**LAND TO BE ADDED BY AMENDMENT NO. 5 TO THE HILLCREST/DOWNTOWN
UNIFIED URBAN RENEWAL AREA**

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

AND

Parcel "D" as shown on the Plat of Survey, recorded November 21, 2016, in Book 2016 Page 10418 of the Warren County Recorder's Office, Iowa, and as more particularly described as:

Beginning at the Southwest Corner of LOT 1 in said LANGFITT SUBDIVISION PLAT NO.2; thence South 87°50'46" East along the South Line of said LOT 1, a distance of 590.00 feet to the Southeast Corner of said LOT 1 and the Southwest Corner of said LOT 2; thence North 00°01'10" East along the East Line of said LOT 1 and the West Line of said LOT 2, a distance of 476.32 feet ; thence North 89°40'27" East, a distance of 118.72 feet; thence South 01°12'59" East, a distance of 582.13 feet to a point on the South Line of the North 100 feet of the Southwest Quarter of said Section 18; thence North 87°50'46" West along the South Line of the North 100 feet of the Southwest Quarter of said Section 18, a distance of 721.49 feet to a point on the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69; thence North 00°05'43" East along the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69, a distance of 100.06 feet to the Point of Beginning, containing 3.02 Acres, subject to all easements, covenants and restrictions.

AND

Lot 1 in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

Lot A in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

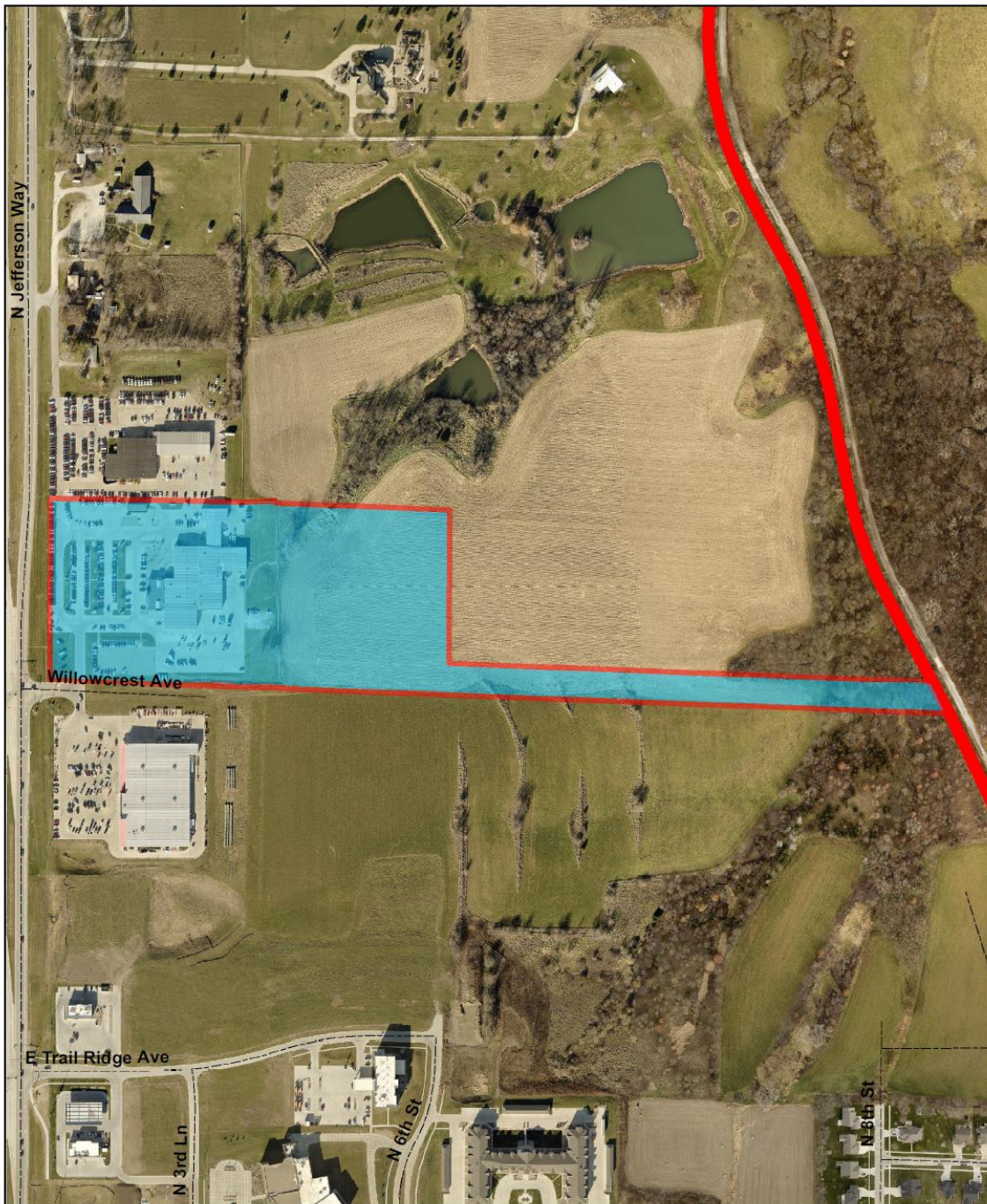
The North 100' of the Northeast Quarter of the Southwest Quarter, except for the DeYarman Park Minor Subdivision, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa

AND

The North 100' of the Northwest Quarter of the Southeast Quarter of Section 18,
Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, lying
west of the Railroad Right-of-way

