



CITY OF INDIANOLA COUNCIL MEETING

October 4, 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. Approval of Minutes of the prior council meetings
 - D. Approval of applications
 1. Approval of Urban Revitalization Designations.
 2. Approval of a renewal refuse hauling permit application from T.R.M. Disposal.
 3. Approval of an event application from The Next Mile for the Hillbilly Hike to be held on November 6, 2021.
 4. Approval of an event application from the Indianola Fire Department for the Public Safety Open House on to be held on October 7, 2021.
 - E. Approval of Payment Application Number 6 to Langman Construction for the Water Resource Recovery Facility influent trunk and sewer outfall project in an amount not to exceed \$703,859.92.
 - F. Approval of Payment Application Number 1 to TK Concrete for the Valley Place Reconstruction Project in an amount not to exceed \$26,110.99.
 - G. Resolution approving an engagement letter with Ahlers & Cooney, P.C. regarding Amendment No. 6 to the Unified Hillcrest/Downtown Urban Renewal Plan and related commercial development agreements.
 - H. Resolution Approving Fiscal Year 2021 Street Finance Report.

- I. Resolution approving a Professional Services Agreement with CIT Sewer Solutions for the sewer main and lateral lining project in an amount not to exceed \$201,143.00.
- J. Resolution approving a contract with Oxford Tree Service for Ash Tree Removal in an amount not to exceed \$43,920.00.
- K. Resolution approving a supplemental agreement with RediTech.
- L. Third 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).
- M. Second 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.
- N. Second 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.
- O. Resolution approving salaries.

6. Council Reports

- A. IMU presentation regarding shared services.
- B. Bravo Report - Council Member Kling

7. Mayor's Report

- A. Community Update
- B. Proclamation declaring October 3-9, 2021 as Fire Prevention Week in Indianola.
- C. Proclamation declaring October 11, 2021 as Steve Spray Day in Indianola.

8. Public Consideration

- A. Old Business
 - 1. Sponsored Project Program
 - a. Resolution fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder.
 - b. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects.

B. New Business

1. Consider referral to the Planning and Zoning Commission of a rezoning application for about 80 acres of land generally located at 1909 South K Street.

9. Other Business

A. City Manager's Report – Ryan Waller

1. Receive and file correspondence from September 17 and 24, 2021 weekly updates from City Manager, Ryan Waller

10. Adjourn



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 4, 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: October 4, 2021
Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. City Vendor Report 10042021

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	JANITORIAL SERVICES	09/20/2021	4,100.00	GENERAL FUND
A 6FT GEEK LLC	ACTIVITY CENTER CLEANING - SEPTEMBER	09/20/2021	1,525.00	PARK & RECREATI
Total A 6FT GEEK LLC:			5,625.00	
ADAMS DOOR COMPANY INC.				
ADAMS DOOR COMPANY INC.	NEW OPERATOR FOR GARAGE DOOR	09/13/2021	2,608.90	PARK & RECREATI
Total ADAMS DOOR COMPANY INC.:			2,608.90	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	2021 SRF LOAN LEGAL WORK	09/24/2021	19,250.00	SEWER REVENUE
Total AHLERS & COONEY P.C.:			19,250.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	BUILDING MAINTENANCE	09/17/2021	2,013.41	GENERAL FUND
AIR-CON MECHANICAL CORP.	AC IN BUIDLING NOT CONSISTANT	09/17/2021	324.39	FIRE FUND
Total AIR-CON MECHANICAL CORP.:			2,337.80	
ALIGHT SOLUTIONS LLC				
ALIGHT SOLUTIONS LLC	ANNUAL SERVICE 9/1/21-8/31/22	09/17/2021	7,308.00	HEALTH INSURAN
Total ALIGHT SOLUTIONS LLC:			7,308.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	COM DEV OFFICE SUPPLIES	09/15/2021	65.89	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/29/2021	60.13	GENERAL FUND
AMAZON CAPITAL SERVICES	LIGHT BULBS FOR DIGESTER	09/20/2021	72.88	SEWER FUND
AMAZON CAPITAL SERVICES	FINGER PULSE OXIMETERS	09/19/2021	172.65	AMBULANCE FUN
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/16/2021	97.43	GENERAL FUND
Total AMAZON CAPITAL SERVICES:			468.98	
AMERICAN FENCE CO.				
AMERICAN FENCE CO.	FENCE FOR 65-69 LIFT STATION	09/18/2021	5,860.00	SEWER FUND
Total AMERICAN FENCE CO.:			5,860.00	
ANYDESK SOFTWARE GMBH				
ANYDESK SOFTWARE GMBH	ANNUAL LICENSE	08/14/2021	381.00	GENERAL FUND
Total ANYDESK SOFTWARE GMBH:			381.00	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	09/17/2021	98.04	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			98.04	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION - PARK & REC	10/01/2021	30.87	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	10/01/2021	21.45	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	10/01/2021	36.00	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - CITY MANAGER	10/01/2021	10.43	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	10/01/2021	10.43	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	10/01/2021	10.43	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	10/01/2021	30.28	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	10/01/2021	27.30	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	10/01/2021	42.90	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	10/01/2021	44.50	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	10/01/2021	456.06	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	10/01/2021	152.34	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	10/01/2021	12.18	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	10/01/2021	69.04	AMBULANCE FUN
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			954.21	
AVITT AUTOMOTIVE				
AVITT AUTOMOTIVE	REPAIRS ON 2014 F250	09/27/2021	685.71	PARK & RECREATI
Total AVITT AUTOMOTIVE:			685.71	
BOK FINANCIAL				
BOK FINANCIAL	2021 GO BOND ACCT FEE	09/23/2021	300.00	DEBT SERVICE FU
Total BOK FINANCIAL:			300.00	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	NARCAN CURAPLEX	09/16/2021	2,405.20	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			2,405.20	
BROWN EQUIPMENT				
BROWN EQUIPMENT	OIL, OIL FILTERS FOR FERRIS MOWERS	09/15/2021	135.90	PARK & RECREATI
Total BROWN EQUIPMENT:			135.90	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	OFFICE 2019 X14 FOR SHARED DEVICES	09/15/2021	4,972.52	VEHICLE RESERV
Total CDW GOVERNMENT INC:			4,972.52	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES	09/24/2021	112.50	PARK & RECREATI
Total CENTRAL IOWA FASTENERS:			112.50	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID SUPPLIES	09/22/2021	10.95	PARK & RECREATI
Total CINTAS CORPORATION:			10.95	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	VOOD FOR FORMS	09/21/2021	100.25	ROAD USE TAX FU
CIRCLE B CASHWAY	KWIK KRETE CONCRETE MIX	09/22/2021	172.25	PARK & RECREATI
CIRCLE B CASHWAY	RETURN KWIK KRETE CONCRETE MIX	09/22/2021	89.57	PARK & RECREATI
Total CIRCLE B CASHWAY:			182.93	
CITY STATE BANK				
CITY STATE BANK	DOWNTOWN BIZ-CASTLE DEV INTEREST	09/28/2021	57.75	DOWNTOWN BIZ I
Total CITY STATE BANK:			57.75	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CONVERGINT TECHNOLOGIES LLC				
CONVERGINT TECHNOLOGIES	SECURE ACCESS ADDITIONAL DOOR READ	09/17/2021	4,108.00	VEHICLE RESERV
Total CONVERGINT TECHNOLOGIES LLC:			4,108.00	
COOPER, KATIE				
COOPER, KATIE	REFUND CREATIVE GENIUSES	09/14/2021	48.00	PARK & RECREATI
Total COOPER, KATIE:			48.00	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	COED SB UMPIRE	09/17/2021	112.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			112.00	
DAMMAN, JAMES				
DAMMAN, JAMES	FLAG FOOTBALL OFFICIAL	09/15/2021	36.00	PARK & RECREATI
DAMMAN, JAMES	FLAG FOOTBALL OFFICIAL	09/23/2021	36.00	PARK & RECREATI
Total DAMMAN, JAMES:			72.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	PH NOTICE AMEND 4	08/31/2021	68.45	GENERAL FUND
DES MOINES REGISTER MEDIA	PH NOTICE AMEND 1	08/31/2021	44.32	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1664	08/31/2021	65.23	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1663	08/31/2021	63.08	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES 08022021	08/31/2021	265.77	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES 08162021	08/31/2021	373.54	GENERAL FUND
DES MOINES REGISTER MEDIA	PH NOTICE TEAMC REZONING	08/31/2021	30.38	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			910.77	
DIGITECH				
DIGITECH	EMS BILLING CONTRACTOR FEE	09/24/2021	1,067.89	AMBULANCE FUN
Total DIGITECH:			1,067.89	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR FOR BOBCAT UTV	09/14/2021	21.27	PARK & RECREATI
DOWNEY TIRE PROS	TIRE REPAIR ON 2018 F150	09/22/2021	25.69	PARK & RECREATI
Total DOWNEY TIRE PROS:			46.96	
EAGLE SIGN CO. A DIVISION OF NAGLE SIGNS				
EAGLE SIGN CO. A DIVISION O	DIGITAL SIGN	07/30/2021	18,183.02	VEHICLE RESERV
Total EAGLE SIGN CO. A DIVISION OF NAGLE SIGNS:			18,183.02	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	INSTALL 334 RADIO AND HEADSETS	09/16/2021	1,017.22	FIRE FUND
Total ELECTRONIC ENGINEERING CO:			1,017.22	
EMERGENCY MEDICAL PRODUCTS INC				
EMERGENCY MEDICAL PRODU	MEDICAL SUPPLIES	09/13/2021	217.16	AMBULANCE FUN
EMERGENCY MEDICAL PRODU	MEDICAL SUPPLIES	09/13/2021	511.25	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total EMERGENCY MEDICAL PRODUCTS INC:			728.41	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BUREAU	ROB COLLIER DRIVER OPERATOR COURSE	09/09/2021	100.00	FIRE FUND
FIRE SERVICE TRAINING BUREAU	DWAYNE STUDY BOOK	09/09/2021	89.50	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			189.50	
FORTERRA CONCRETE PRODUCTS INC				
FORTERRA CONCRETE PRODUCTS INC	PRECAST INTAKE LID	09/08/2021	1,550.00	STORMWATER UTILITY
Total FORTERRA CONCRETE PRODUCTS INC:			1,550.00	
GEDLER, GINA				
GEDLER, GINA	MUSIC PERFORMANCE	09/28/2021	125.00	PARK & RECREATION
Total GEDLER, GINA:			125.00	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	09/20/2021	285.88	SEWER FUND
Total HACH COMPANY:			285.88	
HAGEN, BEN				
HAGEN, BEN	MUSIC PERFORMANCE	09/28/2021	125.00	PARK & RECREATION
Total HAGEN, BEN:			125.00	
HAWKINS INC				
HAWKINS INC	POOL CHLORINE	07/14/2021	363.00	POOL (MEMORIAL)
HAWKINS INC	POOL SULFURIC ACID	07/14/2021	27.88	POOL (MEMORIAL)
Total HAWKINS INC:			390.88	
HERRICK, TYREL				
HERRICK, TYREL	MILEAGE	09/15/2021	157.37	SEWER FUND
Total HERRICK, TYREL:			157.37	
HR GREEN INC				
HR GREEN INC	WWTP TRUNK ENGINEERING	09/14/2021	36,728.69	WWTP FACILITY C
Total HR GREEN INC:			36,728.69	
IA COMMUNITIES ASSURANCE POOL				
IA COMMUNITIES ASSURANCE POOL	KADING CLAIM EXPENSE	09/27/2021	1,414.95	CITY LIABILITY INSURANCE RESERVE
IA COMMUNITIES ASSURANCE POOL	REAL OPTICS/FEED & FOSTER DEDUCTIBLE	09/21/2021	5,000.00	CITY LIABILITY INSURANCE RESERVE
IA COMMUNITIES ASSURANCE POOL	FEED & FOSTER 2ND CLAIM	09/21/2021	468.00	CITY LIABILITY INSURANCE RESERVE
Total IA COMMUNITIES ASSURANCE POOL:			6,882.95	
INDIANOLA HOME & LAWN CARE				
INDIANOLA HOME & LAWN CARE	MOWING ABATEMENTS	08/10/2021	1,350.00	GENERAL FUND
Total INDIANOLA HOME & LAWN CARE:			1,350.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
INDIANOLA YMCA				
INDIANOLA YMCA	BALLOON CAMP FACILITY RENTAL	09/20/2021	560.00	PARK & RECREATI
Total INDIANOLA YMCA:			560.00	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPER CUT & CONN	09/20/2021	3,346.70	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,346.70	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	WCPP GRANT FOR TRAIL SIGNS	09/02/2021	5,399.04	PARK & REC SPEC
Total IOWA SIGNAL INC.:			5,399.04	
JV TRUCKING LLC				
JV TRUCKING LLC	TRUCKING ROAD STONE	09/13/2021	290.08	ROAD USE TAX FU
Total JV TRUCKING LLC:			290.08	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	ANIMAL CONTROL	09/30/2021	2,912.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,912.00	
LANGMAN CONSTRUCTION INC				
LANGMAN CONSTRUCTION INC	TRUNK SEWER PAY APP 6	09/27/2021	703,859.92	WWTP FACILITY C
Total LANGMAN CONSTRUCTION INC:			703,859.92	
LAWSON PRODUCTS				
LAWSON PRODUCTS	SAFETY EQUIPMENTS (VESTS & GLOVES)	09/15/2021	471.65	ROAD USE TAX FU
Total LAWSON PRODUCTS:			471.65	
MARTIN BROS.				
MARTIN BROS.	PICKARD CONCESSIONS	09/16/2021	827.10	PARK & RECREATI
Total MARTIN BROS.:			827.10	
MARTIN MARIETTA MATERIALS				
MARTIN MARIETTA MATERIALS	1 1/8" ROAD STONE (GRAVEL ROADS)	09/14/2021	449.62	ROAD USE TAX FU
Total MARTIN MARIETTA MATERIALS:			449.62	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN EMS	09/22/2021	313.91	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			313.91	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	DRILL BIT CONNECTOR	09/16/2021	7.19	PARK & RECREATI
MCCOY HARDWARE INC	BUILDING REPAIRS	09/20/2021	24.28	GENERAL FUND
MCCOY HARDWARE INC	HARDWARE	09/20/2021	11.89	PARK & RECREATI
MCCOY HARDWARE INC	BOLT AND NUT KUBOTA F3680	09/21/2021	1.61	PARK & RECREATI
MCCOY HARDWARE INC	SPRAY PAINT	09/21/2021	15.97	PARK & RECREATI
MCCOY HARDWARE INC	WASP SPRAY	09/22/2021	25.05	PARK & RECREATI
MCCOY HARDWARE INC	SILICONE CAULKING AND CAULKING GUN	09/23/2021	46.69	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MCCOY HARDWARE INC:			132.68	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED SB UMPIRE	09/17/2021	112.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			112.00	
MENARDS				
MENARDS	CLEAR WATERPROOFER, PAINT BRUSHES,	09/21/2021	117.92	PARK & RECREATI
Total MENARDS:			117.92	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	POOL UTILITIES	09/13/2021	247.65	POOL (MEMORIAL)
MID AMERICAN ENERGY CO.	ENTRANCE SIGN LIGHTING	09/14/2021	64.18	GENERAL FUND
MID AMERICAN ENERGY CO.	STREET LIGHTING	09/14/2021	128.85	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	09/17/2021	44.03	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT STATION	09/17/2021	34.73	SEWER FUND
MID AMERICAN ENERGY CO.	69750-52006 QM3 LIFT	09/20/2021	65.42	SEWER FUND
MID AMERICAN ENERGY CO.	UTILITIES - GAS	09/21/2021	140.48	GENERAL FUND
Total MID AMERICAN ENERGY CO.:			725.34	
MIDWEST ALARM SERVICES				
MIDWEST ALARM SERVICES	FIRE A;ARM SYSTEM INSPECTION	09/08/2021	510.96	GENERAL FUND
Total MIDWEST ALARM SERVICES:			510.96	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPME	REPAIR #27 ROAD GRADER	08/16/2021	2,024.23	ROAD USE TAX FU
Total MURPHY TRACTOR & EQUIPMENT:			2,024.23	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	DENTAL - AMBULANCE	09/22/2021	415.49	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - ADJ - AMBULANCE	09/22/2021	16.31	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - PARK & REC	09/22/2021	173.43	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - CITY MANAGER	09/22/2021	81.10	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - HR	09/22/2021	81.10	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D - LIBRARY	09/22/2021	274.73	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D - SEWER	09/22/2021	357.39	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D - EE LIABILITY	09/22/2021	1,175.39	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D - ADJ -EE LIABILITY	09/22/2021	1.59-	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D - STREETS	09/22/2021	343.03	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D - POLICE	09/22/2021	1,505.73	POLICE FUND
MUTUAL OF OMAHA	DENTAL - IT	09/22/2021	81.10	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - FINANCE/CLERK	09/22/2021	216.15	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - COMM DEV	09/22/2021	164.76	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - STREETS	09/22/2021	332.01	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D - PARK & REC	09/22/2021	281.31	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D - PARKS	09/22/2021	212.19	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D - FIRE	09/22/2021	154.58	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D - ADJ - FIRE	09/22/2021	8.71	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D - AMBULANCE	09/22/2021	875.97	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D -ADJ - AMBULANCE	09/22/2021	49.35	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D - CITY MANAGER	09/22/2021	80.55	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D - HR	09/22/2021	68.26	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MUTUAL OF OMAHA	LIFE, AD&D - IT	09/22/2021	48.52	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D - FINANCE/CLERK	09/22/2021	236.35	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D - COMM DEV	09/22/2021	239.11	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D ADJ - COMM DEV	09/22/2021	1.12	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - PARKS	09/22/2021	115.86	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - LIBRARY	09/22/2021	262.49	LIBRARY FUND
MUTUAL OF OMAHA	DENTAL - SEWER	09/22/2021	204.57	SEWER FUND
MUTUAL OF OMAHA	DENTAL - EE LIABILITY	09/22/2021	1,747.85	SEWER FUND
MUTUAL OF OMAHA	DENTAL - ADJ - EE LIABILITY	09/22/2021	7.00	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - POLICE	09/22/2021	861.39	POLICE FUND
MUTUAL OF OMAHA	DENTAL - FIRE	09/22/2021	73.32	FIRE FUND
MUTUAL OF OMAHA	DENTAL - ADJ - FIRE	09/22/2021	2.88	FIRE FUND
Total MUTUAL OF OMAHA:			10,747.51	
MYERS, ROBERT				
MYERS, ROBERT	COED SB UMPIRE	09/17/2021	112.00	PARK & RECREATI
Total MYERS, ROBERT:			112.00	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	ANNUAL DOMAIN REGISTRATION	09/21/2021	24.00	GENERAL FUND
Total NOLASOFT DEVELOPMENT:			24.00	
NORTHERN STAR TECHNOLOGIES				
NORTHERN STAR TECHNOLOG	LZ MATERIALS	09/26/2021	153.63	FIRE FUND
Total NORTHERN STAR TECHNOLOGIES:			153.63	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	08/06/2021	134.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH L STREET PAVEMENT REPAIRS	09/07/2021	708.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH L STREET PAVEMENT REPAIRS	09/08/2021	1,407.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH L STREET PAVEMENT REPAIRS	09/09/2021	1,600.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	INTAKE REPAIR AT HWY 92 & K ST	09/13/2021	134.00	STORMWATER UTI
NORWALK READY-MIXED CON	PAVEMENT REPAIRS AT 500 BLOCK OF NOR	09/14/2021	1,280.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIRS AT THE 1200 BLOCK O	09/15/2021	1,452.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	PAVEMENT REPAIRS AT 1200 BLOCK OF NO	09/16/2021	1,452.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	PAVEMENT REPAIRS AT 1200 BLOCK OF NO	09/16/2021	1,710.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH 6TH ST PAVEMENT REPAIRS	09/20/2021	825.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE PAVEMENT REPAIRS	09/21/2021	759.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			11,461.75	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	BULB FOR '18 F250	09/20/2021	7.25	SEWER FUND
O'REILLY AUTO PARTS	AIR FILTERS FOR KUBOTA MOWERS	09/23/2021	48.98	PARK & RECREATI
Total O'REILLY AUTO PARTS:			56.23	
OVERHEAD DOOR COMPANY				
OVERHEAD DOOR COMPANY	DOOR DAMAGE REPAIRED FROM S LUNDE	09/14/2021	330.05	FIRE FUND
Total OVERHEAD DOOR COMPANY:			330.05	
PARK, KRIS				
PARK, KRIS	FLAG FOOTBALL OFFICIAL	09/15/2021	60.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PARK, KRIS:			60.00	
PER MAR SECURITY				
PER MAR SECURITY	FIRE ALARM MONITORING SERVICES	08/08/2021	1,221.24	LIBRARY FUND
Total PER MAR SECURITY:			1,221.24	
PETTY CASH-CITY LIBRARY				
PETTY CASH-CITY LIBRARY	PETTY CASH - LIBRARY	09/14/2021	150.00	LIBRARY FUND
Total PETTY CASH-CITY LIBRARY:			150.00	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	PLATES FOR 334 DIVIDERS	09/13/2021	186.00	FIRE FUND
Total PIERCE BROTHERS REPAIR:			186.00	
PURCHASE POWER				
PURCHASE POWER	POSTAGE MACHINE	09/20/2021	576.51	GENERAL FUND
Total PURCHASE POWER:			576.51	
REDITECH				
REDITECH	IT SUPPORT CONTRACT	09/28/2021	5,015.00	GENERAL FUND
Total REDITECH:			5,015.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	THERMAL IMAGING CAMERAS	09/21/2021	20,892.00	VEHICLE RESERV
Total SANDRY FIRE SUPPLY LLC:			20,892.00	
SHAWN'S LAWNS				
SHAWN'S LAWNS	MOWING OF DR HORTON PROPERTY	09/01/2021	1,885.00	GENERAL FUND
Total SHAWN'S LAWNS:			1,885.00	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE REIMB.	09/28/2021	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	09/30/2021	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SIVERTSEN, REMI				
SIVERTSEN, REMI	SWIMSUIT REIMBURSEMENT	05/10/2021	30.00	POOL (MEMORIAL)
Total SIVERTSEN, REMI:			30.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	MISC ENGINEERING	08/31/2021	422.50	GENERAL FUND
SNYDER & ASSOCIATES INC	STREET ISSUES	08/31/2021	1,109.46	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SNYDER & ASSOCIATES INC:			1,531.96	
STRYKER SALES CORPORATION				
STRYKER SALES CORPORATIO	CARDIAC MONITORS LP15	09/13/2021	130,714.92	VEHICLE RESERV
STRYKER SALES CORPORATIO	LP 15 CARDIAC MONITORS	09/23/2021	2,177.25	VEHICLE RESERV
STRYKER SALES CORPORATIO	LP15 CARDIAC MONITORS TRADE IN	08/17/2021	9,880.00	VEHICLE RESERV
Total STRYKER SALES CORPORATION:			123,012.17	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	SPOUT FOR KUBOTA SPREADER	09/15/2021	144.73	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			144.73	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT #1506 TRASH	09/24/2021	93.00	GENERAL FUND
T.R.M. DISPOSAL LLC	ACCT #583 NORTH PLANT	09/24/2021	90.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 SOUTH PLANT	09/24/2021	59.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			242.00	
THEISEN'S				
THEISEN'S	CABLE TIES	09/16/2021	41.98	PARK & RECREATI
Total THEISEN'S:			41.98	
TK CONCRETE INC				
TK CONCRETE INC	VALLEY PLACE PROJECT - CONSTRUCTION	09/15/2021	26,110.99	STREET CAPITAL
Total TK CONCRETE INC:			26,110.99	
TK ELEVATOR CORPORATION				
TK ELEVATOR CORPORATION	ELEVATOR MAINTENANCE	09/16/2021	328.74	GENERAL FUND
Total TK ELEVATOR CORPORATION:			328.74	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	SCREENING - JILL BURRELL	08/31/2021	958.00	FIRE FUND
UPHDM OCCUPATIONAL MEDIC	SCREENING - MARK BUTCHER	08/31/2021	853.00	FIRE FUND
UPHDM OCCUPATIONAL MEDIC	SCREENING - JOE COLBY	08/31/2021	556.00	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	SCREENING - SETH NICCUM	08/31/2021	325.00	ROAD USE TAX FU
Total UPHDM OCCUPATIONAL MEDICINE:			2,692.00	
UTILITY EQUIPMENT CO.				
UTILITY EQUIPMENT CO.	2 EJ MANHOLES	09/21/2021	625.00	SEWER FUND
Total UTILITY EQUIPMENT CO.:			625.00	
VALLEY WEST UNIFORMS				
VALLEY WEST UNIFORMS	KRISSA UNIFORM FOR EMS CLASS	09/10/2021	20.00	AMBULANCE FUN
Total VALLEY WEST UNIFORMS:			20.00	
WALLER, RYAN				
WALLER, RYAN	LUNCH	09/13/2021	36.92	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WALLER, RYAN:			36.92	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - BUILDING/ZONING	09/03/2021	66.74	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE DEPT	09/03/2021	978.81	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	09/03/2021	1,008.78	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE DEPT	09/03/2021	2,474.11	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	09/03/2021	779.15	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC VANS	09/03/2021	83.16	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC GAS CANS	09/03/2021	89.41	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREETS	09/03/2021	2,289.88	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	09/03/2021	1,303.65	SEWER FUND
Total WARREN COUNTY ENGINEER:			9,073.69	
WELLS FARGO CCER				
WELLS FARGO CCER	Hy-Vee Indianola 1271	08/27/2021	10.00	FIRE FUND
WELLS FARGO CCER	Fire Protection Pub	08/27/2021	519.00	FIRE FUND
WELLS FARGO CCER	Napa Parts 215	08/27/2021	67.18	FIRE FUND
WELLS FARGO CCER	Anchors for Manhole RepairsThe Home Depot	08/27/2021	53.00	SEWER FUND
WELLS FARGO CCER	Trunk or Treat HandoutsOtc Brands Inc	08/24/2021	227.43	SEWER FUND
WELLS FARGO CCER	11.728 Gallons of Fuel for Command 330 Statio	08/24/2021	34.00	FIRE FUND
WELLS FARGO CCER	Door Hangers for Jetting SewerIn Burris Comp	08/16/2021	154.06	SEWER FUND
WELLS FARGO CCER	Family program - snacksWm Supercenter #149	08/03/2021	4.90	LIBRARY FUND
WELLS FARGO CCER	BooksBook Outlet	08/18/2021	54.92	LIBRARY FUND
WELLS FARGO CCER	Iowa Library Association conferencelowa Librar	08/17/2021	220.00	LIBRARY FUND
WELLS FARGO CCER	ILA Conferencelowa Library Association	08/17/2021	135.00	LIBRARY FUND
WELLS FARGO CCER	Certified Playground Safety Inspector Training a	08/16/2021	600.00	PARK & RECREATI
WELLS FARGO CCER	Ambulance Medical SupplyBound Tree Medical	08/16/2021	968.89	AMBULANCE FUN
WELLS FARGO CCER	Adult Program SuppliesWal-Mart #1491	08/25/2021	17.82	LIBRARY FUND
WELLS FARGO CCER	Landscaping - south entranceSq Busy Bee Gar	08/16/2021	21.97	LIBRARY FUND
WELLS FARGO CCER	Landscaping - south entranceSq Busy Bee Gar	08/16/2021	66.68	LIBRARY FUND
WELLS FARGO CCER	Annual IAWEA ConferenceWpy Iowa Water Env	08/04/2021	230.00	SEWER FUND
WELLS FARGO CCER	Iowa Library Association membership dueslowa	08/04/2021	75.00	LIBRARY FUND
WELLS FARGO CCER	ONDANSETRON 4MG 2ML VIAL 2 1	08/03/2021	304.69	AMBULANCE FUN
WELLS FARGO CCER	OFFICE SUPPLIES- BUS CARDSVistapr Vista	08/24/2021	36.48	POLICE FUND
WELLS FARGO CCER	Shelves for EMS inventory storage roomNor No	08/03/2021	1,156.36	FIRE FUND
WELLS FARGO CCER	piano cover for IPAC pianoCoversandall	08/03/2021	137.96	GENERAL FUND
WELLS FARGO CCER	Adobe Creative Cloud - 2021Adobe Creative Cl	08/25/2021	599.88	GENERAL FUND
WELLS FARGO CCER	Adult Program SuppliesWal-Mart #1491	08/25/2021	8.64	LIBRARY FUND
WELLS FARGO CCER	Childrens Craft SuppliesWal-Mart #1491	08/25/2021	5.50	LIBRARY SPECIAL
WELLS FARGO CCER	POSTAGE for package for HawkinsUps 1z22hw	08/04/2021	14.04	POLICE FUND
WELLS FARGO CCER	Adult Program MaterialsDollartree	08/25/2021	3.00	LIBRARY FUND
WELLS FARGO CCER	Storage containersTarget 00008037	08/25/2021	22.00	LIBRARY FUND
WELLS FARGO CCER	Storage containersTarget 00019398	08/25/2021	38.50	LIBRARY FUND
WELLS FARGO CCER	COMPUTERAdobe Acropro Subs	08/27/2021	14.99	POLICE FUND
WELLS FARGO CCER	OFFICE -PICWm Supercenter #1491	08/24/2021	.18	POLICE FUND
WELLS FARGO CCER	Castlebranch App	08/25/2021	90.00	AMBULANCE FUN
WELLS FARGO CCER	OFFICE - NOTARY - KATELYNSp Notarystam	08/18/2021	28.36	POLICE FUND
WELLS FARGO CCER	OFFICE SUPPLIESWm Supercenter #1491	08/17/2021	7.96	POLICE FUND
WELLS FARGO CCER	TRAINING - CLERICALIowa Police Chiefs Asso	08/16/2021	150.00	POLICE FUND
WELLS FARGO CCER	PHOTOWal-Mart #1491	08/04/2021	3.50	POLICE FUND
WELLS FARGO CCER	CAR HUBNeobits Inc	08/04/2021	135.61	POLICE FUND
WELLS FARGO CCER	Pool Concession SuppliesWm Supercenter #14	07/30/2021	15.63	POOL (MEMORIAL)
WELLS FARGO CCER	BUS CARDSVistapr Vistaprint.Com	08/04/2021	67.97	POLICE FUND
WELLS FARGO CCER	CAR SCANNERSL-Tron Corporation	08/03/2021	658.00	POLICE FUND
WELLS FARGO CCER	BooksBook Outlet	08/25/2021	77.48	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	Castlebranch App	08/25/2021	90.00	AMBULANCE FUN
WELLS FARGO CCER	Castlebranch App	08/25/2021	90.00	AMBULANCE FUN
WELLS FARGO CCER	monthly software subscriptionAdobe 800-833-	07/31/2021	52.99	PARK & RECREATI
WELLS FARGO CCER	Castlebranch App	08/25/2021	90.00	AMBULANCE FUN
WELLS FARGO CCER	Mercycollegeofhealthscie	08/25/2021	950.00	AMBULANCE FUN
WELLS FARGO CCER	Full Day Parking Downtown St. Louis Station D	08/25/2021	25.00	FIRE FUND
WELLS FARGO CCER	Pool SuppliesWal-Mart #1491	08/05/2021	16.08	POOL (MEMORIAL)
WELLS FARGO CCER	Movie SuppliesWm Supercenter #1491	07/30/2021	32.68	PARK & RECREATI
WELLS FARGO CCER	Family program - bookwalkBook Outlet	08/26/2021	135.30	LIBRARY FUND
WELLS FARGO CCER	Liner for Ice RinkIron Sleek	08/11/2021	489.73	PARK & RECREATI
WELLS FARGO CCER	Multi-Tap Power Strips X4 EM ExerciseTheisen	08/11/2021	27.96	FIRE FUND
WELLS FARGO CCER	50 foot extension cords X2 EM ExerciseTheisen	08/11/2021	31.98	FIRE FUND
WELLS FARGO CCER	42 2 Speed belt drive fan for facility ventilationT	08/11/2021	314.99	FIRE FUND
WELLS FARGO CCER	Employee Engagement Event: Ice Cream and C	08/11/2021	19.74	GENERAL FUND
WELLS FARGO CCER	Tailgate switch for 330 broken partKarl Chevrole	08/20/2021	16.94	FIRE FUND
WELLS FARGO CCER	5.11 Push Packs For IPD New Officer Medical K	08/13/2021	127.77	AMBULANCE FUN
WELLS FARGO CCER	MarketingMailchimp	08/13/2021	56.70	LIBRARY FUND
WELLS FARGO CCER	SOLU-MEDROL, 125MG, 2ML x9Bound Tree	08/06/2021	173.61	AMBULANCE FUN
WELLS FARGO CCER	Gas for trip to MOCIC conferenceHoliday Statio	08/30/2021	63.97	POLICE FUND
WELLS FARGO CCER	Annual Ebook platform feeOverdrive Dist	08/30/2021	2,960.76	LIBRARY FUND
WELLS FARGO CCER	Lunch for table top exercise with ISD, IPD, Dep	08/12/2021	40.00	FIRE FUND
WELLS FARGO CCER	BooksBook Outlet	08/26/2021	6.79	LIBRARY FUND
WELLS FARGO CCER	Partial Day Parking Downtown St Louis Station	08/26/2021	6.00	FIRE FUND
WELLS FARGO CCER	18.001 Gallons of Fuel for Command 330 - Stati	08/26/2021	49.12	FIRE FUND
WELLS FARGO CCER	Iowa Library Association Conference registratio	08/23/2021	180.00	LIBRARY FUND
WELLS FARGO CCER	Pool Employee Training FoodCasesys Pizza 209	08/23/2021	66.78	POOL (MEMORIAL)
WELLS FARGO CCER	Employee Engagement Event: Ice Cream and C	08/10/2021	98.66	GENERAL FUND
WELLS FARGO CCER	Station Fan switch building partsGrainger	08/20/2021	1.63	FIRE FUND
WELLS FARGO CCER	EbooksOverdrive Dist	08/20/2021	2,000.00	LIBRARY FUND
WELLS FARGO CCER	ILA conferencelowa Library Association	08/19/2021	180.00	LIBRARY FUND
WELLS FARGO CCER	AWWA MembershipAwwa.Org	08/19/2021	90.00	SEWER FUND
WELLS FARGO CCER	Lunch for table top exercise with ISD, IPD, Dep	08/12/2021	117.59	FIRE FUND
WELLS FARGO CCER	5 lbs Screw Fasteners For Training PropsCappe	08/09/2021	29.99	FIRE FUND
WELLS FARGO CCER	Bottled Waters for exercise and rehabWm Supe	08/12/2021	25.88	FIRE FUND
WELLS FARGO CCER	50 foot electrical extension cords X2Wm Superc	08/12/2021	23.52	FIRE FUND
WELLS FARGO CCER	Legal Writing PadsWm Supercenter #1491	08/12/2021	9.76	FIRE FUND
WELLS FARGO CCER	65025- 3D Printer- Enrich Iowa FundsPrusa Re	08/10/2021	797.49	LIBRARY SPECIAL
WELLS FARGO CCER	65025- 3D Printer- Enrich Iowa FundsCross Bor	08/10/2021	7.97	LIBRARY SPECIAL
WELLS FARGO CCER	Adult Program SuppliesWm Supercenter #1491	08/09/2021	15.95	LIBRARY FUND
WELLS FARGO CCER	Dry Ice for Haz-Mat training.Hy-Vee Indianola 1	08/10/2021	10.35	FIRE FUND
WELLS FARGO CCER	Multiple Medical Supplies for Ambulance See At	08/02/2021	1,355.30	AMBULANCE FUN
WELLS FARGO CCER	Medical Supply Bio-Hoop Emesis BagsBound T	08/02/2021	40.42	AMBULANCE FUN
WELLS FARGO CCER	Emergency Medical Technician Training Reed S	08/02/2021	950.00	AMBULANCE FUN
WELLS FARGO CCER	Emergency Medical Technician Training Mark B	08/02/2021	950.00	AMBULANCE FUN
WELLS FARGO CCER	GFOA Annual Dues and CPFO FeeGovernment	08/28/2021	790.00	GENERAL FUND
WELLS FARGO CCER	Sheer Pins for ClarifierMro191492-1628527584	08/09/2021	29.35	SEWER FUND
WELLS FARGO CCER	65080- postageUsps Po 1843650625	08/09/2021	21.65	LIBRARY FUND
WELLS FARGO CCER	65070- NEW labelsOnline Labels, Inc.	08/09/2021	28.94	LIBRARY FUND
WELLS FARGO CCER	Zone supplies noodles for gamesWm Supercent	08/09/2021	11.64	PARK & RECREATI
WELLS FARGO CCER	Kids program - LootBox itemsOtc Brands Inc	08/09/2021	85.03	LIBRARY FUND
WELLS FARGO CCER	Hotel for Midwest Leadership Institute.Courtyar	08/22/2021	551.95	GENERAL FUND
WELLS FARGO CCER	ARPA Purchase - technology for the Library of T	08/09/2021	387.00	LIBRARY SPECIAL
WELLS FARGO CCER	Council Packet StorageDropbox Wxnj2jwp7r9t	08/21/2021	128.27	GENERAL FUND
WELLS FARGO CCER	SSL Cert for EmailDigicert Inc	08/14/2021	1,551.20	GENERAL FUND
WELLS FARGO CCER	tax refund for IPAC piano coverCoversandall	08/14/2021	9.03-	GENERAL FUND
WELLS FARGO CCER	Long distanceSangoma Us Inc	08/07/2021	50.01	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WELLS FARGO CCER:			23,481.99	
WESTSIDE MUFFLER & REPAIR				
WESTSIDE MUFFLER & REPAIR	REAR BRAKES - SERVICE TRUCK	09/15/2021	619.09	SEWER FUND
Total WESTSIDE MUFFLER & REPAIR:			619.09	
WILLIAMS, CAM				
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	09/15/2021	105.00	PARK & RECREATI
Total WILLIAMS, CAM:			105.00	
WILLMOTT, DEREK				
WILLMOTT, DEREK	FLAG FOOTBALL OFFICIAL	09/15/2021	108.00	PARK & RECREATI
Total WILLMOTT, DEREK:			108.00	
WILSON, LISA				
WILSON, LISA	WELLNESS`	09/16/2021	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	
Grand Totals:			1,091,111.59	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 4, 2021
Subject: Approval of Minutes of the prior council meetings

