



CITY OF INDIANOLA COUNCIL MEETING

October 18, 2021

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
 - A. Public Comment Form
- 5. Consent Agenda:**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Resolution approving monthly transfers.
 - D. Approval of Minutes of the prior council meetings
 - E. Setting dates for future public hearings
 1. Resolution setting a Public Hearing on November 1, 2021 regarding a request from JK Management LLC for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lots 15 and 16 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.
 2. Resolution setting a Public Hearing on November 15, 2021, regarding a request from Diligent Development to rezone property located at 1909 South K Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
 3. Resolution setting dates of a consultation meeting and a public hearing on a proposed Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
 - F. Approval of applications.
 1. Approval of a renewal liquor license for Hy-Vee Food Store.
 2. Approval of a renewal liquor license for Hy-Vee Gas Station.
 3. Approval of a renewal liquor license for Groggy Dog.
 4. Approval of a renewal liquor license for MoJo's.

5. Approval of a Home Base Iowa Initiative Application from Lowell Hoff and authorization of a handwritten warrant in the amount of \$1500.00.
6. Approval of a renewal liquor license for Pete's Pizza.
- G. Third 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.
- H. Third 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.
- I. Approval of Pay Application No 16 to Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed \$1,996,006.13.
- J. Approval of Pay Application No 3 to Vanderpool Construction for the South Plant Lift Station Improvements in an amount not to exceed \$187,122.82.
- K. Resolution approving Change Order No 4 and Pay Application No 4 for the Square Reconstruction Project.
- L. Resolution authorizing the purchase of a pickup for the Water Resource Recovery Department and the determination of property to be surplus and authorizing the sale of property.
- M. Resolution authorizing the purchase of a 2021 Ford Explorer for the Community Development Department.
- N. Resolution approving salaries.

6. Council Reports

- A. Metro Advisory Report - Council Member Bob Kling

7. Mayor's Report

- A. Community Update
- B. National Arts and Humanities Month Proclamation

8. Public Consideration

- A. Old Business
 1. Sponsored Project Program
 - a. Public Hearing 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.

- b. Resolution authorizing a loan and disbursement agreement and the issuance of not-to-exceed \$1,800,000 sewer revenue capital loan notes.
 - 2. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
 - 3. Resolution approving a contract with Kiya Koda for animal control services.
- B. New Business
 - 1. Resolution authorizing the purchase of a generator for the Wesley Lift Station.
 - 2. First consideration of an Ordinance amending provisions of City of Indianola Code Section 135.14, relating to driveway standards.
 - 3. First consideration of an Ordinance amending the City Code of the City Of Indianola, Iowa creating regulations related to a residential rental code and making certain related amendments to the Property Maintenance Code.
 - 4. Resolution approving a Plat of Survey for Robert and Elizabeth Freese, located at 603 East Hillcrest Avenue.

9. Other Business

- A. City Manager's Report – Ryan Waller
 - 1. Receive and file correspondence from October 1 and 8, 2021 weekly updates from City Manager, Ryan Waller

10. Adjourn



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 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 18, 2021
Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. City Vendor Report 10182021