EXHIBIT B

MAP OF PROPERTY BEING ADDED BY UNIFIED AMENDMENT NO. 5

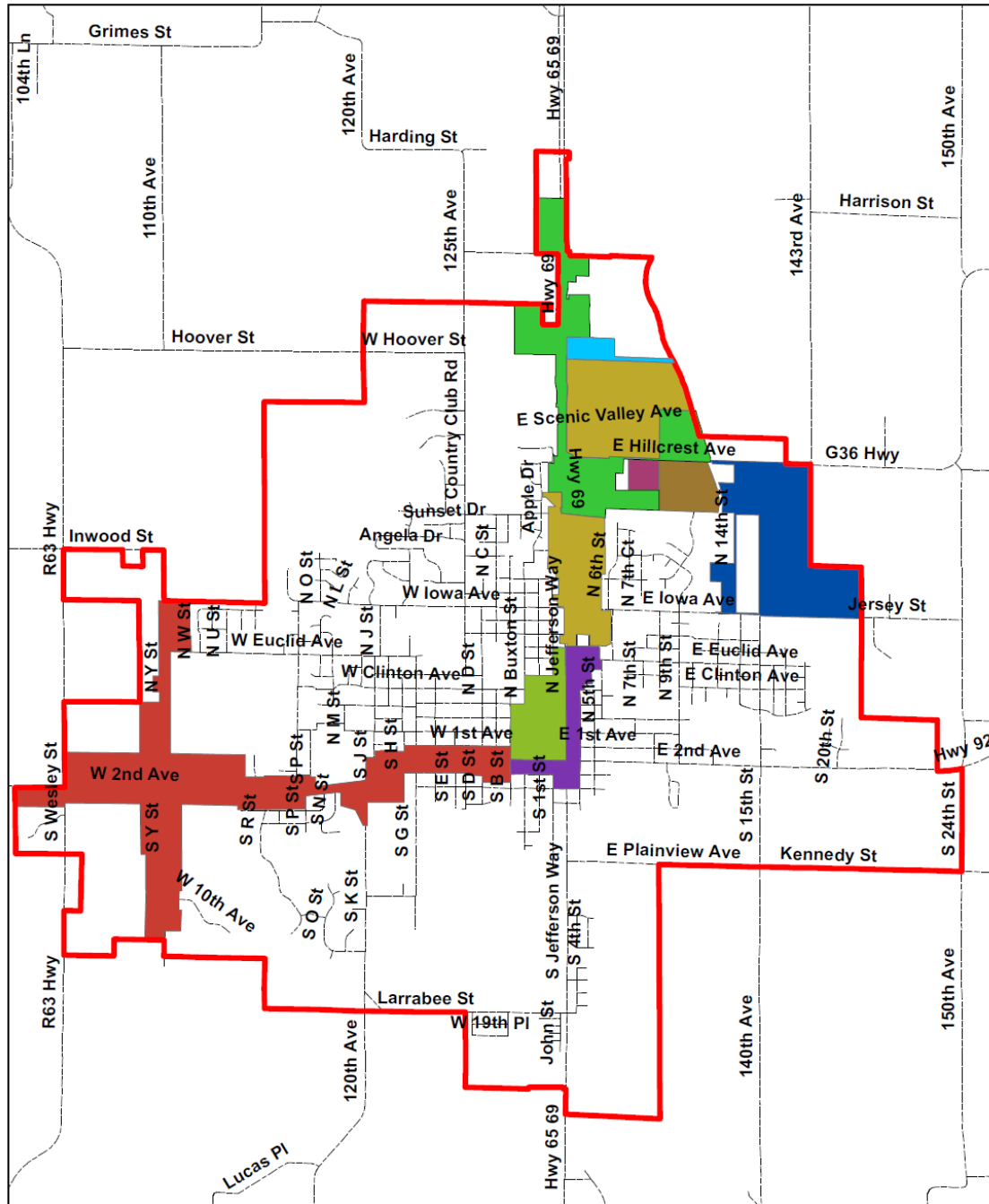


INDIANOLA UNIFIED
URBAN RENEWAL AREA
(Showing Property to be Added)

Legend

-  Area to be Added
-  City Limits

**HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA,
AS AMENDED BY UNIFIED AMENDMENT NO. 5**



**INDIANOLA UNIFIED
URBAN RENEWAL AREA
(Showing Area to be Added)**

Legend

 City Limits	 Indianola Downtown	 Indianola Hillcrest 2
 Area to be Added	 Indianola Hillcrest Amended	 Indianola Hillcrest 1
 Indianola Hillcrest 1 Amended	 Indianola Hillcrest Amended Hwy 92 West	 Indianola Hillcrest 4
	 Indianola Hillcrest	

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ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, AND 1668, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **A PORTION OF THE PROPERTY** LOCATED WITHIN THE AMENDED HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA, IN CITY OF INDIANOLA, COUNTY OF WARREN STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA (**AMENDMENT NO. 5 - 2021 PARCELS ONLY**)

WHEREAS, the City Council of the City of Indianola, State of Iowa, has heretofore, in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, and 1668, provided for the division of taxes within the Hillcrest/Downtown Unified Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Section 403.19, Code of Iowa; and

WHEREAS, additional territory now has been added to the Hillcrest/Downtown Unified Urban Renewal Area through the adoption of Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan, which additional territory includes the 2021 Parcels described herein; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Hillcrest/Downtown Unified Urban Renewal Area, and the continuing needs of redevelopment within the amended Hillcrest/Downtown Unified Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Hillcrest/Downtown Unified Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