Recommendation: Roll call is in order.

Attachments: 1. 09202021 minutes



CITY OF INDIANOLA COUNCIL MEETING

September 20, 2021

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in regular session on September 20, 2021 in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greta Southall, Greg Marchant and Mayor Pepper. Absent: None.

No public comments were offered in the Open Forum.

Council Member Hulen requested claims be pulled from the consent agenda.

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

- Approval of Agenda.
- Approval of Claims.
- Resolution 2021-212 approving monthly transfers.
- Approval of Minutes of the prior council meeting.
- Approval of a renewal liquor license for Bush's Place LLC, located at 204 E Clinton Avenue.
- Approval of a renewal liquor license for St. Thomas Aquinas Church, located at 210 South Wesley Street.
- Approval of a renewal liquor license for Los Padrinos, LLC dba El Padrino Mexican Restaurant, located at 200 South Jefferson Way.
- Approval of a renewal liquor license for The Local Vine, located at 126 West Ashland.
- Approval of Urban Revitalization Designations.
- Approval of a new liquor license for Pete's Pizza, located at 118 North Howard Street.
- Resolution 2021-213 Approving Change Order Number 3 and Pay Application Number 3 for the Square Reconstruction Project.
- 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.
- 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).

- 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.
- Resolution 2021-214 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.
- Resolution 2021-215 approving a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.
- Resolution 2021-216 approving a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.
- Approval of utility write-offs to be submitted to the State Income Offset Program.
- Resolution 2021-217 approving salaries.

Council Member Southall moved to approve Item 5B - Claims. Council Member Parker seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, Marchant. NAYS: None. ABSTAIN: Hulen, due to a conflict of interest.

Jim Stockberger, National Balloon Classic President, provided information on Knotfest, noting there will be a lot of visitors that will have a positive impact on the local economy. Rich Ramos, site manager and director of operations for the event, explained the traffic route. He stated they have worked with the Chamber to notify businesses of the event.

Mike Bethke, Indianola YMCA Board Chair, and Leisha Barcus, President and CEO of YMCA of Greater Des Moines, gave the annual YMCA presentation. Highlights of the presentation included creating an enhanced family membership program; the financial position of the Indianola branch and the YMCA of Greater Des Moines; community support; and plans to do a community assessment of Indianola.

City Treasurer Doug Shull presented the August 2021 Treasurer's Report. Council Member Marchant moved to approve the Treasurer's Report and Parker seconded it. Question was called for, and on voice vote, the Mayor declared the motion carried unanimously.

In the Mayor's Report, Mayor Pepper stated she toured the Police Department with the Mayor's Youth Council. She also reminded the public that volunteers are needed on boards and commissions; East Valley Place is under construction; and concrete has been poured for the streets on Phase 1 of the Streetscape Project.

Mayor Pepper read a Proclamation declaring September 21, 2021 as a Day of Peace throughout the City of Indianola.

Mayor Pepper read a Proclamation declaring September 19-25, 2021 as Water and Wastewater Workers of Iowa Week in Indianola.

Council Member Schroder moved to approve 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. Council Member Kling seconded it.

In discussion, Community and Economic Development Director Dissell outlined what the proposed Ordinance includes and the types of restrictions the City is allowed to include. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to open the Public Hearing on an application for an exemption of the sign code at 110 North 1st Street, Indianola. Council Member Marchant seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Dissell explained an exemption application was submitted because the sign is larger and not set back as far as code allows. It is replacing the current sign and will be in the same location.

Council Member Marchant moved to close the Public Hearing on an application for an exemption of the sign code at 110 North 1st Street, Indianola. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-218 approving an application for an exemption of sign code at 110 North 1st Street, Indianola. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-219 approving a revised Preliminary Plat for Fox Run Plat 2. Council Member Marchant seconded it. In discussion, Dissell reported the developer has revised the plat to decrease the number of units and increase the amount of park land donated to the City. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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

Dissell stated that Amendment 5 puts property back into the plan that Amendment 4 removed, plus additional property to allow the use of TIF funds in that area.