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	JANITORIAL	10/06/2021	379.00	GENERAL FUND
A 6FT GEEK LLC	LIGHT REPAIR	10/06/2021	155.00	PARK & RECREATI
A 6FT GEEK LLC	JANITORIAL SUPPLIES	10/06/2021	32.00	PARK & RECREATI
A 6FT GEEK LLC	ACTIVITY CENTER CLEANING	10/06/2021	30.00	PARK & RECREATI
A 6FT GEEK LLC	JANITORIAL SERVICES	10/06/2021	1,450.00	LIBRARY FUND
Total A 6FT GEEK LLC:			2,046.00	
ABSOLUTE CONCRETE CONSTRUCTION INC				
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PROJECT	10/08/2021	45,534.31	SQUARE STREETS
ABSOLUTE CONCRETE CONST	STREETSCAPE	10/08/2021	409,250.98	SQUARE STREETS
Total ABSOLUTE CONCRETE CONSTRUCTION INC:			454,785.29	
ACE HARDWARE				
ACE HARDWARE	UNIT #37 BACKHOE BOLTS	09/29/2021	3.38	ROAD USE TAX FU
ACE HARDWARE	PART FOR UNIT 12 DUMPTRUCK	10/04/2021	4.62	ROAD USE TAX FU
Total ACE HARDWARE:			8.00	
AGRILAND FS INC				
AGRILAND FS INC	TORDON	09/30/2021	40.93	PARK & RECREATI
AGRILAND FS INC	TORDON	10/04/2021	40.93	PARK & RECREATI
AGRILAND FS INC	TORDON	10/05/2021	40.93	PARK & RECREATI
Total AGRILAND FS INC:			122.79	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	CEMEN TECH DA LEGAL	09/27/2021	2,967.00	GENERAL FUND
AHLERS & COONEY P.C.	DEYARMAN PROP DA	09/27/2021	128.00	GENERAL FUND
AHLERS & COONEY P.C.	URA AMENDMENT 5	09/27/2021	617.00	GENERAL FUND
AHLERS & COONEY P.C.	URBAN REVITE PLAN AMEND	09/28/2021	120.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			3,832.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	BOILER REPAIR	09/13/2021	1,164.24	LIBRARY FUND
AIR-CON MECHANICAL CORP.	QUARTERLY MAINTENANCE AGREEMENT	09/28/2021	417.75	PARK & RECREATI
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	09/28/2021	1,252.75	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			2,834.74	
ALS				
ALS	TRAINING	09/30/2021	795.00	POLICE FUND
Total ALS:			795.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	FRIENDS PURCHASES	10/01/2021	79.47	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	10/01/2021	231.97	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	10/01/2021	169.77	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	REFUND	10/01/2021	16.99	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	10/01/2021	363.29	LIBRARY FUND
AMAZON CAPITAL SERVICES	COLLECTION MATERIALS	10/01/2021	368.61	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION MATERIALS	10/01/2021	165.16	LIBRARY FUND
AMAZON CAPITAL SERVICES	SUPPLIES	10/06/2021	57.43	GENERAL FUND
AMAZON CAPITAL SERVICES	TOWEL DISPENSERS	10/13/2021	136.93	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMAZON CAPITAL SERVICES	COM DEV OFFICE SUPPLIES	10/10/2021	248.08	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/14/2021	93.95	POLICE FUND
AMAZON CAPITAL SERVICES	TUBE FOR JETTER AND BATTERIES	10/08/2021	225.96	SEWER FUND
Total AMAZON CAPITAL SERVICES:			2,123.63	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	POOL CONCESSIONS	08/13/2021	145.32	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	09/24/2021	263.78	PARK & RECREATI
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	09/24/2021	65.36	PARK & RECREATI
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	10/01/2021	422.58	PARK & RECREATI
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	10/08/2021	639.32	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			1,536.36	
AXON ENTERPRISE INC				
AXON ENTERPRISE INC	TASER	09/10/2021	18,173.83	VEHICLE RESERV
AXON ENTERPRISE INC	TASER	09/15/2021	860.07	VEHICLE RESERV
Total AXON ENTERPRISE INC:			19,033.90	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVDS	10/13/2021	36.24	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	10/13/2021	164.37	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	10/13/2021	4.33	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	10/13/2021	50.73	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	10/13/2021	21.74	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			277.41	
BAKER AND TAYLOR				
BAKER AND TAYLOR	REFUND	10/13/2021	13.97	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	10/13/2021	634.68	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	10/13/2021	236.10	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	10/13/2021	46.32	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	10/13/2021	224.58	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	10/13/2021	14.56	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	10/13/2021	234.58	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	10/13/2021	31.36	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	10/13/2021	1,212.73	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	10/13/2021	15.39	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	10/13/2021	373.25	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	10/13/2021	26.15	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	10/13/2021	272.23	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	10/13/2021	26.96	LIBRARY SPECIAL
Total BAKER AND TAYLOR:			3,334.92	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	AUDIOBOOKS	10/13/2021	88.95	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	AUDIOBOOKS	10/13/2021	51.98	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	AUDIOBOOKS	10/13/2021	109.43	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	AUDIOBOOKS	10/13/2021	20.48	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	AUDIOBOOKS	10/13/2021	45.82	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	AUDIOBOOKS	10/13/2021	25.99	LIBRARY SPECIAL
Total BAKER AND TAYLOR SPOKEN WORD:			342.65	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BARNETTE, PAMELA S.				
BARNETTE, PAMELA S.	PATIENT OVERPAID RESPONSIBILITY	01/29/2021	96.87	AMBULANCE FUN
Total BARNETTE, PAMELA S.:			96.87	
BEACON ATHLETICS				
BEACON ATHLETICS	SOFTBALL FIELD RAKES	10/07/2021	401.20	PARK & RECREATI