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

Ordinance Numbers 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, and 1668 are hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) Hillcrest Original Urban Renewal Area means that portion of the City of Indianola, State of Iowa, described in the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 11-94 on July 5, 1994, and described in Ordinance No. 1026, which includes the lots and parcels located within the area legally described as follows:

A part of the North $\frac{1}{2}$ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North $\frac{1}{4}$ corner of said Section 19, thence North $89^{\circ} 06'$ West 6.15 feet, thence South $01^{\circ} 36' 20''$ East 1323.7 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a $3^{\circ} 36' 36''$ curve with a central angle of $51^{\circ} 58'$ a distance of 659.0 feet, thence North $21^{\circ} 03'$ West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

b) Hillcrest Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 14-98 on October 19, 1998, and described in Ordinance No. 1137, which includes the lots and parcels located within the area legally described as follows:

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

c) Hillcrest Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 9-01 on September 4, 2001, and described in Ordinance No. 1218, which includes the lots and parcels located within the area legally described as follows:

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

d) Hillcrest Amendment No. 3 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 3 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 05-05 on March 7, 2005, which was corrected

by Resolution No. 13-05 on July 18, 2005, and described in Ordinance No. 1336, which amended Ordinance No. 1322 to correct the legal description of the Amendment No. 3 Subarea, which includes the lots and parcels located within the area legally described as follows:

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

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

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

West 50' of the East 43 Acres in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19-76-23.

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

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

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

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

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

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

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

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

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

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

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

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

e) Hillcrest Amendment No. 4 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 4 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 04-09 on March 16, 2009, and described in Ordinance No. 1428, which includes the lots and parcels located within the area legally described as follows:

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

AND

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

AND

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

AND

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

AND

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

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

AND

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

AND

Beginning at the Northeast corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet; thence South 83 feet;

thence East 20 feet; thence South 75 feet; thence East to the East line of said Outlot No. 1; thence North 158 feet to the place of beginning.

AND

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

AND

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

The W $\frac{1}{2}$ of the East 60 feet of the S $\frac{1}{2}$ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W $\frac{1}{2}$ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

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

AND

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

AND

Parcel 1:

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

AND

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

Parcel 2:

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

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

Parcel 3:

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

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

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

AND

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

AND

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

thence North 306 feet, thence East 208 ½ feet thence South 306 feet, thence West 208 ½ feet to the place of beginning.

AND

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

AND

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

AND

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

AND

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

AND

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

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

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

AND

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

AND

Parcels A and C of Berry's Outlot 5

AND

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

AND

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

AND

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

AND

All of the Wal-Mart Subdivision

AND

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

f) Downtown Original Urban Renewal Area means that portion of the City of Indianola, State of Iowa, described in the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 8-01 on September 4, 2001, and described in Ordinance No. 1217, which includes the lots and parcels located within the area legally described as follows:

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

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

g) Downtown Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 06-05 on March 7, 2005, and described in Ordinance No. 1314, which includes the lots and parcels located within the area legally described as follows:

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

h) Downtown Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 10-07 on December 17, 2007, and described in Ordinance No. 1396, which includes the lots and parcels located within the area legally described as follows:

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

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

i) Unified Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 2019-100 on May 20, 2019 and as corrected by Resolution No. 2019-100-A, approved on June 17, 2019, which **removes** the lots and parcels located within the Hillcrest Amendment No. 1 Subarea legally described as follows:

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

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

j) Unified Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 2019-142 on August 5, 2019, which includes the lots and parcels located within the Hillcrest Amendment No. 2 Subarea legally described as follows:

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

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

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

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

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

k) Unified Amendment No. 3 did not add or remove land.

l) Unified Amendment No. 4 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 4 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 2021-197 on August 16, 2021, which **removes** the lots and parcels located within the Hillcrest Amendment No. 3 Subarea legally described as follows:

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

m) Unified Amendment No. 5 Subarea (2021 Parcels Only) means a portion of the City of Indianola, State of Iowa, described in Amendment No. 5 to the Unified Plan for the Urban Renewal Area approved by Resolution No. _____ on the 20th day of September, 2021, which Unified Amendment No. 5 Subarea **(2021 Parcels Only)** includes the lots and parcels located within the area legally described as follows:

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

AND

Parcel "D" as shown on the Plat of Survey, recorded November 21, 2016, in Book 2016 Page 10418 of the Warren County Recorder's Office, Iowa, and as more particularly described as:

Beginning at the Southwest Corner of LOT 1 in said LANGFITT SUBDIVISION PLAT NO.2; thence South 87°50'46" East along the South Line of said LOT 1, a distance of 590.00 feet to the Southeast Corner of said LOT 1 and the Southwest Corner of said LOT 2; thence North 00°01'10" East along the East Line of said LOT 1 and the West Line of said LOT 2, a distance of 476.32 feet ; thence North 89°40'27" East, a distance of 118.72 feet; thence South 01°12'59" East, a distance of 582.13 feet to a point on the South Line of the North 100 feet of the Southwest Quarter of said Section 18; thence North 87°50'46" West along the South Line of the North 100 feet of the Southwest Quarter of said Section 18, a distance of 721.49 feet to a point on the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69; thence North 00°05'43" East along the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69, a distance of 100.06 feet to the Point of Beginning, containing 3.02 Acres, subject to all easements, covenants and restrictions.