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

Council Member Kling moved to approve Resolution 2021-220 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. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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

Council Member Marchant moved to approve Resolution 2021-221 authorizing the submission of nominations to the Small Town America Civic Volunteer Award Program. Council Member Kling seconded it. In discussion, Deputy Clerk Jackie Raffety stated staff recommends the nomination of the Streetscape and Comprehensive Plan Steering Committees. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-222 authorizing the purchase of two vehicles for the Water Resource Recovery Department. Council Member Marchant seconded it. In discussion, Water Resource Recovery Director Rick Graves explained how the new vehicles will be used, noting they are part of the CIP budget. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve Resolution 2021-223 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. Council Member Southall seconded it. In discussion, Graves reported the current vendor terminated the contract. The City will go out for bids for a new vendor. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In the City Manager's report, City Manager Ryan Waller asked for direction on a traffic speed study on North Jefferson Way north of Circle B. Council directed staff to request a study from IDOT. Councilman Parker asked about the LIHWAP program that IMU recently signed an agreement on with IMPACT. City Clerk/CFO Andrew Lent explained a contract with the City is not necessary.

Council Member Marchant moved to receive and file correspondence from September 3 and 10, 2021 weekly updates from City Manager, Ryan Waller. Council Member Parker seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Council Member Marchant moved to adjourn at 7:08 p.m. Council Member Parker seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 4, 2021
Subject: Approval of a renewal refuse hauling permit application from T.R.M. Disposal.

Introduction: This is a renewal of T.R.M Disposal's refuse permit.

Background:

Discussion: Chapter 106 of the City of Indianola's Code of Ordinances require refuse haulers to obtain an annual license from the City.

Budget Impact: The Code sets a license fee in the amount of \$150 per packer and \$100 for any other type of unit operated.

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 4, 2021
Subject: Approval of an event application from The Next Mile for the Hillbilly Hike to be held on November 6, 2021.

Introduction: The Next Mile and Thrive Church will host the Hillbilly Hike on November 6, 2021. Council approval is required for applications that utilize a combination of City streets and trails.

Background: This has been an annual event for the last eight years.

Discussion: The Next Mile and Thrive Church are planning a timed race for November 6, beginning at 8:30 a.m. The race will begin in front of Indianola High School on East 1st Avenue, go around the school, then down 9th Street to the McVay Trail and then follow the trail out of town.

Budget Impact: No impact.

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

Attachments: 1. Hillbilly Hike 2021



Event Details:

Event Name: Hillbilly Hike

Event Sponsor(s): The Next Mile/Thrive Church

Event Type (Check all that apply): ☐ Parade ☐ Bike Ride/Race ☐ Concert

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

Other: _____

Date/Time of event: 8:30 Am 11/6/2021

Location of event: Summerset Trail

Anticipated Attendance: 300 Per Day 300 Total

Organization: The Next Mile

Contact Name: Ryan Foust

Address: 1216 S 4th St

Telephone Number: 515-321-9019

Fax Number: _____

Email address: iowa.hillbilly.hike@gmail.com

Today's Date: 8/20/2021

Please describe your request and event:

Hillbilly Hike is an annual (9th) fundraiser for a local non-profit that supports local & international non-profits.

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

Our certified Race course begins in front on IHS. From E. 1st Ave. 4th street where we wrap around High school parking Lot and Back on 9th st to McVay trail. The trail is followed out of town.

Set Up Begins

Date 11/6/2021

Time 6:30 am

Day of Week Sat

Event Starts

Date 11/6/2021

Time 8:30 am

Day of week Sat

Event Ends

Date 11/6/2021

Time 9:00 am

Day of week Sat

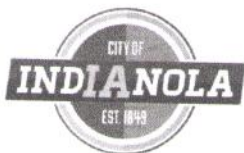
Dismantle

Date 11/6/2021

Time 9:00 am

Day of week Sat

Last updated 4/9/21 Page 2



Please describe your safety plan including crowd control. The Indianola Police and Fire Departments will review your safety plans to determine if safety is adequate for the planned event. In reviewing the application, they will be looking at anticipated crowd size, demographics, entertainment, alcohol, prior history with this event or similar events and other criteria. Attach additional sheets if necessary.

Busses ~~from~~ will drop off Racers where they can warm up in parking lot. one Race begin we will have numerous Course Marshals + volunteers at each intersection of Roads + Trail. Traffic control will wear bright colored vest to protect Runners + themselves. Safety is our top priority + we have had Please describe your emergency/medical plan, including your communication procedures. Attach additional sheets if necessary. 200 incidents

We work closely with Radio Management to have eyes on our in 7 years. Course. Volunteers are spread throughout the course + give instructions on how to handle unexpected emergencies.

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

Volunteers immediately clean the area + trails. The Section of Indianola will be cleaned by 9:15 am.

Before submitting this application be sure to complete the following:

- ☒ The event application is completely filled out
- ☒ Map A attached – showing streets/trails/parks/lane closures, location of barrier/barricades, stages, platforms, parking, etc.
- ☐ Map B attached – shows where vendors are expected to park vehicles off the Square
- ☐ Street closure permit application if applicable, attached to application. Application is on [website](#) under “How Do I submit”.
- ☐ Noise permit application if applicable, attached to application. Application available on [website](#) under “How do I apply for noise permit”.
- ☐ Insurance certificate showing the City as an additional insured in the amount of \$1,000,000 is attached to the application.

As the event sponsor(s) I have read through the rules and certify that our event abides by the rules and regulations set by the Indianola Iowa City Council.

Applicant Signature: _____

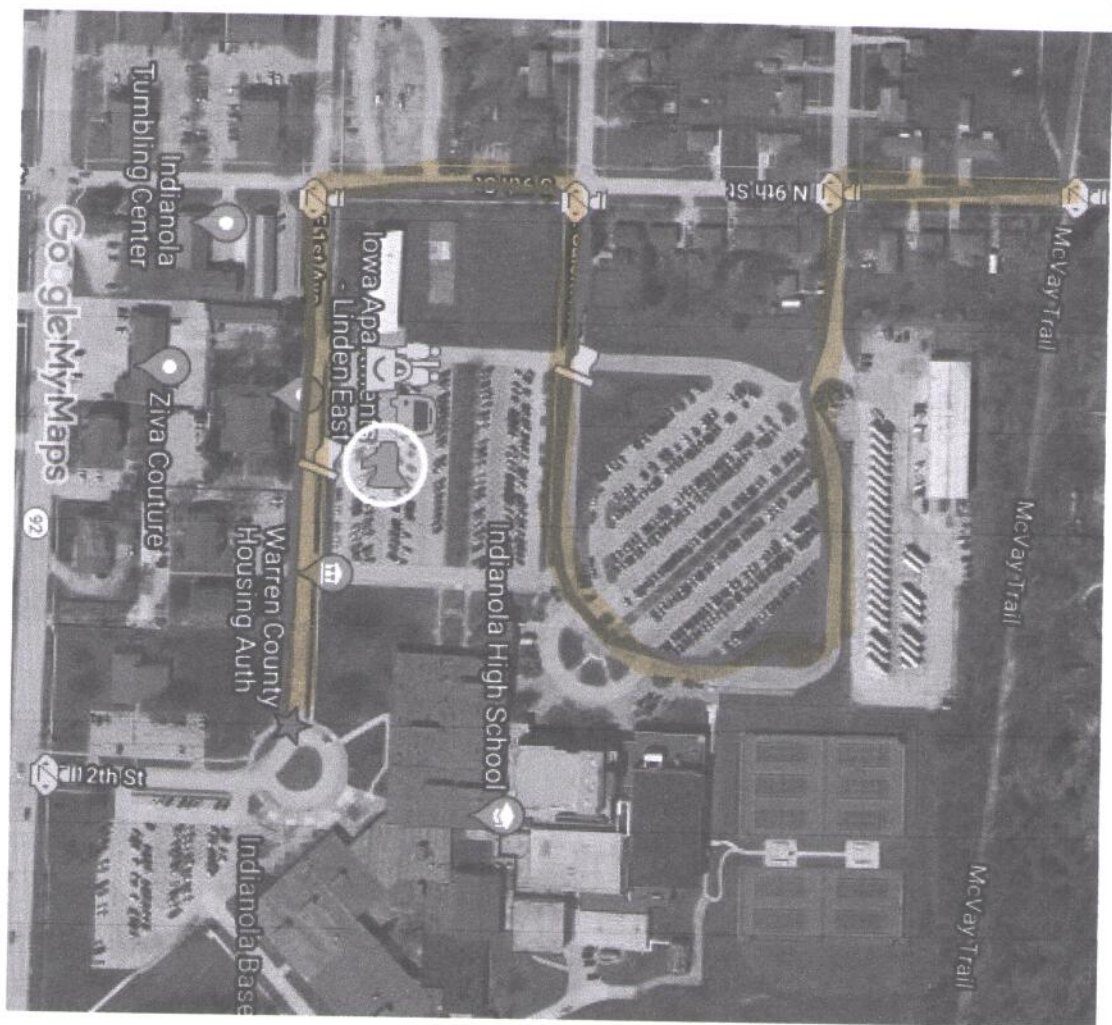
Date: 8-23-21

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

Return Application with attachments to:

City of Indianola
Attn: Event Applications
110 N 1st St PO Box 299
Indianola, Iowa 50125
email cityclerk@indianolaiowa.gov
City website indianolaiowa.gov

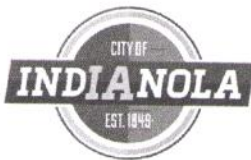
Last updated 4/9/21 Page 3



Hillbilly Hike Half Marathon

Start	65°4" east of Fire Hydrant on south side of F. 1st Ave. Also in line with Cement line that is parallel with (door to school)
Mile 1	In middle of E. 15th St on trail. 16" West of center cement crack of street.
Mile 2	Marked on Tree with nail and pink ribbon.
Mile 3	Marked with nail and pink ribbon on wooden bridge
Mile 4	66°6" south of Mile marker 3 painted by Parks and Rec.
Mile 5	2°10" north of mile marker 4 painted by Parks and Rec. Also nail in tree with pink ribbon.
Mile 6	Center of Mile marker 5 painted by parks and rec.
Mile 7	31°1" NE of Yellow sign in 3rd parking lot
Turnaround	116°0" South of turn into parking lot
Mile 8	29°0" SW of yellow sign in second parking lot
Mile 9	Marked on Tree with nail and pink ribbon.
Mile 10	Marked on Tree with nail and pink ribbon.
Mile 11	Marked on Gravel side with nail and pink ribbon
Mile 12	Marked on Tree with nail and pink ribbon.
Mile 13	12°6" north of start of bridge
Finish	Center of last solid line on 1st HWY XING sign. 109°3" south of most northern foot of Carlisle sign





APPLICATION FOR TEMPORARY STREET /OR LANE CLOSURE

110 North 1st Street
Indianola, IA 50125
Phone #: 961-9430
Fax #: 961-9402

Check which applies:

- | | |
|---|--|
| ☒ STREET CLOSURE | ☐ RIGHT-OF-WAY/LANE CLOSURE |
| ☐ TRAILER/DUMPSTER/ STORAGE UNIT | ☐ SIDEWALK CLOSURE |

Applicant Details

Company Name: Hillbilly Hike Application date: 8/23/2021
Company Address: 707 East Euclid Ave
Contact Name: Ryan Foust Emergency Phone # (After hours): 5153219019
Phone #: (515) 3219019 Fax #: ()
Email Address: Rfoust68@msn.com

Details for street or lane closure:

Exact Location: 9th Street/1st Ave to Salem and 9th/Ashland to Mcvay trail.

Check All that applies for this request:

- | | | | |
|--|--|--|--|
| ☐ Utility Construction | ☐ Sidewalk / Trail Construction | ☐ Drainage Improvements | |
| ☐ Driveway Construction | ☐ Pavement Repairs Maintenance | ☒ Other | ☐ None of above |

Provide details for request: Our fundraising race has used these intersections the last 7 years. The closure will be no more
15 minutes on Saturday Morning November 6th from 8:30-845. We have the intersection equipped with volunteers

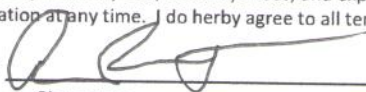
to provide a safety fro runners.

Start date: 11/6/2021 End date: 11/6/2021
of days needed: 15 Minutes Including weekends: ☒ Yes ☐ No

All Street and Lane Closures require a site map depicting the exact area to be closed, along with all applicable detour information and proposed signage in accordance with MUTCD guidelines.

Site map included: ☒ Yes ☐ No Detour route map included: ☐ Yes ☐ No

Hold Harmless Clause: The City shall not be liable to applicant's employees, agents, invitees, licensee, visitors, or to any other person, for injury to person or damage to property caused by the negligence or misconduct of user, its agents, servant or employees. The applicant agrees to indemnify and hold harmless the City from any loss, attorney's fees, and expenses or claims arising out of any such damage or injury. The City reserves the right to revoke this application at any time. I do hereby agree to all terms and stipulations as listed in this application:

Requested By:  Ryan Foust
Signature Print Name

Office Use Only: Received By: _____ Permit Number: _____ Payment Type: _____ Permit Fee: _____	☐ Approved ☐ Denied By: _____ Signature Date
---	--

A copy of this permit must always be kept on site during the street or lane closure.



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 4, 2021
Subject: Approval of an event application from the Indianola Fire Department for the Public Safety Open House on to be held on October 7, 2021.

Introduction: The Indianola Fire and Police Departments will be hosting a Public Safety Open House.

Background: This event is held annually, with the exception of 2020 (due to COVID).

Discussion: The open house will give the public an opportunity to interact with public safety personnel to learn safety techniques and see apparatus. Noon Lions will also be serving food.

Budget Impact: This is a budgeted event.

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

Attachments: 1. 2021 Public Safety Open House Event Application



Event Details:

Event Name: Public Safety Open House

Event Sponsor(s): City of Indianola FD and PD

Event Type (Check all that apply): ☐ Parade ☐ Bike Ride/Race ☐ Concert

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

Other: Open House

Date/Time of event: October 7, 2021 6:00 - 8:00 PM

Location of event: City Hall and Ashland Avenue between 1st and Jefferson Way

Anticipated Attendance: 300 Per Day 300 Total

Organization: City of Indianola Fire Department

Contact Name: _____

Address: 110 N 1st Street

Telephone Number: 515-961-9405

Fax Number: _____

Email address: _____

Today's Date: 9/27/2021

Please describe your request and event:

Annual public safety open house. Request is to close Ashland between 1st and Jefferson in order to display our apparatus.

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

Ashland Avenue between 1st and Jefferson.

Set Up Begins	Date <u>10/7/21</u>	Time <u>4:30 PM</u>	Day of Week <u>Thurs</u>
Event Starts	Date <u>10/7/21</u>	Time <u>6 PM</u>	Day of week <u>Thurs</u>
Event Ends	Date <u>10/7/21</u>	Time <u>8 PM</u>	Day of week <u>Thurs</u>
Dismantle	Date <u>10/7/21</u>	Time <u>8 PM</u>	Day of week <u>Thurs</u>



Please describe your safety plan including crowd control. The Indianola Police and Fire Departments will review your safety plans to determine if safety is adequate for the planned event. In reviewing the application, they will be looking at anticipated crowd size, demographics, entertainment, alcohol, prior history with this event or similar events and other criteria. Attach additional sheets if necessary.

Police and Fire created the safety plan.

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

EMTs will attend.

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

Staff will help with clean up efforts.

Before submitting this application be sure to complete the following:

- ☒ The event application is completely filled out
- ☒ Map A attached – showing streets/trails/parks/lane closures, location of barrier/barricades, stages, platforms, parking, etc.
- ☐ Map B attached – shows where vendors are expected to park vehicles off the Square
- ☒ Street closure permit application if applicable, attached to application. Application is on [website](#) under “How Do I submit”.
- ☐ Noise permit application if applicable, attached to application. Application available on [website](#) under “How do I apply for noise permit”.
- ☐ Insurance certificate showing the City as an additional insured in the amount of \$1,000,000 is attached to the application.

As the event sponsor(s) I have read through the rules and certify that our event abides by the rules and regulations set by the Indianola Iowa City Council.

Applicant Signature: *Gregory J. King* Date: 9/27/2021

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

Return Application with attachments to:

City of Indianola

Attn: Event Applications

110 N 1st St PO Box 299

Indianola, Iowa 50125

email cityclerk@indianolaiowa.gov

City website indianolaiowa.gov

APPLICATION FOR TEMPORARY STREET /OR LANE CLOSURE



110 North 1st Street
Indianola, IA 50125
Phone #: 961-9430
Fax #: 961-9402

Check which applies:

- | | |
|---|--|
| ☒ STREET CLOSURE | ☐ RIGHT-OF-WAY/LANE CLOSURE |
| ☐ TRAILER/DUMPSTER/ STORAGE UNIT | ☐ SIDEWALK CLOSURE |

Applicant Details

Company Name: <u>City of Indianola</u>	Application date: <u>9/27/2021</u>
Company Address: <u>110 N 1st Street</u>	
Contact Name: _____	Emergency Phone # (After hours): _____
Phone #: (<u>515</u>) <u>961-9405</u>	Fax #: (____) _____
Email Address: _____	

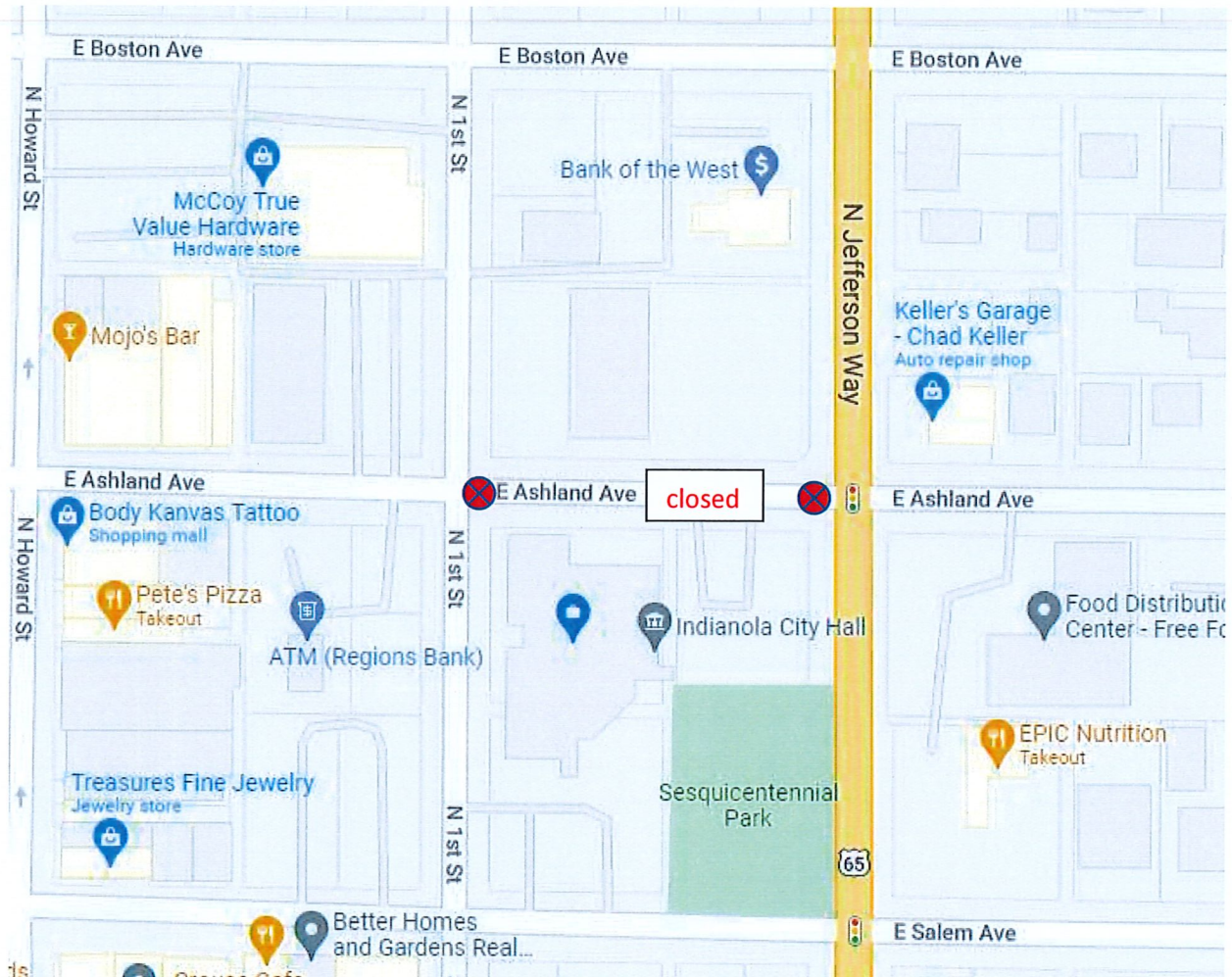
Details for street or lane closure:

Exact Location: <u>Ashland Ave between 1st and Jefferson</u>	
Check All that applies for this request:	
☐ Utility Construction	☐ Sidewalk / Trail Construction
☐ Driveway Construction	☐ Pavement Repairs Maintenance
☐ Drainage Improvements	☒ Other
☐ None of above	
Provide details for request: _____	

Start date: <u>10/7/21</u>	End date: <u>10/7/21</u>
# of days needed: <u>1</u>	Including weekends: ☐ Yes ☒ No
All Street and Lane Closures require a site map depicting the exact area to be closed, along with all applicable detour information and proposed signage in accordance with MUTCD guidelines.	
Site map included: ☒ Yes ☐ No	Detour route map included: ☐ Yes ☐ No
Hold Harmless Clause: The City shall not be liable to applicant's employees, agents, invitees, licensee, visitors, or to any other person, for injury to person or damage to property caused by the negligence or misconduct of user, its agents, servant or employees. The applicant agrees to indemnify and hold harmless the City from any loss, attorney's fees, and expenses or claims arising out of any such damage or injury. The City reserves the right to revoke this application at any time. I do hereby agree to all terms and stipulations as listed in this application:	
Requested By: <u>[Signature]</u>	<u>Gregory M. Cho</u>
Signature	Print Name

Office Use Only: Received By: _____ Permit Number: _____ Payment Type: _____ Permit Fee: _____	☐ Approved ☐ Denied By: _____ Signature Date
---	--

A copy of this permit must always be kept on site during the street or lane closure.