Total BEACON ATHLETICS:			401.20	
BIOBLAST MOBILE MEDIA BLASTING				
BIOBLAST MOBILE MEDIA BLAS	SKATE PARK GRAFFITI REMOVAL	09/21/2021	3,874.50	PARK & REC SPEC
Total BIOBLAST MOBILE MEDIA BLASTING:			3,874.50	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	SIGNS	09/22/2021	46.00	PARK & RECREATI
BOB'S CUSTOM TROPHIES	ADULT SOFTBALL LEAGUE AWARDS	09/29/2021	88.50	PARK & RECREATI
Total BOB'S CUSTOM TROPHIES:			134.50	
BOLTON & MENK INC				
BOLTON & MENK INC	DOWNTOWN RECONSTRUCTION ENGINEE	09/30/2021	36,403.00	SQUARE STREETS
Total BOLTON & MENK INC:			36,403.00	
BONNIE'S BARRICADES				
BONNIE'S BARRICADES	LANE CLOSURE FOR STORMWATER INTAKE	09/17/2021	109.55	STORMWATER UTI
Total BONNIE'S BARRICADES:			109.55	
BOOT BARN				
BOOT BARN	SAFETY TYPE 3 SHIRTS & COAT - CARLOS	10/01/2021	206.76	ROAD USE TAX FU
Total BOOT BARN:			206.76	
BORDER STATES ELECTRIC SUPPLY				
BORDER STATES ELECTRIC SU	DOWNTOWN RECONSTRUCTION PROJECT	09/28/2021	4,332.16	SQUARE STREETS
BORDER STATES ELECTRIC SU	DOWNTOWN RECONSTRUCTION PROJECT	10/06/2021	24,853.40	SQUARE STREETS
Total BORDER STATES ELECTRIC SUPPLY:			29,185.56	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	OCTI-FLOW 8 STATION O2	09/22/2021	733.32	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			733.32	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	CODE ENFORCEMENT LEGAL FEES	09/25/2021	1,317.50	GENERAL FUND
BRICK GENTRY P.C.	COM DEV LEGAL SERVICE FEES	09/25/2021	510.00	GENERAL FUND
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	09/25/2021	3,031.88	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	09/25/2021	1,020.00	GENERAL FUND
BRICK GENTRY P.C.	LITIGATION (SAB)	09/25/2021	960.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	09/25/2021	60.00	POLICE FUND
BRICK GENTRY P.C.	PROSECUTIONS	09/25/2021	105.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	09/25/2021	135.00	ROAD USE TAX FU
BRICK GENTRY P.C.	PD UNION CONTRACT NEGOTIATIONS	09/25/2021	360.00	POLICE FUND
BRICK GENTRY P.C.	WRRD LEGAL SERVICES	09/25/2021	105.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BRICK GENTRY P.C.:			7,604.38	
CATRON, SCOTT				
CATRON, SCOTT	DEPOSIT RETURN BUXTON ROOM	10/05/2021	400.00	PARK & RECREATI
Total CATRON, SCOTT:			400.00	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	BACKUP 48 PORT SWITCH	09/28/2021	741.82	GENERAL FUND
Total CDW GOVERNMENT INC:			741.82	
CENTER POINT LARGE PRINT				
CENTER POINT LARGE PRINT	WESTERN SERIES SUBSCRIPTION	10/01/2021	524.88	LIBRARY FUND
Total CENTER POINT LARGE PRINT:			524.88	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	BETCO FOAMING SOAP	10/01/2021	69.90	PARK & RECREATI
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES	10/07/2021	61.99	PARK & RECREATI
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES	10/07/2021	137.00	PARK & RECREATI
Total CENTRAL IOWA FASTENERS:			268.89	
CENTRAL PUMP & MOTOR LLC				
CENTRAL PUMP & MOTOR LLC	RAW PUMP #2 REBUILD	10/05/2021	739.57	SEWER FUND
Total CENTRAL PUMP & MOTOR LLC:			739.57	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVICE	09/22/2021	76.53	GENERAL FUND
CENTURYLINK	MONTHLY SERVICE	09/22/2021	58.27	GENERAL FUND
Total CENTURYLINK:			134.80	
CINTAS CORPORATION				
CINTAS CORPORATION	STOCK FIRST AID KIT	09/28/2021	5.80	PARK & RECREATI
CINTAS CORPORATION	WRRD FIRST AID SUPPLIES	10/04/2021	61.35	SEWER FUND
Total CINTAS CORPORATION:			67.15	
CLARK GLASS INC				
CLARK GLASS INC	DOOR AND SKYLIGHT REPAIR	09/08/2021	1,120.00	LIBRARY FUND
Total CLARK GLASS INC:			1,120.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	CHAIN SAW BAR OIL	10/04/2021	12.75	ROAD USE TAX FU
CNM OUTDOOR EQUIPMENT	CHAINS FOR POLE SAW	10/06/2021	33.98	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			46.73	
CONVERGINT TECHNOLOGIES LLC				
CONVERGINT TECHNOLOGIES	BUILDINGS/FIXED EQUIPMENT	09/21/2021	75.00	POLICE FUND
Total CONVERGINT TECHNOLOGIES LLC:			75.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	COED SB UMPIRE	10/01/2021	28.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			28.00	
D & K PRODUCTS				
D & K PRODUCTS	FIELD PAINT	09/29/2021	540.00	PARK & RECREATI
Total D & K PRODUCTS:			540.00	
DAMMAN, JAMES				
DAMMAN, JAMES	FLAG FOOTBALL OFFICIAL	10/06/2021	72.00	PARK & RECREATI
DAMMAN, JAMES	FLAG FOOTBALL OFFICIAL	09/30/2021	36.00	PARK & RECREATI
Total DAMMAN, JAMES:			108.00	
DELL MARKETING L.P.				
DELL MARKETING L.P.	COMPUTER REFRESH - X20 OPTIPLEX3080	10/04/2021	12,999.80	VEHICLE RESERV
Total DELL MARKETING L.P.:			12,999.80	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	COVERING MATERIALS	09/15/2021	263.08	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			263.08	
DENMAN & COMPANY LLP				
DENMAN & COMPANY LLP	FY21 AUDIT	09/28/2021	8,000.00	GENERAL FUND
Total DENMAN & COMPANY LLP:			8,000.00	
DEYARMAN FORD OF INDIANOLA				
DEYARMAN FORD OF INDIANO	VEHICLE REPAIR	10/07/2021	2,125.38	POLICE FUND
Total DEYARMAN FORD OF INDIANOLA:			2,125.38	
DIAMOND VOGEL PAINT				
DIAMOND VOGEL PAINT	PAINT FOR SKATE PARK VERTICAL WALLS	09/30/2021	432.40	PARK & RECREATI
Total DIAMOND VOGEL PAINT:			432.40	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR	09/15/2021	25.69	POLICE FUND
DOWNEY TIRE PROS	TIRE REPAIR	09/17/2021	21.22	POLICE FUND
Total DOWNEY TIRE PROS:			46.91	
DSM INFLATABLES				
DSM INFLATABLES	COTUME PARTY INFLATABLES	10/10/2021	1,359.00	PARK & RECREATI
Total DSM INFLATABLES:			1,359.00	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	MICRON PROGRAMMING	09/28/2021	112.50	FIRE FUND
Total ELECTRONIC ENGINEERING CO:			112.50	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	MFPRSI RETIREE PRESCRIPTIONS	09/30/2021	47.84	POLICE FUND
Total ELIXIR RX SOLUTIONS:			47.84	
EMBLEM ENTERPRISES INC				
EMBLEM ENTERPRISES INC	UNIFORMS - PATCHES	08/13/2021	468.78	POLICE FUND