[Note: The 2021 Parcels is the only portion of the Unified Amendment No. 5 Subarea that will be included in this TIF Ordinance. The City anticipates that

as other parcels develop (increase in value) in the future, the City will add those parcels to the TIF Ordinance. Therefore, the various parcels in the Unified Amendment No. 5 Subarea will have different frozen bases and different expiration dates.]

n) Amended Area means that portion of the Urban Renewal Area, as amended, legally described in subsections (a) - (m) above (noting that subsections i and l removed property from the Urban Renewal Area, some of which was subsequently added back into the Urban Renewal Area).

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Warren, Iowa, Indianola Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the Hillcrest Original Urban Renewal Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Area upon the total sum of the assessed value of the taxable property in the Area as shown on the assessment roll as of January 1, 1993, being January 1 of the calendar year preceding the effective date of Ordinance No. 1026, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Hillcrest Amendment No. 1 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1997, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1137, minus the assessed value on the assessment roll as of January 1, 1997 for the property removed by Amendment No. 1 to the Unified Plan.

As to Hillcrest Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1218.

As to Hillcrest Amendment No. 3 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance Nos. 1322 and 1336, minus the assessed value shown on the assessment roll as of January 1, 2004 for the property removed from the Hillcrest Amendment No. 3 Subarea by Amendment No. 4 to the Unified Plan and Ordinance No. 1668.

As to Hillcrest Amendment No. 4 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1428.

As to the Downtown Original Urban Renewal Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the first calendar year in which the City certified to the county auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described in Ordinance No. 1217.

As to Downtown Amendment No. 1 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1314.

As to Downtown Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1396.

As to the Unified Amendment No. 1 Subarea, base period taxes shall be reduced due to the removal of area from the Hillcrest Amendment No. 1 Subarea.

As to the Unified Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2018, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effect date of Ordinance No. 1613.

As to the Unified Amendment No. 4 Subarea, base period taxes shall be reduced due to the removal of area from the Hillcrest Amendment No. 3 Subarea.

As to Unified Amendment No. 5 Subarea (**2021 Parcels Only**), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2020, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effect date of this Ordinance.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Indianola, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12, Code of Iowa, incurred by the City of Indianola, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions

under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Indianola, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Original Area under the provisions of Section 403.19, Code of Iowa, as authorized in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, and 1668, and to fully implement the provisions of Section 403.19, Code of Iowa, with respect to the division of taxes from property within the Unified Amendment No. 5 Subarea **(2021 Parcels Only)** as described above. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Area to the maximum period of time allowed by Section 403.19, Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2021.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2021

Read Second Time: _____, 2021

Read Third Time: _____, 2021

PASSED AND APPROVED: _____, 2021.

I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2021, signed by the Mayor on _____, 2021, and published in the Indianola Record Herald on _____, 2021.

City Clerk, City of Indianola, State of Iowa

(SEAL)

01931552-1\13538-168



MEMORANDUM

To: Mayor and City Council

From:

Date: September 20, 2021

Subject: Public Hearing on proposed amendment Number 5 to the Hillcrest/Downtown Unified Urban Renewal Plan for an urban renewal area in the City of Indianola.

Recommendation: Roll call to open and close the Public Hearing is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: September 20, 2021

Subject: Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: September 20, 2021

Subject: First Consideration of an ordinance amending ordinance nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, and 1668, providing that general property taxes levied and collected each year on a portion of the property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in City of Indianola, County of Warren State of Iowa, by and for the benefit of the State of Iowa, City of Indianola, County of Warren, Indianola Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Hillcrest/Downtown Unified Urban Renewal Area.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: September 20, 2021
Subject: Resolution authorizing the submission of nominations to the Small Town America Civic Volunteer Award Program.

Introduction: CivicPlus, the company we use for our website platform, is a sponsor of the Small Town America Civic Volunteer Awards (STACVA).

Background: There is an increasingly critical need for civic volunteers throughout America. Research has shown that the percentage of people volunteering in small towns has dropped substantially in the last decade.

Discussion: STACVA is a program that honors 100 exemplary public service volunteers or organizations in municipalities with a population under 25,000. CivicPlus provides cash awards to the top three winners in an effort to support the retention and recruitment of local public service volunteers, the "hometown heroes" small public governments rely on.

Local government representatives may nominate up to two public service volunteers or organizations that are sanctioned by a general purpose local government to do work on behalf of that authority. Government officials must approve the submission of the nomination application.

Budget Impact: There is no nomination fee.

Recommendation: Roll call is in order.

Attachments: 1. Res 2021 - authorizing nomination submission

**RESOLUTION NO 2021-
RESOLUTION AUTHORIZING THE SUBMISSION OF NOMINATIONS
TO THE SMALL TOWN AMERICA CIVIC VOLUNTEER AWARD PROGRAM**

WHEREAS, the Small Town America Civic Volunteer Award Program honors exemplary public service volunteers and organizations in municipalities under 25,000 in population; and

WHEREAS, there is an urgent need across the country for citizens to fill civic volunteer roles that support key local government functions; and

WHEREAS, CivicPlus will provide cash awards to the top three public service volunteer's local governments as a way to support the retention and recruitment of local public service volunteers; and

WHEREAS, the City of Indianola can nominate up to two volunteers or volunteer organizations; and

WHEREAS, the local government officials must approve the nominees as part of the application process; and

WHEREAS, the Streetscape Steering Committee and the Comprehensive Plan Steering Committee developed award-winning plans to provide a vision for Indianola's future, helping to guide the growth and improvements of the community; and

WHEREAS, it is recommended the Streetscape Steering Committee and the Comprehensive Plan Steering Committee be nominated for the Small Town America Civic Volunteer Award.