Cars can take either N 1st or Jefferson Way to E Boston or E Salem with the closure of E Ashland between N Jefferson and N 1st.



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 4, 2021
Subject: Approval of Payment Application Number 6 to Langman Construction for the Water Resource Recovery Facility influent trunk and sewer outfall project in an amount not to exceed \$703,859.92.

Introduction: Langman Construction is the contractor for the WRRF influent trunk sewer and outfall project.

Background: This Application includes items from Change Order 1 that was approved on August 2, 2021.

Discussion: Items included in this Application include mobilization, construction survey, construction testing, approximately 1,505 linear feet of 42-inch sewer, approximately 1,860 linear feet of 6-inch irrigation force main, force main fittings, 4 manholes, traffic control, SWPPP, and silt fence. Additionally, several items from Change Order #1 are included in this Payment Application.

Budget Impact: \$703,859.92

Recommendation: HR Green and City staff have reviewed the attached Payment Application and recommend its approval.

Attachments: 1. Trunk Sewer Langman Pay Request6



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

Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

September 27, 2021

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

Re: WRRF INFLUENT TRUNK SEWER & OUTFALL PROJECT
Contractor's Application for Payment No. 6

Dear Rick:

Attached is an electronic copy of Payment Application No. 6 from Langman Construction Inc. for the WRRF Influent Trunk Sewer and Outfall Sewer project. Items included in this application include mobilization, construction survey, construction testing, approximately 1,505 linear feet of 42-inch sewer, approximately 1,860 linear feet of 6-inch irrigation force main, force main fittings, 4 manholes, traffic control, SWPPP, and silt fence. Additionally, several items from Change Order #1 are included in this Payment Application.

The total request for Payment Application No. 6 is \$703,859.92. As of this Pay Application, Langman Construction has been paid 55.1% of the contract. We have reviewed and recommend full partial payment of Payment Application No. 6 as submitted by Langman Construction. Please execute the pay application and distribute copies to all parties.

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
File

Enclosures

J:\2021\210240\Construction\Payment\Pay_Estimates\#6\ltr-092421-Trunk_Sewer_Langman_Pay_Request6.docx

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

Page 1 of 5 Pages

TO OWNER: City of Indianola PROJECT: WRRF Influent Trunk Sewer & Outfall Sewer APPLICATION NO: 6 Distribution to:
 110 N. 1st Street 11870 Hoover Street
 Indianola, IA 50125 Indianola, IA 50125
 FROM Langman Construction, Inc. ARCHITECT: HR Green, Inc.
 CONTRACTOR 220-34th Avenue 5525 Merle Hay Road, Suite 200
 Rock Island, IL 61201
 PERIOD TO: September 24, 2021
 PROJECT NOS:

OWNER
 ARCHITECT
 CONTRACTOR

CONTRACT FOI General Construction

CONTRACT DATE: March 16, 2021

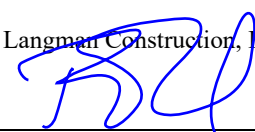
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

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.

1. ORIGINAL CONTRACT SUM \$6,603,000.00
 2. NET CHANGE BY CHANGE ORDERS (\$40,102.24)
 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$6,562,897.76
 4. TOTAL COMPLETED & STORED TO \$3,809,685.20
 DATE (Column L on G703)
 5. RETAINAGE:
 a. 5 % of Completed Work \$140,513.29
 (Column J on G703)
 b. 5 % of Stored Material \$49,970.97
 (Column K on G703)
 Total Retainage (Lines 5a + 5b or
 Total in Column N of G703) \$190,484.26
 6. TOTAL EARNED LESS RETAINAGE \$3,619,200.94
 (Line 4 Less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR
 PAYMENT (Line 6 from prior Certificate) \$2,915,341.02
 8. CURRENT PAYMENT DUE \$703,859.92
 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$2,943,696.82
 (Line 3 less Line 6)

CONTRACTOR: Langman Construction, Inc.

By:  Date: September 24, 2021

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$703,859.92

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 ARCHITECT:

By:  Date: 9/27/2021

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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		(\$40,102.24)
TOTALS	\$0.00	(\$40,102.24)
NET CHANGES by Change Order		(\$40,102.24)

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 5 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: 9/24/2021

PERIOD TO: 9/24/2021

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C ITEM QUANTITY	D UNITS	E UNIT PRICE	F TOTAL VALUE OF ITEM	G PREVIOUS QUANTITIES	H ESTIMATED QUANTITY INSTALLED THIS PERIOD	I QUANTITIES TO DATE	J VALUE OF WORK THIS PERIOD	K VALUE OF WORK INSTALLED TO DATE	L MATERIALS PRESENTLY STORED (NOT IN H)	M TOTAL COMPLETED AND STORED TO DATE (H+I)	N % (L ÷ F)	O BALANCE TO FINISH (F - L)	P RETAINAGE (IF VARIABLE RATE)
1	Mobilization	1.00	LS	\$849,000.00	\$849,000.00	0.50	0.50	1.00	\$424,500.00	\$849,000.00		\$849,000.00	100.00%		\$42,450.00
2	Construction Survey	1.00	LS	\$20,000.00	\$20,000.00	0.40	0.10	0.50	\$2,000.00	\$10,000.00		\$10,000.00	50.00%	\$10,000.00	\$500.00
3	Clearing and Grubbing	1.00	LS	\$100,000.00	\$100,000.00	0.85		0.85		\$85,000.00		\$85,000.00	85.00%	\$15,000.00	\$4,250.00
4	Topoil, Onsite	34046.00	CY	\$2.00	\$68,092.00								0.00%	\$68,092.00	\$0.00
5	Subgrade Preparation	4520.00	SY	\$1.35	\$6,102.00								0.00%	\$6,102.00	\$0.00
6	Subbase, Modified, 6"	3010.00	TON	\$25.50	\$76,755.00	1739.54		1739.54		\$44,358.27		\$44,358.27	57.79%	\$32,396.73	\$2,217.91
7	Removal of Known Box Culvert, 4x5RCB	30.00	LF	\$65.00	\$1,950.00	30.00		30.00		\$1,950.00		\$1,950.00	100.00%		\$97.50
8	Removal of Known CMP Culvert, 24"	56.00	LF	\$10.00	\$560.00	56.00		56.00		\$560.00		\$560.00	100.00%		\$28.00
9	Rock Removal	500.00	CY	\$0.01	\$5.00								0.00%	\$5.00	\$0.00
10	Trench Foundation	1000.00	TON	\$21.00	\$21,000.00								0.00%	\$21,000.00	\$0.00
11	Concrete Encasement	100.00	LF	\$400.00	\$40,000.00	20.00		20.00		\$8,000.00		\$8,000.00	20.00%	\$32,000.00	\$400.00
12	Construction Testing	1.00	LS	\$3,000.00	\$3,000.00	0.24	0.08	0.32	\$240.00	\$960.00		\$960.00	32.00%	\$2,040.00	\$48.00
13	Gravity Outfall Sewer, Trenched,PVC, 30" Diameter	30.00	LF	\$263.00	\$7,890.00						\$1,914.60	\$1,914.60	24.27%	\$5,975.40	\$95.73
14	Gravity Outfall Sewer, Trenched,PVC, 42" Diamater	2942.00	LF	\$271.00	\$797,282.00						\$370,544.90	\$370,544.90	46.48%	\$426,737.10	\$18,527.25
15	Gravity Trunk Sewer, Trenched, PVC,36" Diameter, Normal Bury	1969.00	LF	\$238.00	\$468,622.00						\$181,797.77	\$181,797.77	38.79%	\$286,824.23	\$9,089.89
16	Gravity Trunk Sewer, Trenched, PVC, 36" Diameter, Deep Bury, Structure1259-Structure 1262	766.00	LF	\$330.00	\$252,780.00						\$70,724.78	\$70,724.78	27.98%	\$182,055.22	\$3,536.24
17	Gravity Trunk Sewer, Trenched, PVC, 36" Diameter, Deep Bury, Station 20+50-Structure 1265	379.00	LF	\$295.00	\$111,805.00						\$21,512.89	\$21,512.89	19.24%	\$90,292.11	\$1,075.64
18	Gravity Trunk Sewer, Trenched, PVC,42" Diameter, Normal Bury	5963.00	LF	\$271.00	\$1,615,973.00	2299.50	1505.40	3804.90	\$407,963.40	\$1,031,127.90	\$271,812.70	\$1,302,940.60	80.63%	\$313,032.41	\$65,147.03
19	Gravity Trunk Sewer, Trenched, PVC, 42" Diameter, Deep Bury, Structure1273-1275	644.00	LF	\$383.00	\$246,652.00						\$81,111.80	\$81,111.80	32.89%	\$165,540.20	\$4,055.59
20	Gravity Trunk Sewer, Trenched, PVC, 42" Diameter, Deep Bury, Structure1283-1285	977.00	LF	\$304.00	\$297,008.00	977.00		977.00		\$297,008.00	\$0.00	\$297,008.00	100.00%		\$14,850.40
21	Gravity Outfall Sewer, Trenched, DIP, 42" Diameter	76.00	LF	\$600.00	\$45,600.00								0.00%	\$45,600.00	\$0.00
22	Gravity Trunk Sewer, Trenched, DIP, 36" Diameter	143.00	LF	\$530.00	\$75,790.00								0.00%	\$75,790.00	\$0.00
23	Gravity Trunk Sewer, Trenched, DIP, 42" Diameter	101.00	LF	\$600.00	\$60,600.00	101.00		101.00		\$60,600.00		\$60,600.00	100.00%		\$3,030.00
24	Irrigation Force Main, Trenched, Unrestrained PVC, 6"	10423.00	LF	\$20.00	\$208,460.00	2565.00	1860.00	4425.00	\$37,200.00	\$88,500.00		\$88,500.00	42.45%	\$119,960.00	\$4,425.00
25	Irrigation Force Main, Trenched, Restrained PVC, 6"	392.00	LF	\$45.00	\$17,640.00								0.00%	\$17,640.00	\$0.00
26	Irrigation Force Main, Trenched, Restrained PVC, 4"	284.00	LF	\$40.00	\$11,360.00								0.00%	\$11,360.00	\$0.00
27	Irrigation Force Main, Trenched, Restrained DIP, 6"	107.00	LF	\$100.00	\$10,700.00	25.00		25.00		\$2,500.00		\$2,500.00	23.36%	\$8,200.00	\$125.00
28	Storm Sewer, Trenched, RCP, 30"	83.00	LF	\$135.00	\$11,205.00								0.00%	\$11,205.00	\$0.00
29	Storm Sewer, Trenched, RCP, 36"	39.00	LF	\$170.00	\$6,630.00								0.00%	\$6,630.00	\$0.00
30	Storm Sewer, Trenched, RCAP, 42" (53" X 32") ARCH	20.00	LF	\$245.00	\$4,900.00								0.00%	\$4,900.00	\$0.00
31	Pipe Culvert, Trenched, RCAP, 72" (88" X 54") ARCH	29.00	LF	\$510.00	\$14,790.00	29.00		29.00		\$14,790.00		\$14,790.00	100.00%		\$739.50
32	Pipe Culvert, Trenched, RCP, 24"	50.00	LF	\$120.00	\$6,000.00	50.00		50.00		\$6,000.00		\$6,000.00	100.00%		\$300.00
33	RCP Apron, Type II, 24"	2.00	EA	\$900.00	\$1,800.00	2.00		2.00		\$1,800.00		\$1,800.00	100.00%		\$90.00
34	RCP Apron, Type II, 36"	2.00	EA	\$1,300.00	\$2,600.00								0.00%	\$2,600.00	\$0.00
35	RCAP Apron, 4030 223 , 42" ARCH	2.00	EA	\$2,000.00	\$4,000.00								0.00%	\$4,000.00	\$0.00
36	RCAP Apron, Iowa DOT DR-202, 72" ARCH	2.00	EA	\$3,800.00	\$7,600.00								0.00%	\$7,600.00	\$0.00
37	RCAP Apron Footing, 36"	2.00	EA	\$500.00	\$1,000.00								0.00%	\$1,000.00	\$0.00
38	RCAP Apron Footing, 42"	2.00	EA	\$2,000.00	\$4,000.00								0.00%	\$4,000.00	\$0.00
39	6" 11.25° DI MJ Bend	18.00	EA	\$375.00	\$6,750.00	4.00		4.00		\$1,500.00		\$1,500.00	22.22%	\$5,250.00	\$75.00
40	6" 22.5° DI MJ Bend	9.00	EA	\$370.00	\$3,330.00	4.00	1.00	5.00	\$370.00	\$1,850.00		\$1,850.00	55.56%	\$1,480.00	\$92.50
41	6" 45° DI MJ Bend	12.00	EA	\$382.00	\$4,584.00	4.00	1.00	5.00	\$382.00	\$1,910.00		\$1,910.00	41.67%	\$2,674.00	\$95.50
42	6"X4" DI MJ TEE	1.00	EA	\$500.00	\$500.00								0.00%	\$500.00	\$0.00
43	6" DI MJ Sleeve, Connect to Existing Force Main	1.00	EA	\$1,000.00	\$1,000.00	1.00		1.00		\$1,000.00		\$1,000.00	100.00%		\$50.00
44	4" DI MJ Sleeve, Connect to Existing Force Main	1.00	EA	\$900.00	\$900.00								0.00%	\$900.00	\$0.00
45	6" DI MJ CAP	1.00	EA	\$375.00	\$375.00								0.00%	\$375.00	\$0.00
46	Tracer System	1.00	LS	\$4,000.00	\$4,000.00	0.16		0.16		\$640.00		\$640.00	16.00%	\$3,360.00	\$32.00
47	6" Gate Valve with Valve Box	1.00	EA	\$850.00	\$850.00								0.00%	\$850.00	\$0.00

CONTINUATION SHEET

AIA DOCUMENT G703

Page 3 of 5 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: 9/24/2021

PERIOD TO: 9/24/2021

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C ITEM QUANTITY	D UNITS	E UNIT PRICE	F TOTAL VALUE OF ITEM	G PREVIOUS QUANTITIES	H ESTIMATED QUANTITY INSTALLED THIS PERIOD	I QUANTITIES TO DATE	J VALUE OF WORK THIS PERIOD	K VALUE OF WORK INSTALLED TO DATE	L MATERIALS PRESENTLY STORED (NOT IN H)	M TOTAL COMPLETED AND STORED TO DATE (H+I)	N % (L ÷ F)	O BALANCE TO FINISH (F - L)	P RETAINAGE (IF VARIABLE RATE)
48	4" Gate Valve with Valve Box	1.00	EA	\$710.00	\$710.00								0.00%	\$710.00	\$0.00
49	Connection to Existing Manhole	1.00	EA	\$7,000.00	\$7,000.00	1.00		1.00		\$7,000.00		\$7,000.00	100.00%		\$350.00
50	Sanitary Manhole, SW-301, 60" Diameter	8.00	EA	\$12,700.00	\$101,600.00								0.00%	\$101,600.00	\$0.00
51	Sanitary Manhole, SW-301, 72" Diameter	27.00	EA	\$16,600.00	\$448,200.00	7.00	4.00	11.00	\$66,400.00	\$182,600.00		\$182,600.00	40.74%	\$265,600.00	\$9,130.00
52	Sanitary Manhole, SW-301, >25" Deep, 72" Diameter	2.00	EA	\$28,500.00	\$57,000.00	1.00		1.00		\$28,500.00		\$28,500.00	50.00%	\$28,500.00	\$1,425.00
53	Sanitary Manhole, SW-302, 7' X 7'	1.00	EA	\$27,700.00	\$27,700.00								0.00%	\$27,700.00	\$0.00
54	Sanitary Manhole, SW-303, 84" Diameter	1.00	EA	\$35,200.00	\$35,200.00								0.00%	\$35,200.00	\$0.00
55	Storm Manhole, SW-401, 84" Diameter	1.00	EA	\$10,600.00	\$10,600.00								0.00%	\$10,600.00	\$0.00
56	Outfall Headwall	1.00	EA	\$30,000.00	\$30,000.00								0.00%	\$30,000.00	\$0.00
57	Class A Road Surfacing, 3"	842.00	TON	\$30.00	\$25,260.00	763.64		763.64		\$22,909.20		\$22,909.20	90.69%	\$2,350.80	\$1,145.46
58	Traffic Control	1.00	LS	\$4,500.00	\$4,500.00	0.20	0.12	0.32	\$540.00	\$1,440.00		\$1,440.00	32.00%	\$3,060.00	\$72.00
59	Hydraulic Seeding, Fertilizing, and BFM Mulching, Type 2 Mix	4.10	ACRE	\$3,200.00	\$13,120.00								0.00%	\$13,120.00	\$0.00
60	Hydraulic Seeding, Fertilizing, and BFM Mulching, Type 5 Mix	7.80	ACRE	\$2,650.00	\$20,670.00	0.77		0.77		\$2,040.50		\$2,040.50	9.87%	\$18,629.50	\$102.03
61	Hydraulic Seeding, Fertilizing, and BFM Mulching, Native Mix	14.70	ACRE	\$3,750.00	\$55,125.00								0.00%	\$55,125.00	\$0.00
62	Hydraulic Seeding, Fertilizing, and BFM Mulching, Wetland Mix	3.40	ACRE	\$4,000.00	\$13,600.00								0.00%	\$13,600.00	\$0.00
63	Plants, Trees	0.05	ACRE	\$40,000.00	\$2,000.00								0.00%	\$2,000.00	\$0.00
64	SWPPP Preparation	1.00	LS	\$1,905.99	\$1,905.99	1.00		1.00		\$1,905.99		\$1,905.99	100.00%		\$95.30
65	SWPPP Management	1.00	LS	\$4,500.00	\$4,500.00	0.24	0.08	0.32	\$360.00	\$1,440.00		\$1,440.00	32.00%	\$3,060.00	\$72.00
66	Filter Sock, Installation, Maintenance, and Removal	7000.00	LF	\$1.50	\$10,500.00	524.00		524.00		\$786.00		\$786.00	7.49%	\$9,714.00	\$39.30
67	Temporary RECP, Type 2 C	930.00	SY	\$1.30	\$1,209.00								0.00%	\$1,209.00	\$0.00
68	Rip-Rap, Class E, Stream Crossings	368.00	TON	\$60.00	\$22,080.00								0.00%	\$22,080.00	\$0.00
69	Rip-Rap, Class D, Stream Bank Stabilization	275.00	TON	\$60.00	\$16,500.00								0.00%	\$16,500.00	\$0.00
70	Rip-Rap, Class D, Outfall	84.00	TON	\$60.00	\$5,040.00								0.00%	\$5,040.00	\$0.00
71	Rip-Rap, Class A, Storm Sewer	184.00	TON	\$60.00	\$11,040.00								0.00%	\$11,040.00	\$0.00
72	Silt Fence, Installation, Maintenance, and Removal	7000.00	LF	\$1.50	\$10,500.00		780.00	780.00	\$1,170.00	\$1,170.00		\$1,170.00	11.14%	\$9,330.00	\$58.50
73	Stabilized Construction Entrances	1.00	LS	\$1,500.00	\$1,500.00	0.25		0.25		\$375.00		\$375.00	25.00%	\$1,125.00	\$18.75
74	Dust Control, Water	12.50	MGAL	\$100.00	\$1,250.00	5.10		5.10		\$510.00		\$510.00	40.80%	\$740.00	\$25.50
75	Dust Control, Calcium Chloride	37.50	TON	\$500.00	\$18,750.00	15.30		15.30		\$7,650.00		\$7,650.00	40.80%	\$11,100.00	\$382.50
76	Removal and Replacement of Field Fence	360.00	LF	\$15.00	\$5,400.00								0.00%	\$5,400.00	\$0.00
77	Concrete Washout	1.00	LS	\$100.00	\$100.00								0.00%	\$100.00	\$0.00
78	Air Release Valve Station	4.00	EA	\$16,000.00	\$64,000.00	1.00		1.00		\$16,000.00		\$16,000.00	25.00%	\$48,000.00	\$800.00
79	Dewatering	1.00	LS	\$0.01	\$0.01								0.00%	\$0.01	\$0.00
80	Creek Crossing	3.00	EA	\$25,000.00	\$75,000.00	1.50		1.50		\$37,500.00		\$37,500.00	50.00%	\$37,500.00	\$1,875.00
81	CO														
82	8" Manhole Vent Change	7.00	EA	(\$2,776.00)	(\$19,432.00)		3.00	3.00	(\$8,328.00)	(\$8,328.00)		(\$8,328.00)	42.86%	(\$11,104.00)	(\$416.40)
83	12" Manhole Vent Change	1.00	EA	(\$4,552.02)	(\$4,552.02)								0.00%	(\$4,552.02)	\$0.00
84	Air Release Vent Change	4.00	EA	(\$2,287.10)	(\$9,148.40)		1.00	1.00	(\$2,287.10)	(\$2,287.10)		(\$2,287.10)	25.00%	(\$6,861.30)	(\$114.36)
85	Conshield Duct	8.00	EA	(\$1,876.22)	(\$15,009.75)								0.00%	(\$15,009.75)	\$0.00
86	RFP-001 Additional Storm Sewer	1.00	LS	\$8,039.93	\$8,039.93								0.00%	\$8,039.93	\$0.00
87															\$0.00
84															\$0.00
85															\$0.00
86															\$0.00
	GRAND TOTALS				\$6,562,897.76				\$930,510.30	\$2,810,265.76	\$999,419.44	\$3,809,685.20	58.05%	\$2,753,212.57	\$190,484.26