Total EMBLEM ENTERPRISES INC:			468.78	
EMERGENCY MEDICAL PRODUCTS INC				
EMERGENCY MEDICAL PRODU	EMS SUPPLIES 3CC SYRINGE	09/27/2021	600.69	AMBULANCE FUN
Total EMERGENCY MEDICAL PRODUCTS INC:			600.69	
ENVISIONWARE INC.				
ENVISIONWARE INC.	WIRELESS PRINTING SERVICE	08/27/2021	1,175.00	LIBRARY FUND
Total ENVISIONWARE INC.:			1,175.00	
FICKES, EDWARD LEE				
FICKES, EDWARD LEE	ADULT COED SB LEAGUE UMPIRE	10/08/2021	112.00	PARK & RECREATI
FICKES, EDWARD LEE	COED SB UMPIRE	10/01/2021	28.00	PARK & RECREATI
Total FICKES, EDWARD LEE:			140.00	
FINDAWAY WORLD LLC				
FINDAWAY WORLD LLC	WONDERBOOKS	09/28/2021	749.40	LIBRARY FUND
Total FINDAWAY WORLD LLC:			749.40	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BURE	REED AND MARK FF2 TEST	09/28/2021	100.00	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			100.00	
FOX ENGINEERING				
FOX ENGINEERING	QUAIL MEADOWS REVIEW	10/12/2021	334.25	GENERAL FUND
FOX ENGINEERING	FOX RUN 2 REVIEW	10/13/2021	440.50	GENERAL FUND
Total FOX ENGINEERING:			774.75	
GALLS LLC				
GALLS LLC	UNIFORMS	09/16/2021	289.52	POLICE FUND
GALLS LLC	UNIFORMS	09/27/2021	28.00	POLICE FUND
GALLS LLC	UNIFORM T-SHRTS SEAN LUNDE	09/28/2021	163.60	FIRE FUND
GALLS LLC	JOB SHIRT UNIFORMS	10/12/2021	83.54	FIRE FUND
Total GALLS LLC:			564.66	
GIBSON, SALLY A.				
GIBSON, SALLY A.	PATIENT OVERPAID RESPONSIBILITY	12/19/2020	111.49	AMBULANCE FUN
Total GIBSON, SALLY A.:			111.49	
GLAXO SMITH KLINE PHARM.				
GLAXO SMITH KLINE PHARM.	FLUARIX VACCINE	09/29/2021	508.72	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total GLAXO SMITH KLINE PHARM.:			508.72	
GOODRICH, ANNA MAE				
GOODRICH, ANNA MAE	PATIENT OVERPAID RESPONSIBILITY	05/10/2021	113.22	AMBULANCE FUN
Total GOODRICH, ANNA MAE:			113.22	
HART, NORMAN				
HART, NORMAN	WELLNESS - AUG & SEPT	10/08/2021	50.00	SEWER FUND
Total HART, NORMAN:			50.00	
HAWKEYE TRUCK EQUIPMENT				
HAWKEYE TRUCK EQUIPMENT	CREDIT FOR SNOW PLOW CONTROLLER	02/16/2021	275.00	ROAD USE TAX FU
HAWKEYE TRUCK EQUIPMENT	BED COVER '21 GMC	09/29/2021	435.00	SEWER FUND
Total HAWKEYE TRUCK EQUIPMENT:			160.00	
Hoff, Lowell H.				
Hoff, Lowell H.	HOME BASE IOWA WARRANT	10/14/2021	1,500.00	GENERAL FUND
Total Hoff, Lowell H.:			1,500.00	
IA COMMUNITIES ASSURANCE POOL				
IA COMMUNITIES ASSURANCE	KADING CLAIM EXPENSE	10/08/2021	115.73	CITY LIAB INS RES
Total IA COMMUNITIES ASSURANCE POOL:			115.73	
IAWEA				
IAWEA	IAWEA CONFERENCE	10/07/2021	80.00	SEWER FUND
Total IAWEA:			80.00	
ICMA MEMBERSHIP SERVICES				
ICMA MEMBERSHIP SERVICES	LENT - ICMA MEMBER DUES	10/13/2021	941.52	GENERAL FUND
Total ICMA MEMBERSHIP SERVICES:			941.52	
IMU - UTILITIES				
IMU - UTILITIES	PHONE	10/01/2021	517.44	GENERAL FUND
IMU - UTILITIES	INTERNET	10/01/2021	142.00	GENERAL FUND
IMU - UTILITIES	206 N 1ST UTILITIES	10/01/2021	83.88	FIRE FUND
IMU - UTILITIES	UTILITIES	10/01/2021	1,320.47	PARK & RECREATI
IMU - UTILITIES	UTILITIES	10/01/2021	57.37	PARK & RECREATI
IMU - UTILITIES	UTILITIES	10/01/2021	116.66	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES- YOUTH SB COMPLEX	10/01/2021	478.65	PARK & RECREATI
IMU - UTILITIES	UTILITIES	10/01/2021	92.86	PARK & RECREATI
IMU - UTILITIES	ELECTRIC - NORTH PLANT	10/01/2021	12,407.75	SEWER FUND
IMU - UTILITIES	ELECTRIC - LIFT STATIONS	10/01/2021	5,763.92	SEWER FUND
IMU - UTILITIES	UTILITIES	10/01/2021	7,060.31	GENERAL FUND
IMU - UTILITIES	RENEWABLE ENERGY	10/01/2021	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	10/01/2021	12,036.29	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES	10/01/2021	5.17	PARK & RECREATI
IMU - UTILITIES	410 N JEFFERSON	10/01/2021	254.56	FIRE FUND
IMU - UTILITIES	UTILITIES	10/01/2021	60.63	PARK & RECREATI
IMU - UTILITIES	UTILITIES - WATER, FIBER & ELECTRIC	10/01/2021	489.97	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES	10/01/2021	141.86	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMU - UTILITIES	IMU UTILITIES - VMAC	10/01/2021	5,528.35	PARK & RECREATI
IMU - UTILITIES	UTILITIES	10/01/2021	574.62	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ADULT SB COMPLEX	10/01/2021	1,855.34	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	10/01/2021	793.97	PARK & RECREATI
IMU - UTILITIES	UTILITIES	10/01/2021	212.45	PARK & RECREATI
Total IMU - UTILITIES:			50,047.52	
IMWCA				
IMWCA	INSTALLMENT #4 - COMM DEV	10/01/2021	109.18	GENERAL FUND
IMWCA	INSTALLMENT #4 - BRUSH	10/01/2021	22.82	GENERAL FUND
IMWCA	INSTALLMENT #4 - MAYOR & COUNCIL	10/01/2021	1.18	GENERAL FUND
IMWCA	INSTALLMENT #4 - LIBRARY	10/01/2021	26.25	LIBRARY FUND
IMWCA	INSTALLMENT #4 - P & R ADMIN	10/01/2021	410.57	PARK & RECREATI
IMWCA	INSTALLMENT #4 - SEWER	10/01/2021	381.54	SEWER FUND
IMWCA	INSTALLMENT #4 - GENERAL GOVT	10/01/2021	16.68	GENERAL FUND
IMWCA	INSTALLMENT #4 - HR	10/01/2021	6.32	GENERAL FUND
IMWCA	INSTALLMENT #4 - POLICE	10/01/2021	3,440.46	POLICE FUND
IMWCA	INSTALLMENT #4 - FIRE	10/01/2021	5,218.61	FIRE FUND
IMWCA	INSTALLMENT #4 - AMBULANCE	10/01/2021	2,045.79	AMBULANCE FUN
IMWCA	INSTALLMENT #4 - CITY MGR	10/01/2021	144.32	GENERAL FUND
IMWCA	INSTALLMENT #4 - CLERK/FINANCE	10/01/2021	18.96	GENERAL FUND
IMWCA	INSTALLMENT #4 - IT	10/01/2021	23.04	GENERAL FUND
IMWCA	INSTALLMENT #4 - PARKS	10/01/2021	353.89	PARK & RECREATI
IMWCA	INSTALLMENT #4 - POOL	10/01/2021	81.96	POOL (MEMORIAL)
IMWCA	INSTALLMENT #4 - STREETS	10/01/2021	1,372.29	ROAD USE TAX FU
Total IMWCA:			13,673.86	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	UTILITIES	10/01/2021	2,273.73	LIBRARY FUND
INDIANOLA MUNICIPAL UTILITIE	OCT SERVICES FEE - SEWER	10/04/2021	5,560.33	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	OCT SERVICES FEE - STORM WTR	10/04/2021	855.00	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	OCT SERVICES FEE - RECYCLING	10/04/2021	855.00	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			9,544.06	
INNOVATIVE SYSTEMS				