NOW, BE IT RESOLVED, that the City Council of the City of Indianola, Iowa does hereby authorize the submission of the nominations to the Small Town America Civic Volunteer Award Program.

Approved this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council
From: Rick Graves, Water Resource Recovery Director
Date: September 20, 2021
Subject: Resolution authorizing the purchase of two vehicles for the Water Resource Recovery Department.

Introduction: This is a FY22 Capital Improvement Project.

Background: We are replacing an old International tractor with two Bobcat units to better mobilize around the plant and when televising sewers. The UV34 will be used at the plant and can be utilized in carrying our camera equipment into back yards or along the sanitary sewer trunk lines that are located in the woods. The L23 comes with four attachments: a bucket, broom, snow blower and breaker. It will be utilized when replacing manholes, clearing snow from over 2,700 feet of sidewalk at the new wastewater treatment plant and removing the rock from the grass at the lift stations.

Discussion: We looked at different options and decided on the two Bobcats listed. The quotes received are through the Sourcewell Contract that the City is associated with. This allowed me to only get one quote, seeing how the pricing was set.

Budget Impact: The purchase of the Bobcats is part of the FY22 CIP Budget. The price for both units with the trade-in is \$1,900 under the budgeted amount of \$63,000.

Recommendation: I recommend purchasing the Bobcat UV34 and Bobcat L23 from Capital City Equipment in Des Moines for \$61,100.14.

Attachments:

1. Res 2021-authorizing Bobcat purchase for WRRD
2. UV34D Quote
3. L23 Quote

**CITY OF INDIANOLA
RESOLUTION NO**

**RESOLUTION AUTHORIZING THE PURCHASE OF TWO BOBCATS
FOR THE WATER RESOURCE RECOVERY DEPARTMENT**

WHEREAS, the Water Resource Recovery Department budgeted \$63,000 for two (2) Bobcats in FY2022;
and

WHEREAS, Sourcewell Contracting provided quotes; and

WHEREAS, the quote includes \$1,900 for the trade-in of an International Tractor; and

WHEREAS, the quotes from Capital City Equipment of Des Moines are attached to this Resolution.

THEREFORE, BE IT RESOLVED, that the City Council of Indianola hereby approves the purchase of two Bobcats from Capital City Equipment of Des Moines, Iowa and the trade-in of the International Tractor at a total cost of \$61,100.14, and staff is hereby authorized to execute documents on behalf of the City to purchase said vehicle.

Passed and adopted this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



Bobcat

Product Quotation

Quotation Number: AMS-01964v1
Date: 2021-08-23 11:03:12

Customer Name/Address:	Bobcat Delivering Dealer	ORDER TO BE PLACED WITH: Contract Holder/Manufacturer
CITY OF INDIANOLA WASTE WATER Attn: Rick Graves 1180 HOOVER ST INDIANOLA, IA 50217 Phone: (515) 962-5284	Justin Velky Capital City Equipment Company, Des Moines, IA 5461 NW 2ND AVENUE DES MOINES IA 50313-1333 Phone: (515) 243-3353 Fax: (515) 243-0534	Clark Equipment Co dba Bobcat Company 250 E Beaton Dr, West Fargo, ND 58078 Phone: 701-241-8719 Fax: 855-608-0681 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total
UV34 Diesel	M1501	1	\$13,452.92	\$13,452.92
Engine	Electrical			
- Key Start - Kubota Diesel - Liquid Cooled - Pressurized Oiling system with Spin-on Filter - Spark Arrestor Exhaust System - Emissions; Current Tier 4	- Headlights, High & Low Beams 4-35 Watts - LED Tail & Brake Lights 2-12 Volt Power Ports 140 AMP Alternator 575-CCA Battery			
Drive System	Operator Compartment			
- Variable Speed Drive (Belt CVT) - Sealed CVT Cover - Four Wheel Drive - 3 Drive Modes - Forward Travel, Two Range (H/L) - Gear Selector P-R-N-L-H - Integrated In-Transmission Park (P) - CV Guard, Front - Shaft Drive with CV Joints - Brakes - 4-Wheel, Hydraulic Disc with Dual Bore Front Calipers	- Beverage Holder (6) 60/40 Split Bench Seats (3 Occupants) - Under Seat, Glove Box, Upper and Lower Dash Storage 3 Seat Belts with 3-Point Restraint, retractable			
Suspension & Steering	Instrumentation			
- Front - Independent, Dual A-Arm - Rear - Independent, Dual A-Arm - Adjustable Front and Rear Coil Over Shocks - Rack & Pinion w/ Electric Power Steering Assist - Tilt Steering Column	- Indicator Lights: Glow Plug, Seat Belt Reminder, High Beam On, Engine Oil Pressure Low, Engine Temp High, Service Power Steering and Service Engine. - LCD Display: Speedo, Engine Temp, Engine RPM, Voltage, Trip and Hour Meter, Tachometer, Fuel Level, Clock, Drive Mode, Odometer, Service Reminder and Gear Position.			
Tires/Wheels	Cargo Box and Frame			
- All Terrain Industrial 8-ply - Front/Rear, 26x10-12 - Steel Rim 12x6-12	- Composite Cargo Box with Cylinder Lift Assist - Quick Latch Tailgate with single latch - Integrated Box Accessory System - Rear Receiver Hitch - 2 in. - Full Chassis Skid Plates - ROPS (Roller Over Protective Structure)			
	Warranty, 1 year/1,000 hours			
MY21 UV34 D	M1501-R00-Y21	1	\$0.00	\$0.00
Doors, Premium Poly w/Roll Down Glass	7360116	1	\$3,133.35	\$3,133.35
Windshield, Glass	7340672	1	\$819.72	\$819.72
Windshield Wiper and Washer	7434448	1	\$529.20	\$529.20
Roof, Sport	7340670	1	\$391.77	\$391.77
Roof, Head Liner Standard	7360126	1	\$274.28	\$274.28
Heater Deluxe Kit	7368504	1	\$946.40	\$946.40
Electrical, Power Cargo Box Lift	7360318	1	\$659.40	\$659.40