Stored Material Summary

For (Contract): WRRF Influent Trunk Sewer & Outfall Sewer								Application Number: 6			
Application Period: 4/21/2021 to 9/24/2021								Application Date: 9/24/2021			
A		B			C		D	Subtotal Amount Completed and Stored to Date (C + D)	E		F
Bid Item No.	Supplier Invoice No.	Storage Location	Description of Materials Stored	Footage	Stored Previously		Amount Stored this Month (\$)		Incorporated in Work		Materials Remaining in Storage (\$ (D + E - F))
					Date Placed	Amount (\$)			Date (Month/Year)	Amount (\$)	
	N828587		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011875		30 INCH SEWER PIPE	30	4/2021	\$1,914.60		\$1,914.60			\$1,914.60
	O011875		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011885		36 INCH SEWER PIPE	140	4/2021	\$12,926.20		\$12,926.20			\$12,926.20
	O011891		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011899		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011905		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011913		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011920		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011933		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011948		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011975		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011979		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O011996		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O034628		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	4/2021	\$21,159.60	\$0.00
	O034637		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	4/2021	\$21,159.60	\$0.00
	O034648		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	5/2021	\$21,159.60	\$0.00
	O034665		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	5/2021	\$21,159.60	\$0.00
	O034682		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	5/2021	\$21,159.60	\$0.00
	O034682		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O034741		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O034763		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	5/2021	\$21,159.60	\$0.00
	O034763		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O034892		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	6/2021	\$21,159.60	\$0.00
	O034960		42 INCH SEWER PIPE	28	4/2021	\$3,526.60		\$3,526.60	6/2021	\$3,526.60	\$0.00
	O034960		36 INCH SEWER PIPE	140	4/2021	\$12,926.20		\$12,926.20			\$12,926.20
	O035146		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	6/2021	\$21,159.60	\$0.00
	O035159		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	6/2021	\$21,159.60	\$0.00
	O035167		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	7/2021	\$21,159.60	\$0.00
	O035182		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	7/2021	\$21,159.60	\$0.00
	O046882		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	7/2021	\$21,159.60	\$0.00
	O046882		36 INCH SEWER PIPE	168	4/2021	\$15,511.44		\$15,511.44			\$15,511.44
	O055532		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00
	O055738		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00
	O075827		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00
	O076055		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00
	O076062		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00
	O084813		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00
	O084828		42 INCH SEWER PIPE	168	4/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00
	O094678		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	8/2021	\$21,159.60	\$0.00

	O094691		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O094700		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O102393		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O102421		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O102429		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O102444		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O109826		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O109843		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$21,159.60	\$0.00
	O109858		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	9/2021	\$6,284.91	\$14,874.70
	O110000		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O110025		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O110039		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O133491		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O133501		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O133512		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O147425		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O147692		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O147801		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O147986		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O148003		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O148133		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O148161		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O148177		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O148467		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O148481		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O148495		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O151218		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O151228		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O164687		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O164706		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O164720		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O164737		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O164750		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O164758		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O168526		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O168596		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O198883		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O198895		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O198912		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O199055		42 INCH SEWER PIPE	98	5/2021	\$12,343.10		\$12,343.10			\$12,343.10
	O199087		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O199108		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60			\$21,159.60
	O199118		42 INCH SEWER PIPE	168	5/2021	\$21,159.60		\$21,159.60	5/2021	\$2,015.20	\$19,144.40
				CURRENT STORED FOOTAGE	VALUE						
	30 INCH SEWER PIPE			30.00	\$1,914.60						
	36 INCH SEWER PIPE			2968.00	\$274,035.44						
	42 INCH SEWER PIPE			5744.10	\$723,469.40						
				Totals		\$1,603,714.94	\$0.00	\$1,603,714.94			\$999,419.43



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: October 4, 2021
Subject: Approval of Payment Application Number 1 to TK Concrete for the Valley Place Reconstruction Project in an amount not to exceed \$26,110.99.

Introduction: Staff has received Payment Application No. 1, in the amount of \$26,110.99, for the Valley Place Reconstruction Project.

Background:

Discussion: The primary items associated with this pay application include mobilization, construction survey, earthwork, subdrain installation, and removal of old pavement and sidewalk. This project is staged in two different phases to allow vehicular access to all properties directly impacted by this construction. The construction for the first stage of this project, located on the west end of this project, started on August 30th. Staff recommends that the City Council approve this pay request as presented. The total cost breakdown for this project to date is listed as follows:

Summary of Contract:	Total Amounts	Council Approval Date:
Original Contract	\$210,620.00	21-Jun-21
Total:		
Total Contract:	\$210,620.00	

Summary of Pay Requests:	Total Amounts:	Council Approval Date:
Pay Request No. 1	\$26,110.99	4-Oct-21 *
Total Amount Paid:	\$26,110.99 *	
5% Retainage:	\$1,374.26 *	
Amount Remaining on the Contract:	\$183,134.75 *	

*Applies only if this Pay Application is approved by City Council on October 4, 2021.

Budget Impact: \$26,110.99

Recommendation: Roll call is in order.

Attachments: 1. PartialPaymentApp01_ValleyPlace_Signed

**APPLICATION FOR PARTIAL PAYMENT NO. 1**

PROJECT: Valley Place Reconstruction

S&A PROJECT NO.: 121.0135

OWNER: City of Indianola
PRIME CONTRACTOR: TK Concrete, Inc.
1608 Fifield Road
Pella, Iowa 50219
DATE: October 4, 2021

PAYMENT PERIOD: 8/30/21 to 9/10/21

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 210,620.00
Net Change by Change Order: \$ -
Contract Amount to Date: \$ 210,620.00

CONTRACT PERIOD: CALENDAR DATE

Original Contract Date: June 21, 2021

Original Completion Date: October 30, 2021

2. WORK SUMMARY:

Total Work Performed to Date: \$ 27,485.25
Total Stockpiled Materials: \$ -
Less Stockpiled Materials: \$ -
Retainage: \$ 1,374.26
Liquidated Damages: \$ -
Total Earned Less Retainage & LDs: \$ 26,110.99
Less Previous Applications for Payment: \$ -
AMOUNT DUE THIS APPLICATION: \$ 26,110.99

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

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

TK Concrete, Inc.

CONTRACTOR

By

DATE:

9/15/21

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By

DATE:

9/15/2021

5. OWNER'S APPROVAL

City of Indianola

OWNER

By

DATE:

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION OF WORK	QUANTITY						WORK COMPLETED				
		EST	CURRENT	TO DATE	UNIT	UNIT PRICE	TOTAL COST	PREVIOUS	CURRENT	TO DATE	%	CO#
	EARTHWORK											
2.1	Topsoli, On-site	60	0.0	0.0	CY	\$ 25.00	\$ 1,500.00	\$ -	\$ -	\$ -	0%	
2.2	Topsoli, Off-site	15	0.0	0.0	CY	\$ 75.00	\$ 1,125.00	\$ -	\$ -	\$ -	0%	
2.3	Excavation, Class 10	162	67.0	67.0	CY	\$ 20.00	\$ 3,240.00	\$ -	\$ 1,340.00	\$ 1,340.00	41%	
2.4	Subgrade Preparation	970	400.0	400.0	SY	\$ 3.00	\$ 2,910.00	\$ -	\$ 1,200.00	\$ 1,200.00	41%	
2.5	Subbase, Modified, 6"	970	0.0	0.0	SY	\$ 10.00	\$ 9,700.00	\$ -	\$ -	\$ -	0%	
2.6	Compaction Testing	1	0.00	0.00	LS	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	0%	
	SEWERS AND DRAINS											
4.1	Subdrain, PVC, 6"	480	165.0	165.0	LF	\$ 20.85	\$ 10,008.00	\$ -	\$ 3,440.25	\$ 3,440.25	34%	
4.2	Subdrain Cleanout, PVC, 6", Type A-1	4	0.0	0.0	EA	\$ 375.00	\$ 1,500.00	\$ -	\$ -	\$ -	0%	
4.3	Subdrain, Outlets and Connections Into Structure, 6"	4	0.0	0.0	EA	\$ 750.00	\$ 3,000.00	\$ -	\$ -	\$ -	0%	
	STRUCTURES FOR SANITARY AND STORM											
6.1	Manhole Adjustment, Minor	1	0.0	0.0	EA	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	0%	
6.2	Reconstruct Intake Throat	2	0.0	0.0	EA	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	\$ -	0%	
	STREETS AND RELATED WORK											
7.1	Pavement, PCC, 8"	857	0.0	0.0	SY	\$ 75.00	\$ 64,275.00	\$ -	\$ -	\$ -	0%	
7.2	PCC Pavement Samples and Testing	1	0.00	0.00	LS	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	0%	
7.3	Removal of Sidewalk	110	35.0	35.0	SY	\$ 10.00	\$ 1,100.00	\$ -	\$ 350.00	\$ 350.00	32%	
7.4	Sidewalk, PCC, 4"	22	0.0	0.0	SY	\$ 75.00	\$ 1,650.00	\$ -	\$ -	\$ -	0%	
7.5	Sidewalk, PCC, 6"	64	0.0	0.0	SY	\$ 85.00	\$ 5,440.00	\$ -	\$ -	\$ -	0%	
7.6	Detectable Warning	84	0.0	0.0	SF	\$ 40.00	\$ 3,360.00	\$ -	\$ -	\$ -	0%	
7.7	Pavement Removal	891	445.0	445.0	SY	\$ 12.00	\$ 10,692.00	\$ -	\$ 5,340.00	\$ 5,340.00	50%	
	TRAFFIC CONTROL											
8.1	Temporary Traffic Control	1	0.10	0.10	LS	\$ 6,900.00	\$ 6,900.00	\$ -	\$ 690.00	\$ 690.00	10%	
8.2	Loop Detectors	3	0.0	0.0	EA	\$ 2,640.00	\$ 7,920.00	\$ -	\$ -	\$ -	0%	
8.3	Pedestrian Push Buttons	1	0.0	0.0	LS	\$ 10,350.00	\$ 10,350.00					
8.4	Remove and Reinstall Street Signs	3	0.0	0.0	EA	\$ 450.00	\$ 1,350.00					
	SITE WORK AND LANDSCAPING											
9.01	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	0.1	0.0	0.0	ACRE	\$ 25,000.00	\$ 2,500.00	\$ -	\$ -	\$ -	0%	
9.02	Filter Sock, 8"	475	0.0	0.0	LF	\$ 5.00	\$ 2,375.00	\$ -	\$ -	\$ -	0%	
9.03	Filter Socks, Removal	475	0.0	0.0	LF	\$ 1.00	\$ 475.00	\$ -	\$ -	\$ -	0%	
	MISCELLANEOUS											
11.01	Construction Survey	1	0.25	0.25	LS	\$ 22,500.00	\$ 22,500.00	\$ -	\$ 5,625.00	\$ 5,625.00	25%	
11.02	Mobilization	1	0.25	0.25	LS	\$ 29,000.00	\$ 29,000.00	\$ -	\$ 7,250.00	\$ 7,250.00	25%	
11.03	Concrete Washout	1	0.00	0.00	LS	\$ 1,250.00	\$ 1,250.00	\$ -	\$ -	\$ -	0%	
TOTAL BASE BID CONTRACT = \$								210,620.00	\$ -	\$ 25,235.25	\$ 25,235.25	12%



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: October 4, 2021

Subject: Resolution approving an engagement letter with Ahlers & Cooney, P.C. regarding Amendment No. 6 to the Unified Hillcrest/Downtown Urban Renewal Plan and related commercial development agreements.

Introduction: At its meeting on October 4, the City Council will be asked to approve an engagement letter with Ahlers & Cooney, P.C. regarding Amendment No. 6 to the Unified Hillcrest/Downtown Urban Renewal Plan and Related Commercial Development Agreement.

Background: As the Council may be aware, staff has been collaborating with three (3) businesses within the community who are expanding their business or relocating their businesses within Indianola. These businesses have all requested Tax Increment Financing (TIF) to assist with the development.

Discussion: For the Council to consider individual development agreements with these businesses, it is necessary to draft the agreements and amend the Unified Hillcrest/Downtown Urban Renewal Plan.

Budget Impact:

Recommendation: Staff recommends the Council approve and have the Mayor sign the engagement letter.

Attachments:

1. Amend No. 6 and T.S. Investments DA - Engagement Letter
2. Resolution



Ahlers & Cooney, P.C.

Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Jenna H.B. Sabroske

515.246.0328

jsabroske@ahlerslaw.com

September 20, 2021

Sent via email: cdissell@indianolaiowa.gov

Charlie Dissell
City of Indianola
110 N. 1st Street
Indianola, Iowa 50125

RE: Engagement Letter – Amendment No. 6 to the Unified
Hillcrest/Downtown Urban Renewal Plan and Related Commercial Development
Agreement

Dear Charlie:

The purpose of this Engagement Agreement ("Agreement") is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Indianola, Iowa (the "City") in connection with its preparation and adoption of Amendment No. 6 to the City's Unified Hillcrest/Downtown Urban Renewal Plan, and of a related commercial development agreement with T.S. Investments Limited Liability Company.

SCOPE OF ENGAGEMENT

We agree to perform the following services for the fees we charge under this Agreement:

1. Prepare the Amendment No. 6 ("Amendment"), in accordance with Iowa Code Chapter 403;
2. Prepare the commercial development agreement pursuant to terms provided to us by the City;
3. Prepare letters of instructions for Council proceedings;
4. Prepare Notices of Meetings and partial agendas;
5. Prepare proceedings for a resolution setting a public hearing on the Amendment, and to be used on the date fixed for public hearing and adoption of the Amendment;

6. Prepare proceedings for a resolution setting a public hearing on the development agreement, and to be used on the date fixed for public hearing and adoption of the development agreement;
7. Answer questions and advise City staff and the Council throughout the adoption process for the Amendment and development agreement; and
8. Any other work related to the adoption of the Amendment and development agreement.

Our duties under this Agreement are limited to those expressly set forth above. Absent a separate engagement agreement regarding one or more of the following services, the fees we charge hereunder do not include:

1. Preparing any legal description to be used in the Amendment or development agreement;
2. Defending any legal challenges to or arising out of the Amendment or development agreement;
3. Acting in a financial advisory role; or
4. Any bond (finance) related services.

It is not anticipated that it will be necessary for us to personally attend Council meetings in order to accomplish our work. We will be coordinating our services with you and other City staff, as directed by the City. In the event that public hearings or litigation should occur in the course of this matter, we would expect the same to be handled by the City Attorney, unless special arrangements are made for our participation.

ATTORNEY-CLIENT RELATIONSHIP

As confirmed by the execution of this Agreement, the City will be our client and an attorney-client relationship will exist between us for purposes of providing the services identified above. Our services are limited to those contracted for in this letter and the City's execution of this Agreement will constitute an acknowledgement of those limitations. The Firm's engagement under this Agreement will end when the Amendment and development agreement are adopted/approved by the Council and our final invoice has been paid.

FEES

I will be the attorney chiefly responsible for providing you with these legal services. However, if efficient and appropriate, I may call on other attorneys and legal assistants from time to time. The fees will be based on the hours worked by firm personnel at their hourly rates in effect at the time the work is performed. Our rates are generally adjusted on an annual basis, beginning January 1 of each year. My current hourly rate is \$210, and my legal assistant's rate is \$125. It is difficult to estimate the total cost for the work, because we charge by the hour and there are many variables that impact the number of hours spent on the work. Expenses will be billed at

the amount incurred. Our statement for services and expenses will be due and payable upon receipt of the invoice, which in most instances, is monthly. Should you have any questions about a statement or a fee, please do not hesitate to call. We do reserve the right to withdraw from representation for any reason, including failure to pay the monthly statement in accordance with this policy. If, for any reason, the City terminates the engagement governed by this Agreement before the completion of the services described herein, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services.

RECORDS

At the City's request, any documents furnished by the City will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the above referenced project will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement.

APPROVAL

Please carefully review the terms and conditions of this Agreement. **If this Agreement accurately reflects the terms of this particular engagement, please obtain approval by the City Council, and execute, date, and return to us a copy of this Agreement. Please retain the original for your file.**

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact us. As always, we appreciate the opportunity to represent the City and we look forward to working with you on this project.

Ahlers & Cooney, P.C.

Sincerely,

By:



Jenna H.B. Sabroske

Accepted and approved on behalf of the City Council of Indianola, Iowa*

By: _____ Dated: _____

Title: _____

*Authorized by action of the governing body, approved on _____, 2021.

RESOLUTION NO. _____

RESOLUTION APPROVING AN ENGAGEMENT LETTER WITH AHLERS & COONEY, P.C. REGARDING AMENDMENT NO. 6 TO THE UNIFIED HILLCREST/DOWNTOWN URBAN RENEWAL PLAN AND RELATED COMMERCIAL DEVELOPMENT AGREEMENT

WHEREAS, the City has adopted the Hillcrest/Downtown Urban Renewal Plan ("Plan") designating a portion of the City as an economic development area.; and

WHEREAS, the Unified Plan has been amended twice in 2019, once in 2020, and once in 2021; and

WHEREAS, Amendment No. 6 to the unified plan is necessary for proposed commercial development agreements.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the City engage Ahlers & Cooney, P.C. to assist with Amendment No. 6 to the Unified Hillcrest/Downtown Urban Renewal Plan and Related Commercial Development Agreement and directs the Mayor to sign the engagement letter.

PASSED AND APPROVED this 4th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, City Clerk/CFO
Date: October 4, 2021
Subject: Resolution Approving Fiscal Year 2021 Street Finance Report.

Introduction: Resolution to approve report on FY2021 street-related expenses in City of Indianola.

Background: Each year, cities in Iowa are required to submit a report on how monies were spent on street-specific items by December 1.

Discussion: Attached is a report on the FY2021 street-related expenses in the City of Indianola.

Budget Impact: NA

Recommendation: Approval of Resolution.

Attachments: 1. Res 2021- approve Street Finance Report

CITY OF INDIANOLA, IOWA
RESOLUTION NO _____

RESOLUTION APPROVING FY2021 STREET FINANCE REPORT

WHEREAS, cities in Iowa are required to submit an annual report on the expenditure of street monies for the previous fiscal year (FY) by December 1; and

WHEREAS, the Street Finance Report (SFR) for Indianola during FY2021 is attached.

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

Section 1. The attached FY2021 Street Finance Report for the City of Indianola is approved.

Section 2. The City Clerk is authorized to submit said agreement on behalf of the City.

PASSED AND APPROVED this 4th day of October 2021.