INNOVATIVE SYSTEMS	FALL CLEAN UP FLYER INSERTS	10/06/2021	906.78	GENERAL FUND
Total INNOVATIVE SYSTEMS:			906.78	
INTOXIMETERS INC.				
INTOXIMETERS INC.	OFFICE SUPPLIES	10/04/2021	125.00	POLICE FUND
Total INTOXIMETERS INC.:			125.00	
IOWA ASSOC OF MUN UTILITIES				
IOWA ASSOC OF MUN UTILITIE	IAMU MUNICIPAL LAW	10/05/2021	140.00	ROAD USE TAX FU
IOWA ASSOC OF MUN UTILITIE	IAMU CONFERENCE	10/06/2021	450.00	SEWER FUND
Total IOWA ASSOC OF MUN UTILITIES:			590.00	
IOWA ONE CALL				
IOWA ONE CALL	WW LOCATES	09/28/2021	469.80	SEWER FUND
Total IOWA ONE CALL:			469.80	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA PLAINS SIGNING INC				
IOWA PLAINS SIGNING INC	S R STREET REPAIRS	08/19/2021	13,687.50	ROAD USE TAX FU
Total IOWA PLAINS SIGNING INC:			13,687.50	
IOWA STORMWATER ED. PARTNERSHIP				
IOWA STORMWATER ED. PART	STORMWATER CONFERENCE	10/07/2021	175.00	ROAD USE TAX FU
Total IOWA STORMWATER ED. PARTNERSHIP:			175.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR MUNICIPAL BLDG	10/01/2021	150.00	GENERAL FUND
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	10/01/2021	40.00	LIBRARY FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JERICO SERVICES INC				
JERICO SERVICES INC	SOUTH K STREET DUST CONTROL	09/23/2021	2,160.00	ROAD USE TAX FU
Total JERICO SERVICES INC:			2,160.00	
JETCO INC				
JETCO INC	SERVICE LABOR	10/05/2021	125.00	SEWER FUND
Total JETCO INC:			125.00	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	10/13/2021	1,454.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,454.00	
KLING, JASON				
KLING, JASON	WELLNESS JULY - OCT	10/08/2021	60.00	FIRE FUND
Total KLING, JASON:			60.00	
KONRAD, ROBERT L.				
KONRAD, ROBERT L.	PATIENT OVERPAID RESPONSIBILITY	05/09/2021	113.22	AMBULANCE FUN
Total KONRAD, ROBERT L.:			113.22	
LAWSON PRODUCTS				
LAWSON PRODUCTS	PAINT CANS	09/22/2021	231.88	ROAD USE TAX FU
Total LAWSON PRODUCTS:			231.88	
LENT, ANDREW				
LENT, ANDREW	WELLNESS	10/07/2021	25.00	GENERAL FUND
Total LENT, ANDREW:			25.00	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	AIR HOSE FOR BIG COMPRESSOR	10/05/2021	80.48	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	CRACK SEALER 3/4 DOWELS	10/05/2021	4,600.00	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			4,680.48	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MACLYN West				
MACLYN West	PUBLIC RELATION SERVICES	09/30/2021	2,025.00	GENERAL FUND
Total MACLYN West:			2,025.00	
MACQUEEN EQUIPMENT				
MACQUEEN EQUIPMENT	UNIT 26 SWEEPER PARTS	09/30/2021	1,421.52	ROAD USE TAX FU
MACQUEEN EQUIPMENT	UNIT 26 STREET SWEEPER PARTS	10/04/2021	64.35	ROAD USE TAX FU
Total MACQUEEN EQUIPMENT:			1,485.87	
MARTIN BROS.				
MARTIN BROS.	POOL CONCESSIONS	09/06/2021	562.09	POOL (MEMORIAL)
MARTIN BROS.	PICKARD CONCESSIONS	09/23/2021	897.32	PARK & RECREATI
MARTIN BROS.	PICKARD CONCESSIONS	09/30/2021	525.61	PARK & RECREATI
MARTIN BROS.	PICKARD CONCESSIONS	10/07/2021	502.22	PARK & RECREATI
Total MARTIN BROS.:			2,487.24	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN EMS	09/30/2021	150.07	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			150.07	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	IPAC PIANO PAINT	08/27/2021	180.67	GENERAL FUND
MCCOY HARDWARE INC	IPAC PIANO SUPPLIES	09/09/2021	29.67	GENERAL FUND
MCCOY HARDWARE INC	SEWER LINE PLUG	09/10/2021	16.63	SEWER FUND
MCCOY HARDWARE INC	SPRAY PAINT	09/27/2021	7.98	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE - BOLTS	09/29/2021	6.95	PARK & RECREATI
MCCOY HARDWARE INC	SOFTBALL COMPLEX SPRINKLER	09/30/2021	17.99	PARK & RECREATI
MCCOY HARDWARE INC	PAINT BRUSHES	10/01/2021	16.14	PARK & RECREATI
MCCOY HARDWARE INC	CLEANING SUPPLIES	10/05/2021	43.16	SEWER FUND
MCCOY HARDWARE INC	HALLOWEEN SUPPLIES	10/05/2021	25.89	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE FOR THE BUILDING 206 N 1ST	08/31/2021	34.15	FIRE FUND
MCCOY HARDWARE INC	RENT SOD CUTTER	09/28/2021	80.10	PARK & RECREATI
MCCOY HARDWARE INC	RENT SOD CUTTER	09/29/2021	80.10	PARK & RECREATI
Total MCCOY HARDWARE INC:			539.43	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED SB UMPIRE	10/08/2021	112.00	PARK & RECREATI
MCINTYRE, CRAIG	COED SB UMPIRE	10/01/2021	28.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			140.00	
MED COMPASS				
MED COMPASS	N95 FIT/OSHA TEST PHYSICALS AND	09/23/2021	3,132.00	AMBULANCE FUN
Total MED COMPASS:			3,132.00	
MEDPRO DISPOSAL LLC				
MEDPRO DISPOSAL LLC	MEDPRO MEDICAL DISPOSAL CONTRACTO	08/31/2021	157.50	AMBULANCE FUN
Total MEDPRO DISPOSAL LLC:			157.50	
METCALF, BRAD				
METCALF, BRAD	CELL BILL	09/21/2021	50.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
METCALF, BRAD	CELL BILL	09/21/2021	50.00	POLICE FUND
Total METCALF, BRAD:			100.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	UTILITIES - GAS	09/20/2021	23.43	POLICE FUND
MID AMERICAN ENERGY CO.	NATURAL GAS	09/20/2021	23.43	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			46.86	
MIDWEST RADAR & EQUIPMENT				
MIDWEST RADAR & EQUIPMEN	RADAR CERTIFICATIONS	09/27/2021	520.00	POLICE FUND
Total MIDWEST RADAR & EQUIPMENT:			520.00	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	PRO RINGS, M1 CAULK	08/23/2021	507.40	SEWER FUND
Total MUNICIPAL SUPPLY INC:			507.40	
MYERS, ROBERT				
MYERS, ROBERT	COED SB UMPIRE	10/08/2021	112.00	PARK & RECREATI
Total MYERS, ROBERT:			112.00	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	NORTH 6TH ST PAVEMENT REPAIRS	09/22/2021	1,848.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH 6TH ST PAVEMENT REPAIRS	09/22/2021	805.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	PAVEMENT REPAIRS AT 701 E KENTUCKY	09/23/2021	499.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH 6TH ST PAVEMENT REPAIRS	09/23/2021	1,172.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH 6TH ST PAVEMENT REPAIRS	09/27/2021	858.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	PAVEMENT REPAIRS AT R63 & W 4TH	09/28/2021	728.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH 6TH ST PAVEMENT REPAIRS	09/29/2021	1,650.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	PAVEMENT REPAIRS @ R63 & W 4TH	09/29/2021	761.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	NORTH 6TH ST PAVEMENT REPAIRS	09/30/2021	1,320.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			9,642.75	