Total of Items Quoted	\$20,207.04
Freight Charges	\$770.00
Dealer Assembly Charges	\$840.00
Quote Total - US dollars	\$21,817.04

**Prices per the Sourcewell Contract –040319-CEC*

**Terms Net 30 Days. Credit cards accepted.*

**FOB Destination within the 48 Contiguous States.*

**Delivery: 60 to 90 days from ARO.*

**State Sales Taxes apply. Must include a Tax Exempt Certificate with order placed.*

**TID# 38-0425350*

***Orders Must be Placed With: Clark Equipment dba Bobcat Company, Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078.**

Prices & Specifications are subject to change. Please call before placing an order. Applies to factory ordered units only.

ORDER ACCEPTED BY:

SIGNATURE

DATED

PRINT NAME AND TITLE

PURCHASE ORDER #

SHIP TO ADDRESS: _____

BILL TO ADDRESS (if different than Ship To): _____





Bobcat

Product Quotation

Quotation Number: AMS-01990v3
Date: 2021-08-31 09:39:39

Customer Name/Address:	Bobcat Delivering Dealer	ORDER TO BE PLACED WITH: Contract Holder/Manufacturer
CITY OF INDIANOLA WASTE WATER Attn: Rick Graves 1180 HOOVER ST INDIANOLA, IA 50217 Phone: (515) 962-5284	Justin Velky Capital City Equipment Company, Des Moines, IA 5461 NW 2ND AVENUE DES MOINES IA 50313-1333 Phone: (515) 243-3353 Fax: (515) 243-0534	Clark Equipment Co dba Bobcat Company 250 E Beaton Dr, West Fargo, ND 58078 Phone: 701-241-8719 Fax: 855-608-0681 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total
Bobcat L23 Small Articulated Loader 24.8 HP Tier 4 Diesel Engine Standard Lift Arm (Non-Telescopic) Auxiliary Hydraulics: Variable Flow 12 GPM Articulation Lock Bar Backup Alarm Bob-Tach Operator Interlock Control System - Integrated in Left Arm Rest Controls: - Forward & Reverse foot pedals with joystick controlled workgroup functions & variable control switches for auxiliary hydraulics Engine/Hydraulic Systems Shutdown Glow Plugs (Automatically Activated) Horn Instrumentation: - Engine Temperature & Fuel Gauges, Hourmeter, RPM and Warning Lights	M1401	1	\$23,466.52	\$23,466.52
Lift Arm Support Device LED Work Lights, 2-Front & 1-Rear Operator Canopy: - Cup holder, Adjustable Suspension Seat, Retractable Seat Belt - Roll Over Protective Structure (ROPS) meets ISO 3471 - Falling Object Protective Structure (FOPS) meets ISO 3449, Level I Parking Brake: Spring Applied, Pressure Released (SAPR) Tires: 23-8.50 x12 Turf 10 Ply (44" wide) Warranty: 1 year, or Unlimited hours whichever occurs first				
Heated Cab Comfort Package Heated enclosed cab wiper / washer	M1401-P01-C02 heated suspension seat block heater	1	\$2,247.32	\$2,247.32
Power Bob-Tach	M1401-R06-C02	1	\$835.24	\$835.24
23X8.50-12 TRACTOR	M1401-R09-C06	1	\$282.72	\$282.72
Radio	M1401-R26-C02	1	\$405.08	\$405.08
Traction Assist	M1401-R60-C02	1	\$682.48	\$682.48
Loader Mounting Frame	7113736	1	\$503.12	\$503.12
Attachment Control Kit	7427921	1	\$423.63	\$423.63
Add On Counterweight Kit	7362520	1	\$1,316.05	\$1,316.05
52" Angle Broom	M7043	1	\$3,040.00	\$3,040.00
--- Kit Hose extension	7409112	1	\$116.18	\$116.18
--- 52" Angle Broom with 10.3 motor	M7043-R02-C01	1	\$380.00	\$380.00
NB140 Nitrogen Breaker with Nail Point	7355666	1	\$2,788.44	\$2,788.44
--- Hose Kit - HB680, HB880	6727411	1	\$143.64	\$143.64
--- Nail Point - NB140	7357285	1	\$179.89	\$179.89
44" Dirt Bucket	7117433	2	\$434.72	\$869.44
--- Bolt-On Teeth (7)	6728247	7	\$20.69	\$144.83
--- Bolt-On Cutting Edge, 44"	6729043	1	\$86.64	\$86.64
Snow Blower 26X48	M7053	1	\$3,713.36	\$3,713.36
--- MOTOR PACKAGE 50CC (8-12 gpm)	M7053-R01-C01	1	\$514.52	\$514.52

Total of Items Quoted	\$42,139.10
Freight Charges	\$1,091.00
Dealer Assembly Charges	\$553.00
Trade-in 574 with Front Loader, 3-point Mower and 3-point Blade	(\$4,500.00)
Quote Total - US dollars	\$39,283.10

****Prices per the Sourcwell Contract –040319-CEC***

****Terms Net 30 Days. Credit cards accepted.***

****FOB Destination within the 48 Contiguous States.***

****Delivery: 60 to 90 days from ARO.***

****State Sales Taxes apply. Must include a Tax Exempt Certificate with order placed.***

****TID# 38-0425350***

****Orders Must be Placed With: Clark Equipment dba Bobcat Company, Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078.***

Prices & Specifications are subject to change. Please call before placing an order. Applies to factory ordered units only.