Pamela Pepper
Mayor

ATTEST:

Andrew J. Lent
City Clerk/CFO



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Indianola

9/24/2021 3:22:46 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$452,125					\$452,125
Benefits - Roads/Streets	\$46,415	\$199,871					\$246,286
Training & Dues		\$7,887					\$7,887
Building & Grounds Maint. & Repair		\$12,318					\$12,318
Vehicle & Office Equip Operation and Repair		\$39,978					\$39,978
Other Maintenance and Repair		\$14,253					\$14,253
Engineering		\$20,955			\$519,944		\$540,899
Insurance		\$27,947					\$27,947
Janitorial		\$111					\$111
Legal		\$690			\$6,907		\$7,597
Medical		\$1,123					\$1,123
Rents & Leases		\$1,602					\$1,602
Technology Expense		\$3,066					\$3,066
Other Professional Services	\$215,288						\$215,288
Other Contract Services		\$15,061			\$9,726		\$24,787
Other Equipment		\$20,229					\$20,229
Office Supplies		\$473					\$473



City Street Finance Report

Fiscal Year 2021

Bureau of Local Systems

Indianola

Ames, IA 50010

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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Operating Supplies		\$194,665					\$194,665
Postage & Safety		\$3,170					\$3,170
New Posts & Signs					\$4,694		\$4,694
Other Supplies		\$589					\$589
Heavy Equipment	\$344,614						\$344,614
Office Equipment		\$204					\$204
Street - New Roadway					\$598,893		\$598,893
Principal Payment				\$1,062,038			\$1,062,038
Interest Payment				\$129,245			\$129,245
Bond Registration Fees				\$1,419			\$1,419
Transfer Out	\$240,000	\$915,287	\$600,000				\$1,755,287
Street Lighting	\$163,429						\$163,429
Snow Removal		\$106,088					\$106,088
Depreciation & Building Utilities		\$15,083					\$15,083
Street Cleaning		\$37,200					\$37,200
Total	\$1,009,746	\$2,089,975	\$600,000	\$1,192,702	\$1,140,164		\$6,032,587



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Indianola

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Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$334,709		\$0	\$0			\$334,709
Licenses & Permits					\$2,750		\$2,750
State Revenues - Road Use Taxes		\$2,212,307					\$2,212,307
Other State Grants - IDOT	\$9,750						\$9,750
Local Contributions					\$44,422		\$44,422
Charges/fees						\$0	\$0
Assessments					\$3,856		\$3,856
Contributions		\$3,120					\$3,120
Proceeds from Debt				\$1,620,000	\$4,700,000		\$6,320,000
Transfer In	\$665,287				\$1,090,000		\$1,755,287
Total	\$1,009,746	\$2,215,427	\$0	\$1,620,000	\$5,841,028	\$0	\$10,686,201



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Indianola

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Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2011C Series	\$125,000	\$125,000	\$281,250	\$27,500	\$61,875	\$0
2013A Series	\$810,000	\$265,000	\$11,355	\$31,800	\$1,363	\$545,000
2012 B Series	\$1,620,000	\$1,620,000	\$0	\$677,265	\$0	\$0
2020A GO Bond Series	\$6,505,000	\$335,000	\$67,939	\$325,473	\$66,007	\$6,170,000



Bureau of Local Systems
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City Street Finance Report

Fiscal Year 2021

Indianola

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Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Cement Silo	2017	Purchased	\$32,655	No Change
SNO-GO Snow Blower	2010	Purchased	\$78,700	No Change
Buckshot Saw	2012	Purchased	\$3,900	No Change
Concrete Saw	2007	Purchased	\$14,771	No Change
Crafco Cracksealer	1999	Purchased	\$20,000	No Change
Dowler	2006	Purchased	\$6,625	No Change
1-Tom Ford Crew Cab	2019	Purchased	\$48,000	No Change
Dodge 3500 4x4	2019	Purchased	\$36,965	No Change
F350 Pickup	2017	Purchased	\$26,881	No Change
Ford F250 Pickup	2016	Purchased	\$30,645	No Change
UB Backhoe Concrete Breaker	2016	Purchased	\$12,000	No Change
Stanley Concrete Breakers	2012	Purchased	\$15,900	No Change
Kubota 95-2sv Skidloader	2018	Purchased	\$65,000	No Change
Bobcat Skid Loader	1996	Purchased	\$14,335	No Change
Elgin Street Sweeper	2019	Purchased	\$205,357	No Change
Asphalt Roller/Compactor	2004	Purchased	\$24,750	No Change
John Deere Road Grader	2017	Purchased	\$201,647	No Change
Case 580N Backhoe	2015	Purchased	\$125,000	No Change
John Deere Backhoe	2007	Purchased	\$65,000	No Change
Case 621E Front-End Loader	2010	Purchased	\$78,700	No Change
Dodge 3500 Mini Dump Truck	2019	Purchased	\$27,573	No Change



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City Street Finance Report

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Description	Model Year	Usage Type	Cost	Purchased Status
Freightliner: Dump box, sander, cement mixer	2016	Purchased	\$305,357	No Change
Freightliner Dump Truck	2018	Purchased	\$175,000	Junked
Freightliner Dump Truck	2008	Purchased	\$88,697	No Change
International Dump Truck	2014	Purchased	\$128,363	No Change
Air Compressor	2017	Purchased	\$12,000	No Change
International Dump Truck	2014	Purchased	\$128,363	No Change
20-Ton Dovetail	2007	Purchased	\$7,000	No Change
Saw Trailer	2012	Purchased	\$7,900	No Change
Midsota Tiltbed 24-foot	2018	Purchased	\$6,900	No Change
Pothole Trailer	2011	Purchased	\$12,000	No Change
International Dump Truck	2007	Purchased	\$93,395	No Change
International Dump Truck	2007	Purchased	\$93,395	No Change
International Dump Truck	2020	Purchased	\$155,217	New



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City Street Finance Report

Fiscal Year 2021

Indianola

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Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Traffic Signal System Timing Update	\$257,606	\$274,738	Sternquist Construction



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Indianola

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Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$1,934,807	\$600,000	\$0	\$139,958	\$0	\$2,674,765
SubTotal Expenses (-)	\$769,746	\$1,174,688		\$1,192,702	\$1,140,164		\$4,277,300
Transfers Out (-)	\$240,000	\$915,287	\$600,000				\$1,755,287
Subtotal Revenues (+)	\$344,459	\$2,215,427	\$0	\$1,620,000	\$4,751,028	\$0	\$8,930,914
Transfers In (+)	\$665,287				\$1,090,000		\$1,755,287
Ending Balance	\$0	\$2,060,259	\$0	\$427,298	\$4,840,822	\$0	\$7,328,379

Resolution Number:

Execution Date: Monday, September 20, 2021

Signature: Andrew Lent



MEMORANDUM

To: Mayor and City Council

From: Rick Graves, Water Resource Recovery Director

Date: October 4, 2021

Subject: Resolution approving a Professional Services Agreement with CIT Sewer Solutions for the sewer main and lateral lining project in an amount not to exceed \$201,143.00.

Introduction: During the televising of the sanitary sewer mains, staff identified the seven sewer mains and five laterals as high priority to be lined. By lining the sewer mains and laterals, it will increase the lifetime of the pipe and reduce the inflow and infiltration of rain water in the collection system.

Background: The sewer main and lateral lining project is an annual occurrence to reduce Inflow and Infiltration (I&I).

Discussion: I received five quotes to line seven sewer mains and five extra laterals.

Contractor	Total Cost
CIT Sewer Solutions	\$ 201,143.00
Municipal Pipe Tool	\$ 211, 208.75
Insituform	\$ 229,638.00
Visu-Sewer	\$ 232,344.00
Michels Pipe Services	\$ 242,485.00

Budget Impact: Funds will come out of the \$250,000 set aside annually for Collection System Repairs.

Recommendation: I recommend awarding the contract for sewer main and lateral lining to CIT Sewer Solutions of McCallsburg, IA for \$201,143.00.

Attachments:

1. Res 2021- Approve Sewer Main and Lateral PSA
2. Professional Services Agreement

City of Indianola
**RESOLUTION NO. 2021-
RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT
WITH CIT SERWER SOLUTIONS
FOR THE SEWER MAIN AND LATERAL LINING PROJECT**

WHEREAS, the City Indianola, Iowa, is in need of engaging a company to provide Sewer Main and Lateral Lining for the City (hereinafter referred to as “Services”; and

WHEREAS, the City of Indianola, Iowa, has solicited proposals for said Services; and

WHEREAS, after review of the proposals the City Council believes it to be in the best interest of the City to engage CIT Sewer Solutions of McCallsburg, Iowa to perform the Services; and

WHEREAS, it is the determination of the City Council that the City should enter into a Professional Services Agreement with CIT Sewer Solutions in the form attached.

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

1. The Professional Services Agreement with CIT Sewer Solutions in an amount of \$201,143 for the Sewer Main and Lateral Lining Project is in the public interest of the citizens of the City of Indianola and is hereby approved.

2. The Mayor is authorized and directed to execute the Professional Services Agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City.

PASSED this 4th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 4th of October 2021, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and **CIT SEWER SOLUTIONS of McCALLSBURG, IA** hereinafter referred to as "SERVICE PROVIDER" for the **FY22 SEWER MAIN LINING PROJECT** at a cost of **\$201,143.00**.

WHEREAS, the CITY is in need of a Sewer Mains and Laterals Lined hereinafter referred to as "Services"; and

WHEREAS, the CITY solicited proposals for said Services; and

WHEREAS, the SERVICE PROVIDER was determined by the City Council to be the best suited to meet the CITY's needs for the Services.

NOW, THEREFORE, THE PARTIES HEREBY MUTUALLY AGREE AS FOLLOWS:

The parties hereby agree to be bound by the terms and conditions and all promises contained in the proposal submitted by the SERVICE PROVIDER to the CITY, a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference as if set out in full. In addition, the parties agree as follows:

1. SERVICE PROVIDER shall indemnify and save harmless CITY, its agents, servants and employees from and against any claim, demand or cause of action arising out of negligent or intentional act or error or omission of SERVICE PROVIDER, its agents, servants or employees in the performance of services under this agreement, whether direct or indirect, except that SERVICE PROVIDER shall not be liable under this section for damages arising out

of injury or damage to persons or property directly caused or resulting from the sole negligence of CITY or any of its officers, agents or employees.

The execution of the agreement by SERVICE PROVIDER shall obligate SERVICE PROVIDER to comply with the foregoing indemnification provision, however, the collateral obligation of ensuring this indemnity must be complied with as set forth below.

2. SERVICE PROVIDER shall not commence operations and/or labor pursuant to the terms of this Agreement until certification of proof of insurance detailing terms and provisions of coverage has been received and approved by the CITY. Minimum insurance coverage shall be required as set forth in Exhibit "C."

3. This Agreement may be terminated by either party for cause or by CITY for convenience upon fourteen (14) days' written notice by the terminating party to the other party of such termination in which event SERVICE PROVIDER will be paid its compensation for services actually performed to termination date. "Cause" is defined to be, but not limited to, violation of any of the covenants, duties or terms of this Agreement. In the event that SERVICE PROVIDER abandons this Agreement or causes it to be terminated, SERVICE PROVIDER shall indemnify CITY against any loss resulting from this termination.

4. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document.

IN WITNESS WHEREOF, the parties to this Agreement have set their hands on the day and year first written above.

"CITY":

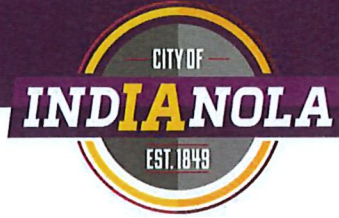
CITY OF INDIANOLA

By: _____
Mayor

Attest: _____
Andrew J. Lent, City Clerk/CFO

"SERVICE PROVIDER":

By: Kevin Jacobson
Name: Kevin Jacobson
Title: CEO



WATER POLLUTION CONTROL

August 31, 2021

Request for Quotes for Sewer Mains and Lateral Rehabilitation by Lining

The Request for Proposal is listed below in accordance with each pipe section for Main Lining and number of laterals to line. See Engineers Specs along with notes listed below before sending quote.

Contractor Name: CIT Sewer Solutions

Address: 530 Dubois Avenue, McCallsburg Iowa 50154

Phone #: 515-290-8295

Email: shane@citsewer.com

	Area	Manhole #'s	Pipe Size	Length of Pipe	Laterals to Line ***
1	W Iowa & N D St	1094-210	8	245	4
2	1200 block Stephen Ct	323-324	8	277	6
3	1000 block E Euclid Ave.	536-517	8	290	4
4	W Iowa Ave & N C St	209-208	10	194	1
5	700 block W 3rd Ave	629 - 630	8	406	10
6	1800 block W 3rd Pl	68 - 67	8	398	7
7	E Iowa Ave & N 15 th St	E-119 - E-118	21	159	0
*8	900 Block E Iowa	523 - 524	8		4
**9	100 block N 1 st St	227 -228	8		1

* This will be to line 4 services only.

**This will be to line out a dropper connection into downstream MH

*** Lateral liners will be a minimum 20" in length. If you quote longer than minimum length, note the total length of your liner. City will review the cost comparison between the different lengths.



WATER POLLUTION CONTROL

Please list the cost for each line segment below with the total cost for main lining and lateral lining. Contractor will need to include both linings as part of their bid to be considered:

- 1) MH 1094 to MH 210 \$ 16,680
- 2) MH 323 to MH 324 \$ 22,228
- 3) MH 536 to MH 517 \$ 22,560
- 4) MH 209 to MH 208 \$ 20,520
- 5) MH 629 to MH 630 \$ 40,984
- 6) MH 68 to MH 67 \$ 28,459
- 7) MH E-119 to E-118 \$ 30,712
- 8) MH 523 -524 \$ 15,000
- 9) MH 227 - 228 \$ 4,000

Total Cost \$ 201,143.00



WATER POLLUTION CONTROL

Television inspection reports:

1. NASSCO inspection with clean lens and city reserves the right to reject any videos or liners that do not meet spec or city's expectations.
2. Pre-and Post-video's will be provided from contractor on either a USB Flash Drive or External Hard Drive.
3. Original copies of digitally recorded inspections furnished to City of Indianola within 10 business days after work has been completed.

Approved liner will be:

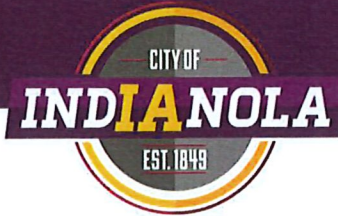
1. Free of wrinkles
 2. Continuous liner over length of reconstructed pipe
 3. No visible leaks
 4. Free of obstructions
 5. Mainline Liner End Seals at the manholes. Either hydrophilic or mechanical.
 6. Brushed edges when reinstating the laterals.
 7. Lateral Liner to be a minimum 20" in length. (see *** note on the first page)
 8. Excess Liner in manholes must be trimmed to a maximum of 1½" out of the main.
- Contractor to set up bypass pumping, if necessary.
 - Contractor required for all signage.
 - City requires 3 professional references from cities you have done work for.
 - Current videos and maps are available upon request. **Highly Recommended**
 - Contractor is responsible to verify the length and size of main lines and laterals.
 - SUDAS Section 4050 – Division 4 along with Indianola's Supplement are available upon request for more details in the requirements.

Both Projects, Main Lining and Lateral Lining, needs to be completed by June 1, 2022 to receive full payment. Liquidated Damages may occur at a cost of \$200.00/day.

Quotes are due back to Rick Graves by September 27, 2021 by 11:00 AM.

BID OPENING WILL TAKE PLACE AT CITY HALL, 110 N 1ST ST., INDIANOLA, IA 50125

Any questions regarding the proposal process are to be directed to Rick Graves, WPC Supt., by calling (515)961-9416 or email rgraves@indianolaiowa.gov.



WATER POLLUTION CONTROL

Please sign and date that you read all the documents associated with this project:

Signature: Shane Jacobson Date: 9/27/2021

The City of Indianola reserves the right to accept or reject any or all quotes.

Contractor to verify lengths and sizes before ordering material. City will not be held responsible for incorrect lengths of product.

Warranty – To remedy any and all defects that may develop resulting from work to be performed under the Contract within 3 years from the date of acceptance of the work under Contract, by reason of defects in workmanship or materials used in construction of said work.

A copy of the Contractor's Liability Insurance and Professional Services Agreement must be received before awarding the Contract.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/28/2021

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

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

PRODUCER Densmore Insurance Strategies, Inc. 85 Paine Street SE, Ste. G Boundurant IA 50035	CONTACT NAME: Erica Clifford PHONE (A/C, No, Ext): 515-967-3390 E-MAIL ADDRESS: erica@densmoreis.com INSURER(S) AFFORDING COVERAGE INSURER A: WESTERN NATL MUT INS CO INSURER B: WESTERN NATL ASSUR CO INSURER C: Navigators Specialty Insurance Company INSURER D: INSURER E: INSURER F:	FAX (A/C, No): 515-468-2252 NAIC # 15377 24465 36056
INSURED Central Iowa Televising PO Box 203 Mccallsburg IA 50154		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PRO-JECT ☐ LOC OTHER:		Y	CPP 1185677	05/15/2021	05/15/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000 \$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		Y	CPP 1182563	05/15/2021	05/15/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
B	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			UMB 1031182	05/15/2021	05/15/2022	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
							TRIA	\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐ Y ☒ N	N / A Y	WCV 1025176	05/15/2021	05/15/2022	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
C	Pollution Liability			CH21ECPR00180NC	05/18/2021	05/18/2022	Each Incident Limit	\$2,000,000
							Aggregate Limit	\$2,000,000
							Deductible	\$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Waiver of Subrogation applies to the General Liability, Auto Liability, and Workers Compensation in favor of the City of Indianola including its elected and appointed officials, agents, employees and volunteers and others working on their behalf when required by contract.
(Electronic versions of this certificate are available with provision of your email address. Please contact us at the agency for copies of any required endorsements and/or to notify us of any updates to your contact information.)

CERTIFICATE HOLDER**CANCELLATION**

City of Indianola 110 N 1st St Indianola, IA 50125	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Erica Clifford
--	---

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MEMORANDUM

To: Mayor and City Council
From: Doug Bylund, Recreation Director
Date: October 4, 2021
Subject: Resolution approving a contract with Oxford Tree Service for Ash Tree Removal in an amount not to exceed \$43,920.00.

Introduction: In preparation for the anticipated arrival of the Emerald Ash Borer, the Parks and Recreation Department has been removing ash trees since 2010 to spread out the financial impact of removing ash trees before they die and become hazardous. In each of the past several years, nearly \$20,000 has been budgeted for the yearly removals. Last year, we saw a quick decline in the remaining ash trees coupled with an increase in the tree removal costs and, in turn, increased the budgeted amount to \$145,000.

Background: Seven tree removal companies were notified of the Ash Tree Removal RFP by phone calls and the RFP was placed on the city website, Facebook and Iowa League of Cities website. Below is the list of proposals we received back on Monday, September 26.

Contractor	City	Total Bid
Oxford Tree Service	Indianola	\$43,920
Trenery's Tree Care LLC	Altoona	\$44,450
John's Tree Service	Des Moines	\$49,850
Kelly's Tree Service	Bondurant	\$50,000
Fenimore Brother's Tree Service	Des Moines	\$78,950
Forestry Services LLC	Poplar Bluff, MO	\$83,500
Crouse Tree Service	Indianola	\$88,750
Jake's Tree Service	Norwalk	\$91,000
Shep Boys Lawn & Tree Service	Lacona	\$101,300
Excel Lawn and Landscape	Des Moines	\$224,200
Elite Tree Services LLC	Urbandale	\$186,500 (not all trees included in bid)

Discussion: The RFP included the removal of 17 different groups of trees, with one group the setup grinding, backfilling and seeding of street trees. The trees were selected for removal

depending on the condition of the tree, location, safety concerns and with the primary goal of having zero ash trees in the parks and city properties. It is evident by looking at the condition of the trees that the Emerald Ash Borer is here and quickly killing ash trees in our city.

Budget Impact: \$43,920.00

Recommendation: The staff recommendation is to award the bid for Oxford Tree Service for removal to begin in October and be completed by December 31, 2021.

Attachments:

1. Oxford Tree Service 2021 Ash Tree Removal Bid
2. 2021 Ash Tree Removal Professional Service Agreement - Oxford Tree Service
3. Resolution for Ash Tree Removal 2021

CITY OF INDIANOLA EST. 1849

PARKS AND RECREATION

PROPOSAL SHEET

As previously stated, tree cuttings, brush and chips may go to the cities brush facility at no charge. Contractor may opt to dispose of debris in other ways if desired but not at an additional cost to the city. All cuttings must be removed from the park areas the same day as being cut. All areas must be cleaned and raked the same day as being cut. All stumps will be cut at ground level or below.

Group #1.	Memorial Park (714 W Detroit Avenue)	4 trees	<u>1645⁰⁰</u>
Group #2.	Downey Park (1710 South K Street)	1 tree	<u>1200⁰⁰ (1200)</u>
Group #3.	Pickard Park (2205 East 2 nd Avenue)	6 trees	<u>1950⁰⁰</u>
Group #4.	Pickard Park Pond	6 trees	<u>2000⁰⁰</u>
Group #5	Pickard Disc Golf Course Hole 13	13 trees	<u>1950⁰⁰</u>
Group #6	Pickard Disc Golf Course Hole 14	4 trees	<u>300⁰⁰</u>
Group #7	McVay Trail 9 th St - 15 th St	6 trees	<u>5600⁰⁰</u>
Group #8	McVay Trail 5 th St - 9 th St	7 trees	<u>1850⁰⁰</u>
Group #9	Sewer Plant (11870 Hoover Street)	1 tree	<u>600⁰⁰</u>
Group #10	City Hall (110 N First Street)	1 tree	<u>425⁰⁰</u>
Group #11	Summerset Trail Iowa to Lincoln east side	17 trees	<u>6000⁰⁰</u>
Group #12	Summerset Trail Iowa to Lincoln west side	24 trees	<u>7000⁰⁰</u>
Group #13	9270 Highway 65/69 - clump of trees	12 trees	<u>700⁰⁰</u>
Group #14	1800 W Iowa	1 tree	<u>500⁰⁰</u>
Group #15	Street Trees / ROW	18 trees	<u>9100⁰⁰</u>
201 S H St. (1 tree), 109 S H St. (1 clump tree)- backyard, 1106 W Clinton Ave (4 trees) - behind fence line, 100 W Hillcrest (4 trees) - ROW around house, 701 S 1 st St (5 trees) - old alley ROW between houses, 505 E 4 th Ave (2 trees), 500 S Jefferson Way			
Group #16	Stump grinding street trees (group #15)		<u>1600⁰⁰</u>
Group #17	Backfill stump with black dirt and seed seed (group #14)		<u>1500⁰⁰</u>

TOTAL BID IF ALL GROUPS AWARDED

\$ 43,920

Company Oxford tree service
 Address 11872 Fulton St
 City Indianola State IOWA
 Phone 515-201-3958 email oxfordtree@yaho.com
 Signed [Signature]

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 4th day of October, 2021, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and **Oxford Tree Service, 11872 Fulton Street, Indianola, IA 50125**, hereinafter referred to as "SERVICE PROVIDER."