OPN ARCHITECTS INC				
OPN ARCHITECTS INC	NEW CITY HALL/LIBRARY ARCH SERVICES	09/30/2021	401.29	CAPITAL PROJECT
Total OPN ARCHITECTS INC:			401.29	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	UNIT 37 BACK HOE HOSE REPAIR	09/27/2021	213.04	ROAD USE TAX FU
O'REILLY AUTO PARTS	BATTERY FOR JD 445 TRACTOR	10/08/2021	51.64	PARK & RECREATI
Total O'REILLY AUTO PARTS:			264.68	
PAPER 101				
PAPER 101	PAPER	09/24/2021	71.36	PARK & RECREATI
PAPER 101	PAPER	09/24/2021	32.80	GENERAL FUND
PAPER 101	PAPER	09/24/2021	178.54	GENERAL FUND
PAPER 101	PAPER	09/24/2021	214.08	POLICE FUND
PAPER 101	PAPER	09/24/2021	356.80	FIRE FUND
PAPER 101	PAPER	09/24/2021	142.72	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PAPER 101:			996.30	
PARK, KRIS				
PARK, KRIS	FLAG FOOTBALL OFFICIAL	10/06/2021	60.00	PARK & RECREATI
PARK, KRIS	FLAG FOOTBALL OFFICIAL	09/30/2021	40.00	PARK & RECREATI
Total PARK, KRIS:			100.00	
PELLA PRINTING				
PELLA PRINTING	FALL I MAGAZINE	10/06/2021	5,482.50	PARK & RECREATI
PELLA PRINTING	FALL I MAGAZINE	10/06/2021	5,482.50	GENERAL FUND
Total PELLA PRINTING:			10,965.00	
PEOPLES BANK				
PEOPLES BANK	INTEREST ON K&L PROPERTIES LOAN	10/04/2021	378.96	DOWNTOWN BIZ I
Total PEOPLES BANK:			378.96	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	PEST CONTROL	09/29/2021	160.45	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			160.45	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	VOLUNTEER BACKGROUND CHECKS	09/30/2021	71.20	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			71.20	
RT'S LAWN & LANDSCAPE LLC				
RT'S LAWN & LANDSCAPE LLC	CODE ENFORCEMENT ABATEMENTS- 1009	09/27/2021	220.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	CODE ENFORCEMENT ABATEMENTS- 105 S	09/27/2021	275.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	CODE ENFORCEMENT ABATEMENTS- 1100	09/27/2021	275.00	GENERAL FUND
Total RT'S LAWN & LANDSCAPE LLC:			770.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	SCBA FLOW TESTING MAINTENANCE	10/04/2021	2,875.68	FIRE FUND
SANDRY FIRE SUPPLY LLC	LADDER BELTS FOR 334	10/12/2021	860.15	AMBULANCE FUN
SANDRY FIRE SUPPLY LLC	G1 REGULATOR SWIVEL	10/08/2021	20.80	FIRE FUND
SANDRY FIRE SUPPLY LLC	HOSE WRAPPER VELCRO STRAPS	10/08/2021	177.15	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			3,933.78	
SIMMERING-CORY				
SIMMERING-CORY	CODFICAITON SUPPLEMENT	10/01/2021	6,147.00	GENERAL FUND
Total SIMMERING-CORY:			6,147.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	DESIGN - SOUTH K STREET PAVING	09/29/2021	3,533.75	SOUTH K STREET
SNYDER & ASSOCIATES INC	IOWA AVE PAVING ENGINEERING	09/29/2021	3,512.12	STREET CAPITAL
SNYDER & ASSOCIATES INC	MISC ENGINEERING	09/30/2021	357.50	GENERAL FUND
SNYDER & ASSOCIATES INC	STREET ISSUES	09/30/2021	3,907.78	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	DEYARMAN FORD DRAINAGE REVIEW	09/29/2021	739.50	GENERAL FUND
SNYDER & ASSOCIATES INC	VALLEY PLACE ENGINEERING	09/29/2021	3,071.14	STREET CAPITAL
SNYDER & ASSOCIATES INC	HILLCREST AVENUE PAVING DESIGN	09/29/2021	7,286.00	HILLCREST AVENU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SNYDER & ASSOCIATES INC	BOSTON AVENUE & NORTH F STREET DESI	09/29/2021	5,809.30	AMERICAN RESCU
Total SNYDER & ASSOCIATES INC:			28,217.09	
STEFFEN TRUCK EQUIPMENT INC				
STEFFEN TRUCK EQUIPMENT I	HYDRAULIC PUMP REPAIR	07/30/2021	407.02	SEWER FUND
Total STEFFEN TRUCK EQUIPMENT INC:			407.02	
STERNQUIST CONST. INC.				
STERNQUIST CONST. INC.	ROAD REPAIR MATERIALS	09/29/2021	539.70	ROAD USE TAX FU
Total STERNQUIST CONST. INC.:			539.70	
STRYKER SALES CORPORATION				
STRYKER SALES CORPORATIO	WORK ON STRETCHER FOR 245	10/13/2021	385.00	AMBULANCE FUN
Total STRYKER SALES CORPORATION:			385.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	GARBAGE	09/24/2021	18.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	09/24/2021	106.00	LIBRARY FUND
Total T.R.M. DISPOSAL LLC:			124.00	
TEXTCASTER				
TEXTCASTER	TEXTING SERVICE	10/01/2021	1,000.00	PARK & RECREATI
Total TEXTCASTER:			1,000.00	
THEISEN'S				
THEISEN'S	BOOTS FOR CARLOS	09/27/2021	14.99	ROAD USE TAX FU
THEISEN'S	LIGHT BULBS	10/01/2021	18.95	SEWER FUND
Total THEISEN'S:			33.94	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	CONTRACT	10/01/2021	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TREASURER OF STATE				
TREASURER OF STATE	GREAT IA TREASURER HUNT - TERHARK, JE	10/08/2021	50.00	GENERAL FUND
TREASURER OF STATE	GREAT IA TREASURER HUNT - JIMMY JOHN	10/08/2021	28.38	POLICE FUND
TREASURER OF STATE	GREAT IA TREASURER HUNT - HODGES BU	10/08/2021	3.00	POLICE FUND
TREASURER OF STATE	GREAT IA TREASURER HUNT - TALBOT, RHY	10/08/2021	10.00	POLICE FUND
TREASURER OF STATE	GREAT IA TREASURER HUNT - HINING, NAT	10/08/2021	20.00	POLICE FUND
TREASURER OF STATE	GREAT IA TREASURER HUNT - BODEN, BRO	10/08/2021	50.00	PARK & RECREATI
TREASURER OF STATE	GREAT IA TREASURER HUNT - OLSGAARD,	10/08/2021	30.00	POOL (MEMORIAL)
Total TREASURER OF STATE:			191.38	
TRIMBLE, LINDA GAYLE				
TRIMBLE, LINDA GAYLE	PATIENT OVERPAID RESPONSIBILTY	01/28/2021	200.00	AMBULANCE FUN