ORDER ACCEPTED BY:

SIGNATURE

DATED

PRINT NAME AND TITLE

PURCHASE ORDER #

SHIP TO ADDRESS: _____

BILL TO ADDRESS (if different than Ship To): _____





MEMORANDUM

To: Mayor and City Council

From:

Date: September 20, 2021

Subject: Resolution waiving the applicable provisions of the City's purchasing policy to allow for another biosolids removal and disposal vendor to be secured in a timely manner.

Recommendation: Roll call is in order.

Attachments: 1. Res 2021- Waiving Requirements

City of Indianola
RESOLUTION NO 2021-

**RESOLUTION WAIVING THE APPLICABLE PROVISIONS OF THE CITY'S PURCHASING
POLICY TO ALLOW FOR ANOTHER BIOSOLIDS REMOVAL AND DISPOSAL VENDOR TO
BE SECURED IN A TIMELY MANNER**

WHEREAS, on September 14, 2021, the City received official notice from Jared Burma, President of Customized Environmental Solutions (D/B/A Telum) of the need to terminate a contract with the City; and

WHEREAS, the letter, which is attached as "Exhibit A" states the reason for terminating the contract was due to the financial impact of the COVID-19 pandemic; and

WHEREAS, the contract with Telum was for biosolids removal and disposal, which is an important function at the wastewater treatment facility; and

WHEREAS, this activity was scheduled to occur within a few weeks and is needed to ensure proper and safe operations at the wastewater treatment plant; and

WHEREAS, this budgeted activity was previously bid out, but given the notice to terminate and the upcoming need to remove and dispose of biosolids time is of the essence; and

WHEREAS, to quickly obtain another vendor to provide this service, temporary suspension of the City's purchasing policy is required; and

NOW, THEREFORE, the City Council of the City of Indianola does hereby resolve that the applicable provisions of the City's Purchasing Policy are hereby waived to allow for another vendor to be secured to provide for this necessary service in a timely manner; and

BE IT FURTHER RESOLVED, the Mayor and/or City Manager are hereby authorized to execute any necessary documents for this service.

PASSED this 20th day of September 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Exhibit A



To: Rick Graves
Superintendent
City of Indianola Iowa Wastewater Treatment

From: Customized Environmental Solutions DBA Telum

Date: September 14, 2021

Due to the financial impact over the last year caused by the pandemic, Customized Environmental Solutions has been closed effective immediately. This is our official notice to terminate our contract with the City of Indianola Iowa for biosolids removal and disposal.

Regards

A handwritten signature in black ink, appearing to read 'Jared Burma', written over a horizontal line.

Jared Burma
President
Customized Environmental Solutions DBA Telum



MEMORANDUM

To: Mayor and City Council
From: Ryan Waller, City Manager
Date: September 20, 2021
Subject: Receive and file correspondence from September 3 and 10, 2021 weekly updates from City Manager, Ryan Waller.

Recommendation: Simple motion is in order.

Attachments:

1. Waller's Weekly 9.3.21
2. Waller's Weekly 9.10.21

From: [Ryan Waller](#)
To: [City Employees](#)
Subject: Waller's Weekly 9.3.21
Date: Friday, September 3, 2021 3:52:17 PM
Attachments: [image001.png](#)

Good afternoon, all.

I hope you had a great week. Below, please find this week's update email. As always, if there are any questions, please let me know. Have a safe and enjoyable Labor Day weekend!

Go Hawks (and Cyclones)!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Skate Park Vandalism

Last month a policy allowing for graffiti art on certain areas within the Skate Park was adopted. This policy was modeled after similar policies established by several Iowa communities and was implemented to allow users of the Skate Park to highlight their talents in a positive and encouraging manner. While many took advantage of the new policy correctly, recently some juveniles violated aspects of the policy resulting in vandalism of a memorial and other park amenities. This Wednesday, the City's police department was dispatched to the park and spoke to a juvenile who admitted to acts of vandalism and destruction of property. Park staff continue to remove the inappropriate markings. During this time, the Skate Park will remain closed. In addition to this work, City Staff has been collaborating with community partners (i.e. the school district, our School Resource Officer, the High School Art Club, Mayor's Youth Council) on additional ways to educate park users and encourage them to respect the rules that are in place. Thank you to all the community organizations and groups that have volunteered to assist in our efforts!

Indianola Featured

Linked below is the cover story featuring our community that appears in the Municipal Sewer & Water magazine. Thank you to the members of our Water Pollution Control Department for their dedicated work on maintaining this vital infrastructure.

[Indianola Article \(LINK\)](#)

Labor Day Observed

Please note all non-emergency offices will be closed Monday, September 6 in observation of Labor Day. Normal operational schedules resume on Tuesday, September 7.

September 7 (Tuesday) City Council Meeting

The City Council will meet on Tuesday, September 7 for its regular meeting.