WHEREAS, the CITY is in need of removal of 121 ash trees and stump grinding of 18 street trees, hereinafter referred to as "Services"; and

WHEREAS, the CITY solicited proposals for said Services; and

WHEREAS, the SERVICE PROVIDER was determined by the City Council to be the best suited to meet the CITY's needs for the Services.

NOW, THEREFORE, THE PARTIES HEREBY MUTUALLY AGREE AS FOLLOWS:

The parties hereby agree to be bound by the terms and conditions and all promises contained in the proposal submitted by the SERVICE PROVIDER to the CITY, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference as if set out in full. In addition, the parties agree as follows:

1. SERVICE PROVIDER shall be paid for the Ash Tree Removal Project in an amount not to exceed forty-three thousand, nine hundred and twenty Dollars (\$ 43,920.00) for said Services. SERVICE PROVIDER acknowledges and agrees that the CITY shall not issue payment until such time as CITY staff determines Services have been provided in accordance with Exhibit "A".

2. SERVICE PROVIDER shall indemnify and save harmless CITY, its agents, servants and employees from and against any claim, demand or cause of action arising out of

negligent or intentional act or error or omission of SERVICE PROVIDER, its agents, servants or employees in the performance of services under this agreement, whether direct or indirect, except that SERVICE PROVIDER shall not be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of CITY or any of its officers, agents or employees.

The execution of the agreement by SERVICE PROVIDER shall obligate SERVICE PROVIDER to comply with the foregoing indemnification provision, however, the collateral obligation of insuring this indemnity must be complied with as set forth below.

3. SERVICE PROVIDER and CITY shall discuss and mutually agree upon a schedule for the Services. SERVICE PROVIDER and CITY shall continue to discuss and review progress of the Services and make necessary adjustments as required by the CITY. Further, SERVICE PROVIDER shall not commence operations and/or labor pursuant to the terms of this Agreement until certification of proof of insurance detailing terms and provisions of coverage has been received and approved by the CITY. Minimum insurance coverage shall be required as set out on Exhibit "B".

4. SERVICE PROVIDER shall comply with all applicable State, Federal and local laws and regulations and shall obtain or cause to be obtained all required permits to perform the Services.

5. This Agreement may be terminated immediately by either party for cause, or by the CITY for convenience upon fourteen (14) days' written notice to SERVICE PROVIDER, in which event SERVICE PROVIDER will be paid its compensation for services actually performed to termination date. "Cause" is defined to be, but not limited to, violation of any of the covenants, duties or terms of this Agreement. In the event that SERVICE PROVIDER abandons this

Agreement or causes it to be terminated, SERVICE PROVIDER shall indemnify CITY against any loss resulting from this termination.

6. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document.

IN WITNESS WHEREOF, the parties to this Agreement have set their hands on the day and year first written above.

"CITY":

CITY OF INDIANOLA

By: _____
Pam Pepper, Mayor

Attest: _____
Andrew J Lent, City Clerk/CFO

"SERVICE PROVIDER":

By: Oxford Tree Service

Name: _____

Title: _____

RESOLUTION NO. 2021-_____

**RESOLUION APPROVING PROFESSIONAL SERVICES AGREEMENT
WITH OXFORD TREE SERVICE FOR THE REMOVAL OF ASH TREES**

WHEREAS, the City Council of the City of Indianola, Iowa, is in need of engaging a provider for the removal of ash trees on city properties and city right of ways; and

WHEREAS, the Park and Recreation Department solicited quotes for said Services; and

WHEREAS, after review of the proposals the City Council believes it to be in the best interest of the City to engage Oxford Tree Service of Indianola, Iowa in the amount of \$43,920.00; and

WHEREAS, it is the determination of the City Council that the City should enter into a Professional Services Agreement with Oxford Tree Service.

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

1. The Professional Services Agreement with Oxford Tree Service in the amount of \$43,920.00 is in the public interest of the citizens of the City of Indianola and is hereby approved.
2. The Mayor is authorized and directed to execute the Professional Services Agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City.

Passed and adopted this 4th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council

From:

Date: October 4, 2021

Subject: Resolution approving a supplemental agreement with RediTech.

Recommendation: Roll call is in order.

Attachments:

1. REDiTECH - COI - Supplemental Agreement - Updated
2. Res 2021- Approving Agreement with RediTech

We have prepared a quote for you

REDiTECH Supplemental Partnership Agreement

Quote # 003959 v1

Prepared for:

Prepared for:

Ryan Waller
rwaller@indianolaiowa.gov

Prepared by:

Jake Delzer
jake@reditech.com

	Role/Responsibility	IT Function	Included In Partners
15%	Internal / REDiTECH	Internal Line of Business Application "Product Champions"	Yes
	REDiTECH	3rd Party Application Support & Vendor Management	Yes
	REDiTECH	Traditional Infrastructure Management (Patching, Maintenance, WAN/LAN, Backups, etc)	Yes
	REDiTECH	Office 365 Suite (OneDrive, Teams, Sharepoint Online, Training, Access Management, etc)	Yes
	REDiTECH	Support Desk & End User Device Support	Yes
	REDiTECH	Infrastructure Projects	Yes
	Internal / REDiTECH	Vulnerability Management (scanning support & remediation)	Yes
	Internal / REDiTECH	Compliance & Remediation	Yes
	REDiTECH (Tools & Utility)	Advanced Threat Protection (Anti-Malware, SentinelOne)	Yes
	REDiTECH (Tools & Utility)	Spam Filtering & Email Continuity (ProofPoint Advanced)	Yes
	REDiTECH (Tools & Utility)	Backups, Retention & Management	Yes
	REDiTECH (Tools & Utility)	Backups: File Restoration & Recovery	Yes
	REDiTECH (Tools & Utility)	Remote Monitoring & Management (N-Central)	Yes
	REDiTECH (Tools & Utility)	Ticket Management & Visibility (Desk Director)	Yes
15%	REDiTECH (Dedicated Support)	Day-to-day Support Burden	Yes
	REDiTECH (Dedicated Support)	24x7x365 After Hours Monitoring & Support	Yes
	REDiTECH (Dedicated Support)	End-User Device Support	Yes
	REDiTECH (Dedicated Support)	Technology Infrastructure Management	Yes
	REDiTECH (Dedicated Engineering Team)	Remote Support, Troubleshooting & Escalation	Yes
	Internal / REDiTECH	Disaster Recovery Planning & Testing	Yes
	Internal / REDiTECH	Business Continuity Planning & Documentation	Yes
	REDiTECH (Dedicated Engineering Team)	Industry Best Practice Recommendations & Implementation	Yes
30%	REDiTECH	Fiber Management	Yes
	REDiTECH	Switch Management/ Maintenance	Yes
	REDiTECH (Account Management)	Quarterly Business Reviews	Yes
	REDiTECH (Account Management)	1-3 Year Budget Forecast	Yes
	REDiTECH (Account Management)	Establishes & Maintains Strategic IT Plan	Yes
	REDiTECH (Account Management)	Business Focused Contact for IT	Yes
	REDiTECH (Account Management)	Procurement	Yes
	REDiTECH (Account Management)	Merger/Acquisition/New Locations(Expansions)	Yes
40%	REDiTECH (Account Management)	Asset Lifecycle Management	Yes
	REDiTECH (Account Management & vCIO)	Executive Team & Board Level Partner (Reporting, Guidance, Communication)	Yes
	REDiTECH (Dedicated Project Team)	Industry Consulting & Solution Design/Recommendations	Yes
	REDiTECH (Dedicated Project Team)	Infrastructure Project Management & Communications	Yes
	REDiTECH (Dedicated Project Team)	Dedicated Resources for Implementation	Yes
	REDiTECH (Dedicated Project Team)	REDi-Response: Outage Process	Yes
	3rd Party Vendor/ Internal	Access Control	No
	3rd Party Vendor / Internal	Analog board for streaming City Council meetings	No
	3rd Party Vendor / Internal	Phones: Digium System	No
	3rd Party Vendor / Internal	Website Development/Management	No
	Legend	Is included in REDiTECH Partnership that is previously approved by the City	Yes
		Is Included In REDiTECH Supplemental Partnership Agreement as discussed - (Alex Duties absorbed by REDiTECH.	Yes
		Is not included in REDiTECH agreements, as MyLISA is responsible and will seek outside 3rd party support.	No

Monthly | Supplemental Support Partnership

Description	Recurring	Qty	Ext. Recurring
Supplemental Agreement Included in the monthly quoted total are the below project services: • Server Infrastructure Upgrades/Replacements • End-of-Life Operating System (OS) Upgrades • Network Infrastructure Design & Implementation (Wireless, Switching, Firewalls, etc) • Software and Line-of-Business Application Upgrades • Email Migrations (Exchange to Office 365) • Workstation Replacements (5 per month) Projects that fall outside of these categories will be scoped and quoted as a separate cost.	\$4,200.00	1	\$4,200.00
Agreement Details: The costs basis & price structure of the supplemental services agreement will be reviewed after 6 months, and adjustments can be made to accommodate actual usage.			
Subtotal:			\$4,200.00

REDiTECH Supplemental Partnership Agreement



Prepared by:

Omaha

Jake Delzer
(402) 933.6887
jake@reditech.com

Prepared for:

City of Indianola

111 South Buxton Street
Indianola, IA 50125
Ryan Waller
(515) 962-5274
rwaller@indianolaiowa.gov

Quote Information:

Quote #: 003959

Version: 1
Delivery Date: 09/22/2021
Expiration Date: 10/31/2021

Expenses Summary

Description	Amount
Monthly Supplemental Support Partnership	\$4,200.00
Total:	\$4,200.00

A signed proposal and/or purchase order shall be required for all work. The signed proposal shall become the Contract between all parties. A 100% deposit for all hardware shall be required when proposal is accepted. Balance due is expected upon delivery of products and/or services. Payment must be made by check or money order. We also accept Visa, MasterCard, and American Express cards. There will be a 10% restocking fee on everything returned to REDiTECH. Shipping and taxes, if required, are estimated and shall be additional and added to the final invoice.

Omaha

City of Indianola

Signature: _____
Name: Jake Delzer
Title: Sales Executive
Date: 09/22/2021

Signature: _____
Name: Ryan Waller
Date: _____

City of Indianola
RESOLUTION 2021-

RESOLUTION APPROVING A SUPPLEMENTAL AGREEMENT WITH REDITECH

WHEREAS, the City of Indianola hired RediTech for IT support; and

WHEREAS, the City desires to expand the scope of services to include infrastructure, account and project management; and

WHEREAS, the supplemental agreement is for said work not to exceed an amount of \$4,200 per month.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the supplemental agreement with RediTech is approved and the Mayor or City Manager is authorized to sign the agreement on behalf of the City.

PASSED AND APPROVED this 4th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council

From:

Date: October 4, 2021

Subject: Third 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. 1669

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 $\frac{1}{4}$ NW $\frac{1}{4}$) 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 $\frac{1}{4}$ NW $\frac{1}{4}$) 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 4th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

First reading: 9/7/2021

Second reading: 9/20/2021

Third reading: 10/4/2021

Publication Date: 10/13/2021



MEMORANDUM

To: Mayor and City Council

From:

Date: October 4, 2021

Subject: Second 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.

Recommendation: Roll call is in order.

Attachments: 1. Ord - Golf carts - redlined

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:

Date: October 4, 2021

Subject: Second 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: 1. Amend No. 5 to Unified URP - Ordinance

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 $\frac{1}{4}$ 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. 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. 2021-220 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: October 4, 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:

Rachelle Denning, Police Clerical Assistant, shall go from pay range R14-5 \$43,198.09/year to pay range R14-5 \$43,448.09/year, including \$250 longevity/year, effective September 12, 2021;

Brad Metcalf, Detective, shall go from pay range PO5, \$76,901.73/year, including \$350 longevity/year to pay range PO5, \$76,951.73/year, including \$400 longevity/year, effective September 12, 2021;

Afton Bradley, Rec Coordinator – Aquatics, shall go from pay range CE6-3 \$52,963.02/year to pay range CE6-4 \$54,589.69/year, effective September 26, 2021;

Virginia Ricketts, part-time Library Assistant, shall go from pay range CE1-3 \$14.882/hour, including \$0.05/hour longevity to pay range CE1-4 \$15.399/hour, including \$0.10/hour longevity, effective September 26, 2021;

Pat Allsup, Police Office Manager, shall go from pay range CE6-9 \$62,819.45/year, including \$350 longevity/year to pay range CE6-9 \$62,869.45/year, including \$400 longevity/year, effective November 7, 2021;

Aaron Hurt, Fire Department Training Captain, shall go from pay range R8.5-2 \$85,523.51/year, including \$250 longevity/year to pay range R8.5-3 \$88,087.71/year, including \$250 longevity/year, effective November 7, 2021.

Passed and approved this 4th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



—Office of the Mayor—

PROCLAMATION

Fire Prevention Week

WHEREAS, Fire Prevention Week is an opportunity to learn about fire prevention and education; and

WHEREAS, the Indianola Fire Department encourages you to learn the sounds of fire safety by understanding how to respond to the sounds of the smoke and carbon monoxide alarms in your home; and

WHEREAS, working smoke alarms reduce the risk of dying in a fire by more than half and now include ways to notify the deaf or hard of hearing; and

WHEREAS, our firefighters ask that you test your alarms monthly, change the batteries twice a year, and replace alarms, at a minimum, every ten years; and

WHEREAS, every home and business should also have a fire escape plan, and practice it, to ensure everyone knows how to get to safety.

NOW, THEREFORE, BE IT RESOLVED I, Mayor Pepper, do hereby proclaim October 3-9, 2021 as Fire Prevention Week throughout the City of Indianola and encourage everyone to learn the sounds of fire safety. I also invite you to attend the Public Safety Open House on Thursday, October 7th from 6:00 p.m. to 8:00 p.m. at City Hall.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Indianola, Iowa this 4th day of October 2021.

Pam Pepper, Mayor





—Office of the Mayor—

**PROCLAMATION
Steve Spray Day**

Whereas, Steve Spray was born in 1940 and was raised in Indianola; and

Whereas, one of Steve's joys was playing golf; and

Whereas, Steve played golf in high school here in Indianola and went on to play golf in college; and

Whereas, Steve earned his first big win as an amateur in the 1958 Iowa Junior Amateur; and

Whereas, in 1959, Steve gained national fame by winning the Western Junior; and

Whereas, Steve went on to have a successful career on the PGA Tour; and

Whereas, while on the PGA Tour, Steve earned his most notable victory at the San Francisco Open on October 26, 1969 where he beat Chi-Chi Rodriguez; and

Whereas, after his playing days, Steve became the head golf pro at the St. Louis Country Club; and

Whereas, in 2020, Steve passed away at the age of 79; and

Whereas, in honor of the greatest golfer to ever swing a golf club in the history of Indianola, the Indianola Country Club will be hosting a dedication event and memorial in honor of Steve and his contributions to professional golf and his love for the Indianola community.

Now, Therefore, I, Pam Pepper, Mayor of the City of Indianola, Iowa, do hereby proclaim Monday, October 11, 2021 as

Steve Spray Day

in the City of Indianola and urge citizens to celebrate Indianola's golfing legend.

In Witness Whereof, I hereunto set my hand and seal this 4th day of October 2021.

Pam Pepper, Mayor



MEMORANDUM

To: Mayor and City Council

From: Andy Lent, City Clerk/CFO

Date: October 4, 2021

Subject: Resolution fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

Introduction: This is a resolution to set a public hearing for the stormwater Sponsored Project taking place as part of the Square Streetscape Infrastructure Project.

Background: The City of Indianola applied and received a grant from the Iowa Finance Authority for the stormwater sponsored project that is part of the Indianola Downtown Square Reconstruction Project. This project includes drainage pavers and bio-retention cells.

Discussion: The sponsored project requires an amendment of the first loan for the Water Resource Recovery Facility under the State Revolving Loan program. The money for the project will be added to the original loan, but the interest rate will be adjusted on the original loan, allowing the City to save this amount from the original cost of the first loan. A public hearing is required for amending the first loan.

Budget Impact: NA

Recommendation: Approval of the Resolution.

Attachments: 1. Resolution to fix date 2021 Sewer Rev Sponsored Project Amendment

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$1,800,000 Sewer Revenue Capital Loan Notes

- Resolution fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

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

October 4, 2021

The City Council of the City of Indianola, State of Iowa, met in _____
session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at _____
_____.M., on the above date. There were present Mayor _____, in the chair, and the
following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,800,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF INDIANOLA, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AND DISBURSEMENT
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$1,800,000 SEWER REVENUE CAPITAL LOAN NOTES OF
THE CITY OF INDIANOLA, STATE OF IOWA, AND
PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan and Disbursement Agreement and the issuance of Sewer Revenue Capital Loan Notes, to the amount of not to exceed \$1,800,000, as authorized by Sections 384.24A and 384.83, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out project(s) as hereinafter described; and

WHEREAS, the City has applied for a loan through the Iowa Water Pollution Control Works Financing Program pursuant to which the Iowa Finance Authority has agreed to purchase the City's Notes and has requested that such Notes be issued as a single Note in a denomination equal to the total amount of the issue as authorized by Chapter 384 of the Code of Iowa; and

WHEREAS, the Loan and Disbursement Agreement and Notes shall be payable solely and only out of the Net Revenues of the Municipal Sewer Utility and shall be a first lien on the future Net Revenues of the Utility; and shall not be general obligations of the City or payable in any manner by taxation and the City shall be in no manner liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Loan and Disbursement Agreement and Notes; and

WHEREAS, before the Loan and Disbursement Agreement and Notes may be issued, it is necessary to comply with the provisions of the Code, and to publish a notice of the proposal to issue such notes and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan and Disbursement Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at _____ .M., on the 18th day of October, 2021, for the purpose of taking action on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$1,800,000 Sewer Revenue Capital Loan Notes, the proceeds of which notes will be used to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer Utility, including those costs associated with a "water resource restoration project" using low impact development practices, which includes the construction of permeable pavers and bioretention cells as part of the Indianola Downtown Square Reconstruction Project.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 3. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: October 12, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN AND
DISBURSEMENT AGREEMENT AND THE ISSUANCE OF
NOT TO EXCEED \$1,800,000 SEWER REVENUE CAPITAL
LOAN NOTES, AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 18th day of October, 2021, at 6:00 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$1,800,000 Sewer Revenue Capital Loan Notes, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer Utility, including those costs associated with a "water resource restoration project" using low impact development practices, which includes the construction of permeable pavers and bioretention cells as part of the Indianola Downtown Square Reconstruction Project. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the Municipal Sewer Utility.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Sections 384.24A and 384.83 of the Code of Iowa.

Dated this 4th day of October, 2021.

Andrew J. Lent
City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 4th day of October, 2021.

Pamela Pepper
Mayor

ATTEST:

Andrew J. Lent
City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF WARREN)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$1,800,000 Sewer Revenue Capital Loan Notes)

, 2021.

WITNESS my official signature this _____ day of _____, 2021.

Andrew J. Lent
City Clerk, City of Indianola, State of Iowa

(SEAL)



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, City Clerk/CFO
Date: October 4, 2021
Subject: Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects.

Introduction: Reimbursement of funds already spent on the stormwater sponsored project as part of the Indianola Downtown Square Reconstruction Project.

Background: The City of Indianola applied and received a grant under the Sponsored Project Program of the Iowa Finance Authority for stormwater improvements in the Indianola Downtown Square Reconstruction Project. This includes drainage pavers and bioretention cells.

Discussion: The sponsored project requires an amendment of the first loan for the Water Resource Recovery Facility under the State Revolving Loan program. The money for the project will be added to the original loan, but the interest rate will be adjusted on the original loan, allowing the City to save this amount from the original cost of the first loan. This resolution is required under federal law in order for the City to be reimbursed for the money already spent on the sponsored project portion of the Downtown Square Reconstruction Project.

Budget Impact:

Recommendation: Approval of the Resolution.

Attachments: 1. Reimbursement Resolution Sewer Revenue

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Sewer Revenue Capital Loan Notes

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

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

October 4, 2021

The City Council of the City of Indianola, State of Iowa, met in _____
session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at _____
_____.M., on the above date. There were present Mayor _____, in the chair, and the
following named Council Members:

Absent: _____

Vacant: _____

* * * * *

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

AYES: _____

NAYS: _____

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

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

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

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

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

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

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

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

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

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

<u>Project</u>	<u>Fund from which original expenditures are to be Advanced</u>	<u>Total Estimated Cost</u>	<u>Amount of Borrowing Anticipated</u>	<u>Estimated Date of Completion</u>
<u>Downtown Square Reconstruction Project</u>	Fund 325	1,800,000	750,000	6/30/2022

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

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

PASSED AND APPROVED this 4th day of October, 2021.