Total TRIMBLE, LINDA GAYLE:			200.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - COMM DEV	09/30/2021	43.75	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - CITY ADMIN	09/30/2021	43.75	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - STREETS	09/30/2021	43.75	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - SEWER	09/30/2021	43.75	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - POLICE	09/30/2021	43.75	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - FIRE	09/30/2021	43.75	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - LIBRARY	09/30/2021	43.75	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMM MTG SEPT - P&R ADMIN	09/30/2021	43.75	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			350.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE SEWER	09/14/2021	114.18	SEWER FUND
U.S. CELLULAR	CELL PHONE STREET	09/14/2021	96.42	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE FIRE	09/14/2021	302.19	AMBULANCE FUN
U.S. CELLULAR	CELL PHONE COM DEV	09/14/2021	182.94	GENERAL FUND
U.S. CELLULAR	CELL PHONE - PARK	09/14/2021	38.58	PARK & RECREATI
Total U.S. CELLULAR:			734.31	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	10/13/2021	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	SCREENING - CIHASKI	09/30/2021	556.00	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	SCREENING - GRAHAM	09/30/2021	888.00	FIRE FUND
Total UPHDM OCCUPATIONAL MEDICINE:			1,444.00	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTION	PART TO REPAIR STORM SEWER	09/20/2021	35.00	STORMWATER UTI
VANDERPOOL CONSTRUCTION	SOUTH PLANT LIFT STATION #3	10/08/2021	187,122.82	SEWER CAPITAL P
Total VANDERPOOL CONSTRUCTION:			187,157.82	
V-BELT GUYS				
V-BELT GUYS	BELTS FOR SLUDGE PUMPS	10/13/2021	100.47	SEWER FUND
Total V-BELT GUYS:			100.47	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	09/15/2021	570.19	POLICE FUND
VERIZON WIRELESS	WPC	09/26/2021	40.03	SEWER FUND
Total VERIZON WIRELESS:			610.22	
WALLER, RYAN				
WALLER, RYAN	CELLPHONE REIMBURSEMENT	10/08/2021	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC GAS CANS	10/04/2021	159.37	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREETS	10/04/2021	969.08	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	10/04/2021	527.80	SEWER FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE DEPT	10/04/2021	2,736.40	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - BUILDING/ZONING	10/04/2021	106.65	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE DEPT	10/04/2021	1,611.48	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	10/04/2021	603.75	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	10/04/2021	770.26	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC VANS	10/04/2021	34.22	PARK & RECREATI
Total WARREN COUNTY ENGINEER:			7,519.01	
WARREN COUNTY HEALTH SERVICES				
WARREN COUNTY HEALTH SE	ANNUAL POOL INSPECTION	07/02/2021	516.00	POOL (MEMORIAL)
Total WARREN COUNTY HEALTH SERVICES:			516.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	PRISONER FEES	10/04/2021	1,350.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			1,350.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES	09/28/2021	20,726.91	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	09/28/2021	3,893.02	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIES - GARBAGE	09/28/2021	38.29	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING SERVICES	10/13/2021	14.34	LIBRARY FUND
WASTE MANAGEMENT OF IOW	BRUSH FAC. TRASH SERVICES	10/01/2021	610.60	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			25,283.16	
WEINMAN INSURANCE SERVICE				
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - GOVT &	09/13/2021	3,293.50	GENERAL FUND
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - LIBRARY	09/13/2021	602.00	LIBRARY FUND
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - P&R	09/13/2021	4,176.00	PARK & RECREATI
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - POOL	09/13/2021	549.00	POOL (MEMORIAL)
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - STREET	09/13/2021	6,264.00	ROAD USE TAX FU
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - SEWER	09/13/2021	3,736.00	SEWER FUND
Total WEINMAN INSURANCE SERVICE:			18,620.50	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	TOILET AT BRUSH FACILITY	10/01/2021	65.00	GENERAL FUND
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - PARKS	10/01/2021	780.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - RECREATION	10/01/2021	175.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - MEMORIAL AQUATI	10/01/2021	45.00	POOL (MEMORIAL)
Total WIEGERT DISPOSAL CO.:			1,065.00	
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	PAY APP # 16	10/11/2021	1,996,006.13	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			1,996,006.13	
WILLIAMS, CAM				
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	10/06/2021	105.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	09/30/2021	110.00	PARK & RECREATI
Total WILLIAMS, CAM:			215.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WILLMOTT, DEREK				
WILLMOTT, DEREK	FLAG FOOTBALL	10/06/2021	36.00	PARK & RECREATI
WILLMOTT, DEREK	FLAG FOOTBALL OFFICIAL	09/30/2021	80.00	PARK & RECREATI
Total WILLMOTT, DEREK:			116.00	
WILSON, LISA				
WILSON, LISA	WELLNESS OCTOBER	10/08/2021	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	
WONDERWARE MIDWEST				
WONDERWARE MIDWEST	WIN-911 SUPPORT	10/07/2021	220.00	SEWER FUND
Total WONDERWARE MIDWEST:			220.00	
WOOD ROOFING COMPANY				
WOOD ROOFING COMPANY	LEAK INVESTIGATION	09/09/2021	285.00	LIBRARY FUND
Total WOOD ROOFING COMPANY:			285.00	
YMCA OF GREATER DSM				
YMCA OF GREATER DSM	EMPLOYER EXPENSES	10/05/2021	375.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	10/05/2021	1,076.00	GENERAL FUND
Total YMCA OF GREATER DSM:			1,451.00	
ZIEGLER INC				
ZIEGLER INC	FUEL CHARGE FOR DEMONSTRATING MINI	10/01/2021	52.50	ROAD USE TAX FU
Total ZIEGLER INC:			52.50	
Grand Totals:			3,026,086.17	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, City Clerk/CFO
Date: October 18, 2021
Subject: Resolution approving monthly transfers.