Please note the meeting is on Tuesday due to Labor Day. The agenda and comprehensive meeting materials are available on the City's website via the link below. The meetings will be aired live via the [City's YouTube Channel](#) and a Zoom Webinar (login information may be found in the meeting packet).

[City Council Agenda Packet \(LINK\)](#)

Brush Facility

As a result of the recent storm event, residents will not be charged to dispose yard waste and brush at the Indianola Brush Facility this weekend. Details may be found on the City's website linked below. Residents are required to provide proof of residency at the facility.

[Brush Facility Information \(LINK\)](#)

Pavement repairs on South R Street

The City's Street Division completed the full-depth pavement repairs on South R Street, between the 900 and 1300 blocks. This work required a total of more than 1,270 hours of labor, 485 cubic yards of concrete (approximately 18,500 square feet of pavement), and 1,200 pounds of crack sealant. The City thanks

the public for their patience during this major repair work.

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with main line paving along Salem Avenue, between B Street and Buxton Street. Next week, main line paving will continue along Salem Avenue, between Buxton Street and Howard Street. Additionally, subgrade preparations will begin on Buxton Street and sidewalk ramps will be constructed at the intersection of Salem Avenue and B Street. It is anticipated that Phase 1 construction will be completed by mid-November.

[Project Information \(LINK\)](#)

Indianola Public Arts Commission

The Indianola Public Arts Commission (IPAC) will be unveiling their first project – a public piano – on Friday September 10. The event will take place at 3:30 p.m. on Salem Avenue in front of Pageturners Bookstore and next to the 88cent Store. The piano will be available for anyone in the public to play during regular store hours. The piano will be moved to different businesses around our Square this fall. Updates on the location will be available on the City's Facebook page. This project was chosen by IPAC to attract visitors to our community and give them an incentive to stay longer. Thank you to our community partners, Bob's Custom Trophies & Gifts, McCoy True Value and Pageturners Bookstore, for sponsoring this project and the members of the IPAC who have volunteered numerous hours to complete this project.

Community Development Reports

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

Current Projects Update (PDF)

Of the 16 projects listed, eight are in review, two have been approved and are awaiting construction to begin, and six are in construction.

2021 Building Permits (PDF)

This week, five (5) building permits were submitted and three (3) building permits were issued. There are currently 16 building permit applications in review and 139 building permits have been issued year-to-date.

[Code Enforcement \(PDF\)](#)

There are currently 32 open code enforcement cases (110 code enforcement cases have been opened for the year).

[August Building Permit Report \(PDF\)](#)

Community Development has released the August 2021 monthly building permit report. In August, a total of 19 building permits were issued for a total value of over \$5 Million. So far in 2021, 136 building permits have been issued for over \$28.5 million in valuation. The \$28.5 million in valuation to date already exceeds the total valuation of \$25 million issued in 2020.

[City Council Anticipated Agendas](#)

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

[Anticipated Draft Agenda – September 20, 2021 \(PDF\)](#)

[Anticipated Draft Agenda – October 4, 2021 \(PDF\)](#)

From: [Ryan Waller](#)
To: [City Employees](#)
Subject: Waller's Weekly 9.10.21
Date: Friday, September 10, 2021 6:06:30 PM
Attachments: [pastedImage.png](#)

Good afternoon, all.

I hope you had a productive week.

As you know, tomorrow is the 20th anniversary of the 9/11. There will be a remembrance ceremony at the Indianola YMCA beginning at 8:30 a.m. Please consider joining us to remember those who lost their lives on that tragic day.

Below, please find this week's update email. If you have any questions, please let me know.

Have a great weekend!

Go Hawks!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Square Reconstruction (Streetscape) Petition Dismissed

At its meeting on September 7, the State Appeal Board (SAB) unanimously dismissed the second petition brought against the City of Indianola regarding the Square Reconstruction (Streetscape) project (the first petition was also dismissed). This project, which will replace sewer lines and water mains that are 70 to more than 100-years-old and undersized for modern-day standards, is currently underway. The most recent status update is provided in the next blurb.

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with mainline paving along Salem Avenue between Buxton and Howard Streets, as well as the placement of curb and gutter on Salem between B and Buxton Streets. Additionally, subgrade preparations, including rock chamber preparation and subdrain installation for permeable pavers, on Buxton Street began. Next week, curb and gutter installation will continue on Salem Avenue between Buxton and Howard Streets, subgrade preparation will continue on Buxton Street, and sidewalk ramps will be constructed at the intersection of Salem Avenue and B Street. It is anticipated that Phase 1 construction will be completed by mid-November.

[Project Information \(LINK\)](#)

Planning and Zoning Commission

The Indianola Planning and Zoning Commission will hold its monthly meeting on Tuesday, September 14. The agenda and comprehensive meeting materials are available on the City's website via the link below. The meetings will be aired live via the [City's YouTube Channel](#) and a Zoom Webinar (login information may be found in the meeting packet).

[Agenda Packet \(LINK\)](#)

Community Development Reports

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

Current Projects Update (PDF)

Of the 16 projects listed, eight are in review, two have been approved and are awaiting construction to begin, and six are in construction.

2021 Building Permits (PDF)

This week, two (2) building permits were submitted. There are currently 18 building permit applications in review and 139 building permits have been issued year-to-date.

Code Enforcement (PDF)

There are currently 24 open code enforcement cases (112 code enforcement cases have been opened for the year).

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

Anticipated Draft Agenda – September 20, 2021 (PDF)