Pamela Pepper
Mayor

ATTEST:

Andrew J. Lent
City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: October 4, 2021

Subject: Consider referral to the Planning and Zoning Commission of a rezoning application for about 80 acres of land generally located at 1909 South K Street.

Introduction:

Background: On September 21, an application to amend the Official Zoning Map of the City of Indianola, Iowa (rezoning) was received by the Community Development Department. This application was for about 80 acres of land generally located at 1909 South K Street, which is just south of the Deer Creek development.

Discussion: Section 165.02(5)(B) requires the Zoning Administrator to present such a request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein.

Budget Impact:

Recommendation: Staff recommends this request be referred to the Planning and Zoning Commission.

Attachments:

1. Application
2. CC2450 Rezoning Sketch 9-23-2021
3. Resolution

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Brown
(First Name) Elaine
(Address) 1010 Robin Glen Drive
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Diligent Development
(First Name) _____
(Address) 12119 Stratford Drive, Ste. B
(City) Clive (State) IA (Zip) 50325

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: _____
- ☐ Filing Fee: \$225
- ☐ Current Designation: _____ Proposed Designation: _____
- ☐ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☐ Written justification for proposed amendment
- ☐ Other Information as required by Director

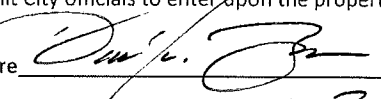
☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: N 1/2 SE 1/4 35-76-24
- ☒ Filing Fee: \$250
- ☒ Current Zoning: A1 Proposed Zoning: R1
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.02(5) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature 
Name (printed) DAVID A. BROWN

Date 9/23/21

FOR OFFICE USE ONLY: Code to 45989 (Rezoning)
45681 (Comp Plan)

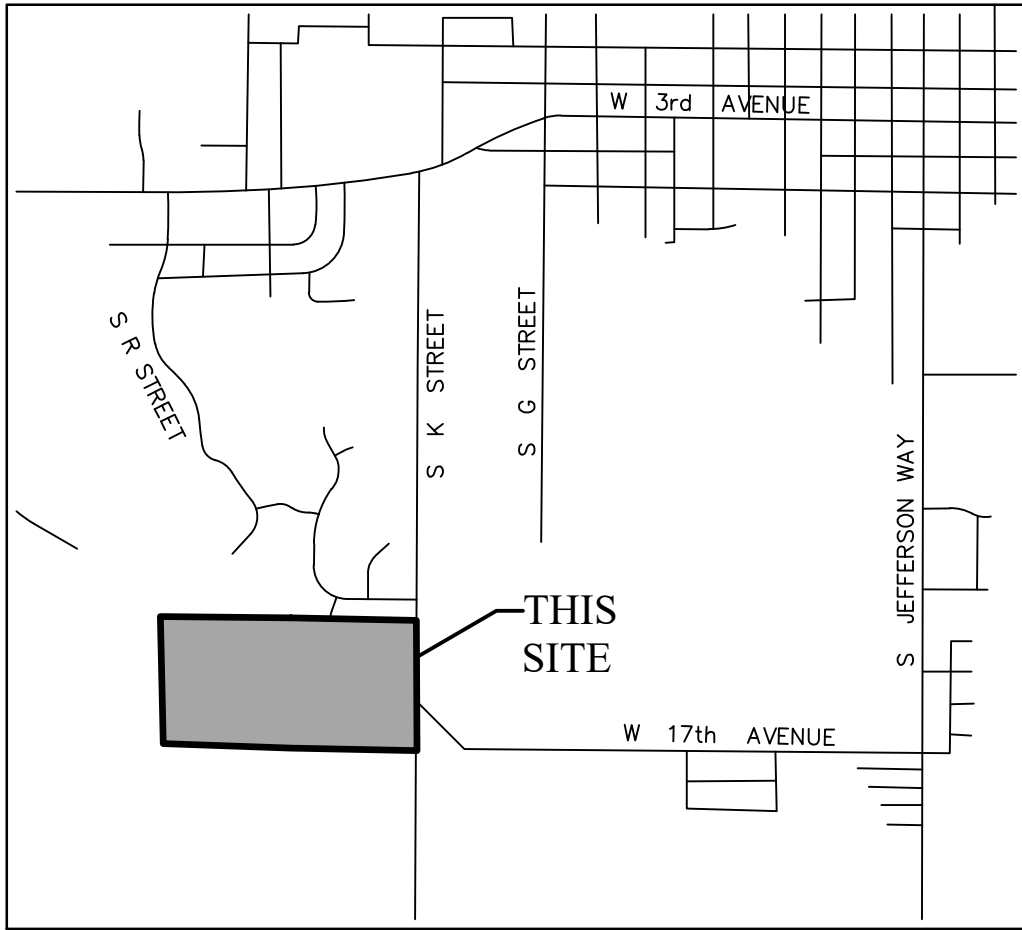
Date Received: _____
Receipt No: _____
Receipt Amount: _____

PROPERTY OWNERS	
DEER CREEK PLAT 1	
LOT 1	ANTHONY & KATIE MANCUSO 1301 W 14th AVENUE INDIANOLA, IOWA 50125
LOT 2	ROBERT & LINDA ARRINGTON 1303 W 14th AVENUE INDIANOLA, IOWA 50125
LOT 3	MARK & AMY SICKELS 1305 W 14th AVENUE INDIANOLA, IOWA 50125
LOT 4	KENNETH & SUMMER HERRING 1307 W 14th AVENUE INDIANOLA, IOWA 50125
LOT 5	DOUG BERMINGHAM 1309 W 14th AVENUE INDIANOLA, IOWA 50125
LOT 6	JOSHUA & SARAH GRIFFITH 1401 W 14th AVENUE INDIANOLA, IOWA 50125
LOT 7	MIKAYLA STRUEBING & BLAKE ROUSH 1405 W 14th AVENUE INDIANOLA, IOWA 50125
LOT 8	MONTY & MARCY HAHN 1319 S O STREET INDIANOLA, IOWA 50125
LOT 9	BRIANNE & MATTHEW KOCH 1317 S O STREET INDIANOLA, IOWA 50125
LOT 10	KEN & LINDA GRENZ 1315 S O STREET INDIANOLA, IOWA 50125

REZONING SKETCH

BROWN

PROPERTY



VICINITY SKETCH

NORTH
SCALE: 1"=2,000'

OWNER
ELAINE M. BROWN
c/o JUDY ANTHONY
1010 ROBIN GLEN DRIVE
INDIANOLA, IOWA 50125

APPLICANT
DILIGENT DEVELOPMENT
12119 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325

ZONING
EXISTING: A-1 AGRICULTURAL
PROPOSED: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

LAND USE
EXISTING: AGRICULTURAL
PROPOSED: SINGLE FAMILY RESIDENTIAL

LEGAL DESCRIPTION
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, CONTAINING 82.204 ACRES MORE OR LESS.

LEGEND	
	PLAT BOUNDARY
	SECTION CORNER
	FOUND CORNER AS NOTED
	SET CORNER 5/8" IR W/ YELLOW CAP #13156
	IRON ROD
	GAS PIPE
	DEEDED DISTANCE
	MEASURED DISTANCE
	PREVIOUSLY RECORDED DISTANCE
	PUBLIC UTILITY EASEMENT

COOPER CRAWFORD

& ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 9-23-2021

SCALE: 1"=200'

REVISIONS:

JOB NUMBER

CC

2450

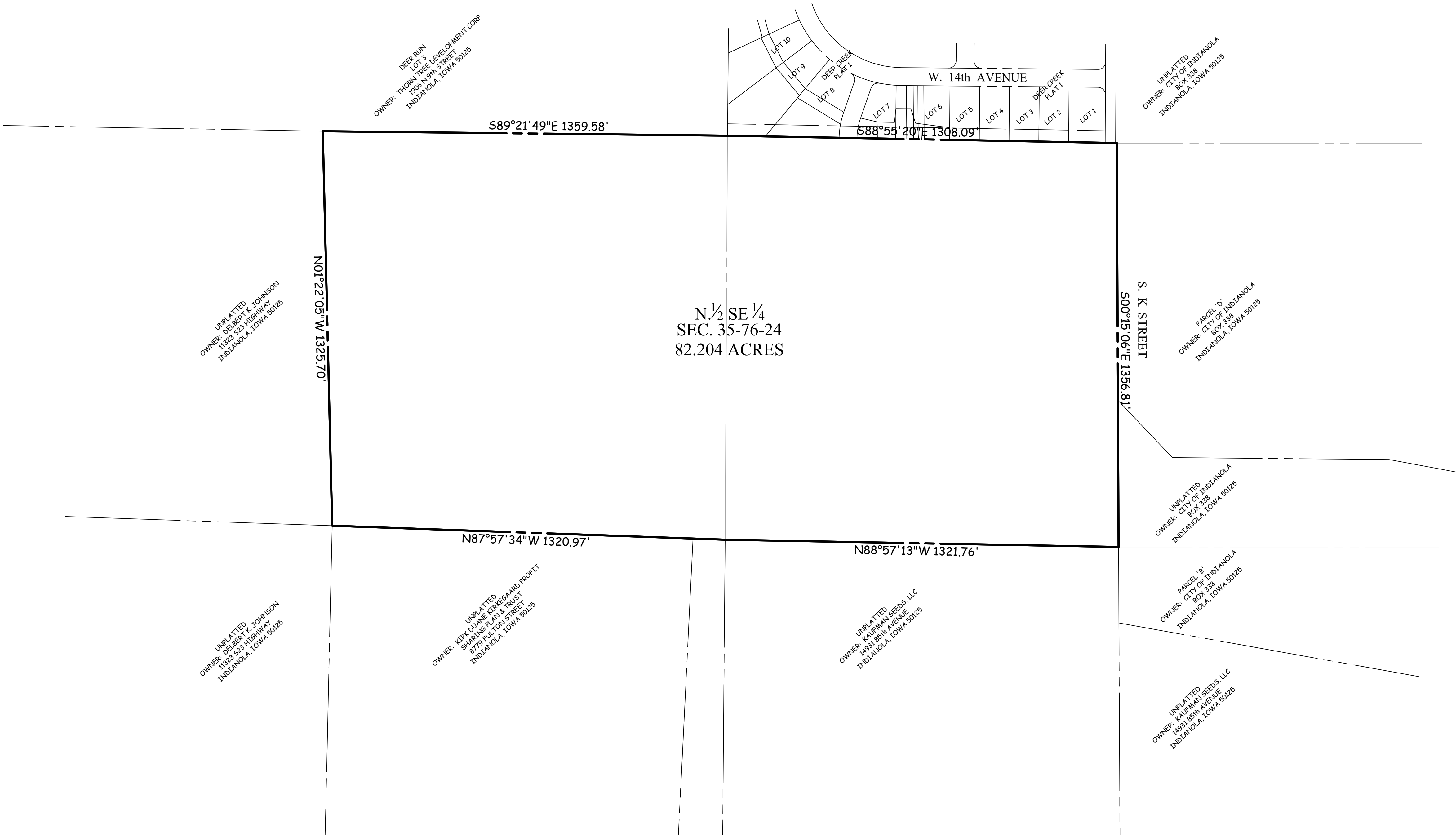
APPROVED: --- INITIALS: --- AS-BUILT: ---

REZONING SKETCH

BROWN PROPERTY

SHEET

1 OF 1



City of Indianola
RESOLUTION NO. _____

**RESOLUTION REFERRING A REZONING APPLICATION FOR ABOUT 80 ACRES
OF LAND GENERALLY LOCATED AT 1909 SOUTH K STREET
TO THE PLANNING AND ZONING COMMISSION**

WHEREAS, on September 21, an application to amend the Official Zoning Map of the City of Indianola, Iowa (rezoning) was received by the Community Development Department; and

WHEREAS, this application was for about 80 acres of land generally located at 1909 South K Street; and

WHEREAS, Section 165.02(5)(B) requires the Zoning Administrator to present such requests to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the application is referred to the Planning and Zoning Commission who shall forward its findings and recommendations to the City Council for consideration and action.

PASSED AND APPROVED this 4th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Ryan Waller, City Manager
Date: October 4, 2021
Subject: Receive and file correspondence from September 17 and 24, 2021 weekly updates from City Manager, Ryan Waller

Recommendation: Simple motion is in order.

Attachments:

1. Waller's Weekly 09.17
2. Waller's Weekly 09.24

Jackie Raffety

From: Ryan Waller
Sent: Friday, September 17, 2021 4:36 PM
To: Ryan Waller
Subject: Waller's Weekly 9.17.21

Happy Friday!

Below, please find this week's update email. As you will see, there is quite a bit happening. If you have any questions on any of the items below, or any other city-related matter, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

City Election Information

The filing deadline for those running for municipal elections was Thursday, September 16. Linked below is the list of candidates, in the order nomination papers were received, for the respective elected offices. Also linked below is a template of an informational letter provided to all candidates. Thank you to those who are running for election this coming November.

- [Candidate Log \(PDF\)](#)
- [Candidate Information Letter \(PDF\)](#)

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with installation of curb and gutters on Salem Avenue (between Buxton and Howard Streets), construction of sidewalk ramps at the intersection of Salem Avenue and B Street, and mainline paving on Buxton Street. Next week, curb and gutter placement will take place on Buxton Street, and preparation work for the placement of permeable pavers will begin. Additionally, it is anticipated that the Intersection of B Street and Salem will be reopened to traffic next week. Phase 1 construction is expected to be completed by mid-November (weather permitting).

- [Project Information \(LINK\)](#)

Water Resource Recovery Facility (WRRF) Construction Update

Through Pay Application #15 that was submitted August 31, the contractor 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. The project is currently \$73,288.00 under budget. Linked below are two drone photos of the site that Indianola resident Nathan Seberg took on September 13.

- [WRRF Photo 1 \(JPEG\)](#)
- [WRRF Photo 2 \(JPEG\)](#)

Valley Place Pavement Reconstruction Project

The Valley Place reconstruction project is currently underway. If traveling in this area, please use caution and allow for extra travel time. The project will replace the failed pavement on Valley Place, from North 1st Street to North Jefferson Way. This project is staged in two different phases to allow vehicular access to all properties directly impacted by this construction. The first stage is nearing completion on the west end of this project. The second stage on the east end of this project, as shown in the attached map, is anticipated to begin Tuesday, September 21. During this stage, the outer southbound lane (westernmost lane) and the northbound center left-turn lane on North Jefferson Way, at its intersection with Valley Place, will be temporarily closed beginning September 21. This temporary lane closure on North Jefferson Way is anticipated to last three weeks. The project is expected to be completed by October 30, 2021.

- [Project Map \(PDF\)](#)

September 20 City Council Meetings

The City Council will meet on Monday, September 20 for its regular meeting and study session (immediately follows regular meeting). The agendas and comprehensive meeting materials are available on the City's website (linked below). The meetings are aired live via the City's YouTube Channel and a Zoom Webinar (links and login information may be found in the meeting packet).

- [Agenda Center \(LINK\)](#)

Knotfest

Knotfest, a concert being organized by a private promotions company, will be taking place on Saturday, September 25 and will be held at the balloon field east of town. The event is expected to draw 30,000 visitors to the area. Organizers have arranged for buses to bring concertgoers to the venue. Bus routes originate at Southridge Mall and will not go through town. Non-bus vehicular traffic is expected to use State Highways 65-69 and 92. Residents should expect traffic delays and, if possible, use alternative routes.

Rental Housing Program

The State of Iowa requires cities with a population of 15,000 or more to adopt a residential rental inspection code. On Thursday, September 30, the City is hosting an additional community meeting to collect input, as well as answer questions about the program, which is currently under development. This meeting will focus on the final draft ordinance and the draft inspection checklist. This meeting was requested by the property owners/landlords at the last meeting on August 12. This meeting will begin at 6:00 p.m. and will be held at the Activity Center (2204 West 2nd Avenue). Details about the program and the community events may be found via the links provided below.

- [Information about the Rental Housing Program \(LINK\)](#)

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 building permits were submitted and four were issued. There are currently 16 building permit applications in review and 143 building permits have been issued year-to-date.
- **Code Enforcement (PDF)**
 - There are currently 27 open code enforcement cases (116 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 – October 4, 2021 (PDF)**
- **Anticipated Draft Agenda – October 18, 2021 (PDF)**

Jackie Raffety

From: Jackie Raffety
Sent: Friday, September 24, 2021 3:43 PM
Subject: Waller's Weekly 09.24.21

Good afternoon!

Below, please find this week's update email. If you have any questions, please reach out to Ryan or City Hall at 515-961-9410.

Good luck to Indianola at their Homecoming game tonight!

Jackie Raffety

Deputy City Clerk
City of Indianola
110 N 1st St
Indianola, IA 50125
515-961-9410, option 1
515-962-5240



Weekly update September 24, 2021

RYAN J. WALLER - CITY MANAGER

Knotfest

Knotfest, a concert being organized by a private promotions company, will be taking place on Saturday, September 25 and will be held at the balloon field east of town. The event is expected to draw 30,000 visitors to the area. Organizers have arranged for buses to bring concertgoers to the venue. Bus routes originate at Southridge Mall and will not go through town. Non-bus vehicular traffic is expected to use State Highways 65-69 and 92. Residents should expect traffic delays and, if possible, use alternative routes.

Needed Library Building Repairs

Service calls to the Library for needed repairs continue. For the month of August calls for service were required to repair a leaking skylight, leaking roof, two broken toilets, a leaking faucet, and a broken door caused by the general shifting of the skylight. Also, the Library's 37-year-old boiler failed its annual state inspection and required refurbishing and repair. In addition, one of the City's building inspectors discovered substantial deterioration to the library's brick exterior, and numerous areas of the building need tuckpointing to correct. An update on needed repairs and estimated costs will be included as part of the Library's annual report at the October Study Session.

Citizen Police Academy

The City's police department will be hosting a Citizen Police Academy on October 12 and 19. Space is limited to 12 residents. Participants must be at least 21 years of age. There is no cost to participate. To apply, please review and complete the materials on the City's website which may be found via the link below.

- [Citizen Police Academy Details \(LINK\)](#)

FY2022 Budget Document Award

For the fifth straight year in a row, the City of Indianola has received the GFOA Distinguished Budget Presentation Award for the FY2022 Budget Document. In order to receive the budget award, the document had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as a policy document, a financial plan, an operations guide, and a communications device. Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award. A full copy of the FY2022 Budget Document can be found on the Clerk/Finance Department page at www.indianolaiowa.gov/512/City-Clerk-Finance-Department along with an interactive web-based version under the Quick Links section on the same page.

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with installation of curb and gutters on Buxton Street, pavement removal on Buxton Street south of Salem Avenue (for additional storm sewer placement), paving beginning on the intersection of Buxton Street and Salem Avenue, and the intersection of Salem Avenue and B Street reopened to traffic. Next week, storm sewer work will take place on Buxton Street south of Salem Avenue, permeable paver installation will begin, and an electrical conduit will be placed behind the back of the curb. Phase 1 construction is expected to be completed by mid-November (weather permitting).

- [Project Information \(LINK\)](#)

Valley Place Pavement Reconstruction Project

The Valley Place reconstruction project is currently underway. If traveling in this area, please use caution and allow for extra travel time. The project will replace the failed pavement on Valley Place, from North 1st Street to North Jefferson Way. This project is staged in two different phases to allow vehicular access to all properties directly impacted by this construction. The first stage is completed on the west end of this project. The second stage on the east end of this project, as shown in the attached map, has started on Tuesday, September 21. During this second construction stage, the outer southbound lane (westernmost lane) and the northbound center left-turn lane on North Jefferson Way, at its intersection with Valley Place, will be temporarily closed and is anticipated to last three weeks. This project is expected to be completed by October 30, 2021.

- [Project Map \(PDF\)](#)

Rental Housing Program

The State of Iowa requires cities with a population of 15,000 or more to adopt a residential rental inspection code. On Thursday, September 30, the City is hosting an additional community meeting to collect input, as well as answer questions about the program, which is currently under development. This meeting will focus on the final draft ordinance and the draft inspection checklist. This meeting was requested by the property owners/landlords at the last meeting on August 12. It will begin at 6:00 p.m. and will be held at the Activity Center (2204 West 2nd Avenue). Details about the program and the community events may be found via the links provided below.

- [Information about the Rental Housing Program \(LINK\)](#)
- [Proposed Rental Housing Code and Inspection Checklist \(LINK\)](#)

Community Development Reports

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

- **Current Projects Update (PDF)**
 - Of the 17 projects listed, nine (9) are in review, one (1) has been approved and is awaiting construction to begin, six (6) are in construction, and (1) is completed.
- **2021 Building Permits (PDF)**
 - This week, five-building permits were submitted and 14 were issued. There are currently seven-building permit applications in review and 157 building permits have been issued year-to-date.
- **Code Enforcement (PDF)**
 - There are currently 29 open code enforcement cases (120 code enforcement cases have been opened for the year).
- **DSM Home Builders Association Report (PDF)**
 - Last week, the Des Moines Home Builders Association released its monthly building permit report. Metro-wide 262 less permits were issued in August 2021 compared to August 2020 and 559 more permits have been issued year-to-date 2021 compared to 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.

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