Introduction: Monthly Transfer of Money Between Funds.

Background: The City of Indianola transfers money into different funds each month during the fiscal year for cost allocation, PILOT payments from sanitary sewer, and to move sanitary sewer fees into the sanitary sewer operating fund.

Discussion: The attached resolution includes the monthly transfers for October 2021

Budget Impact: NA

Recommendation: Approval of Resolution

Attachments: 1. Res. Oct 2021 Monthly Transfers

RESOLUTION 2021-

RESOLUTION TO APPROVE MONTHLY TRANSFERS

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

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

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

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

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

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

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

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

Passed and approved this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

FY 2022 Monthly Recurring Transfers

October 2021			
DEBIT		(CREDIT)	
610-8300-69101	\$ 5,395.83		Transfer Out to General Fund
001-9100-49102		\$ 5,395.83	Transfer In from Sewer PILOT
610-8300-69101	\$ 10,020.83		Transfer Out to Police Fund
011-1100-49101		\$ 10,020.83	Transfer In from Sewer PILOT
610-8300-69615	\$ 7,000.00		Transfer Out to City Manager
001-6150-49615		\$ 7,000.00	Transfer In from Sewer
110-2100-69615	\$ 7,000.00		Transfer Out to City Manager
001-6150-49615		\$ 7,000.00	Transfer In from Streets/RUT
610-8300-69625	\$ 2,381.00		Transfer Out to Human Resources
001-6250-49625		\$ 2,381.00	Transfer In from Sewer
110-2100-69625	\$ 2,381.00		Transfer Out to Human Resources
001-6250-49625		\$ 2,381.00	Transfer In from Streets/RUT
610-8300-69170	\$ 6,666.67		Transfer Out to Community Development
001-1700-49170		\$ 6,666.67	Transfer In from Sewer
110-2100-69170	\$ 6,666.67		Transfer Out to Community Development
001-1700-49170		\$ 6,666.67	Transfer In from Streets
001-1700-69621	\$ 1,467.58	CD	Transfer Out Info & Tech
001-6100-69621	\$ 1,100.00	M/C	Transfer Out Info & Tech
001-6150-69621	\$ 615.67	CM	Transfer Out Info & Tech
001-6200-69621	\$ 1,910.25	FIN	Transfer Out Info & Tech
001-6250-69621	\$ 615.67	HR	Transfer Out Info & Tech
011-1100-69621	\$ 5,705.42	PD	Transfer Out Info & Tech
015-1500-69621	\$ 1,139.75	FD	Transfer Out Info & Tech
016-1600-69621	\$ 6,458.83	EMS	Transfer Out Info & Tech
041-4100-69621	\$ 3,660.00	LIB	Transfer Out Info & Tech
042-4200-69621	\$ 1,014.50	Parks Admin	Transfer Out Info & Tech
042-4300-69621	\$ 3,095.58	Parks	Transfer Out Info & Tech
110-2100-69621	\$ 1,992.08	RUT	Transfer Out Info & Tech
610-8300-69621	\$ 1,680.42	Sewer	Transfer Out Info & Tech
001-6210-49621		\$ 30,455.75	Transfer In--Info & Tech
650-9000-69620	\$ 800.00	Storm Sewer	Transfer Out Clerk
610-8300-69620	\$ 4,500.00	Sewer	Transfer Out Clerk
670-8400-69620	\$ 800.00	Recycling	Transfer Out Clerk
001-6200-49620		\$ 6,100.00	Transfer In City Clerk
710-8300-69610	\$ 158,333.33		Transfer Out for Sewer Operations
610-8300-49610		\$ 158,333.33	Transfer In from Sewer Fee Revenue
\$ 242,401.08		\$ 242,401.08	

Prepared By:

Date



MEMORANDUM

To: Mayor and City Council
From:
Date: October 18, 2021
Subject: Approval of Minutes of the prior council meetings

Recommendation: Roll call is in order.

Attachments: 1. 10042021 minutes



CITY OF INDIANOLA COUNCIL MEETING

October 4, 2021

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in regular session at 6:00 PM on October 4, 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, and Greg Marchant. Absent: None.

No public comments were offered.

Claims were pulled from the consent agenda on a request by Council Member Hulen. Council Member Kling moved to approve the Consent Agenda. 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. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the prior council meetings
- Approval of Urban Revitalization Designations.
- Approval of a renewal refuse hauling permit application from T.R.M. Disposal.
- Approval of an event application from The Next Mile for the Hillbilly Hike to be held on November 6, 2021.
- Approval of an event application from the Indianola Fire Department for the Public Safety Open House on to be held on October 7, 2021.
- 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.
- Approval of Payment Application Number 1 to TK Concrete for the Valley Place Reconstruction Project in an amount not to exceed \$26,110.99.
- Resolution 2021-224 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.
- Resolution 2021-225 approving Fiscal Year 2021 Street Finance Report.
- Resolution 2021-226 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.
- Resolution 2021-227 approving a contract with Oxford Tree Service for Ash Tree Removal in an amount not to exceed \$43,920.00.

- Resolution 2021-228 approving a supplemental agreement with RediTech.
- 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).
- 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.
- 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.
- Resolution 2021-229 approving salaries.

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

Mayor Pepper and City Manager Ryan Waller then highlighted items approved on the consent agenda. It was noted that the Street Finance Report showed approximately three million dollars were spent on city streets in Fiscal Year 21.

Indianola Municipal Utilities General Manager Chris DesPlanques presented an overview of the eLation conversion to the Council. Highlights of the presentation included: why IMU needed to convert to eLation and the costs of the billing and financial program; the ending of many of the shared services with the City and staff hired due to this. Council questioned the amount of savings, the need for closed sessions to discuss the conversion, and the segregation of duties.

Council Member Kling informed Council that Bravo has awarded grants, including two for Indianola non-profits – Des Moines Metro Opera and Carousel Theatre. They will also be restarting their Kids and Culture program.

Mayor Pepper invited the public to attend the public safety fundraiser at Fareway and the Public Safety Open House at City Hall on October 7th, the citywide cleanup event on October 16th at the Brush Facility, the city council and school board forums this week, and Halloween events on October 30th. Mayor Pepper is interviewing freshman applicants to serve on the Mayor's Youth Council.

Interim Police Chief Brian Sher stated the Police Department is selling pink police patches for \$15 each in order to raise money for the Pink Tractor Foundation, a Warren County based non-profit that helps local families affected by cancer.

Mayor Pepper read a proclamation declaring October 3-9, 2021 as Fire Prevention Week in Indianola. She then invited the public to attend the Public Safety Open House at City Hall on October 7 from 6-8 p.m.

Mayor Pepper read a proclamation declaring October 11, 2021 as Steve Spray Day in Indianola.

City Clerk/CFO Andrew Lent explained an amendment to the SRF loan agreement is needed for the \$1.7 million sponsored grant that was awarded to the City by the Iowa Finance Authority for stormwater improvements on the Square Infrastructure Improvement Project. The Council needs to set the date for the public hearing for the loan amendment and consider a resolution to reimburse the City for funds already spent and will be spent by December when the City will close on the amendment. The resolution in the packet has \$750,000 stated as this reimbursement amount, but the amount will be closer to \$450,000.

Council Member Southall moved to approve Resolution 2021-230 fixing a 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. 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 Hulen moved to approve Resolution 2021-231 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 amending the reimbursement amount to \$450,000. 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 2021-232 referring a rezoning application for about 80 acres of land generally located at 1909 South K Street to the Planning and Zoning Commission. Council Member Kling seconded it. In discussion, Community and Economic Development Director Charlie Dissell stated referring applications to the Commission is a new process intended to create transparency. 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 receive and file correspondence from September 17 and 24, 2021 weekly updates from City Manager, Ryan Waller. Council Member Southall seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

In other business, Council Member Marchant clarified to the public that city taxes have not increased due to street projects; they are already included in the budget. The last time taxes were increased, it was to hire more public safety and library personnel.

Steve Richardson, 611 North 6th Street Place, asked about other effects on the tax rates that are outside of the City's control, noting that what the city receives is based on the tax rate in addition to rollbacks and assessments. City Manager Waller explained that the City creates the budget which sets the tax rate instead of setting a tax rate and creating a budget around it.

Council Member Marchant moved to adjourn at 7:16 p.m. and Parker seconded it. Question was called for and on voice vote the Mayor declared the meeting adjourned.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: October 18, 2021

Subject: Resolution setting a Public Hearing on November 1, 2021 regarding a request from JK Management LLC for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lots 15 and 16 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.

Introduction:

Background: At its meeting on October 18, the City Council will be asked to set a public hearing regarding a request from JK Management LLC for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lots 15 and 16 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.

At its meeting on October 12, the Planning and Zoning Commission reviewed this item and, on a 4-0 vote, recommended the vacation be approved. If the public hearing is set by the Council, staff will present all materials and recommendations at that meeting.

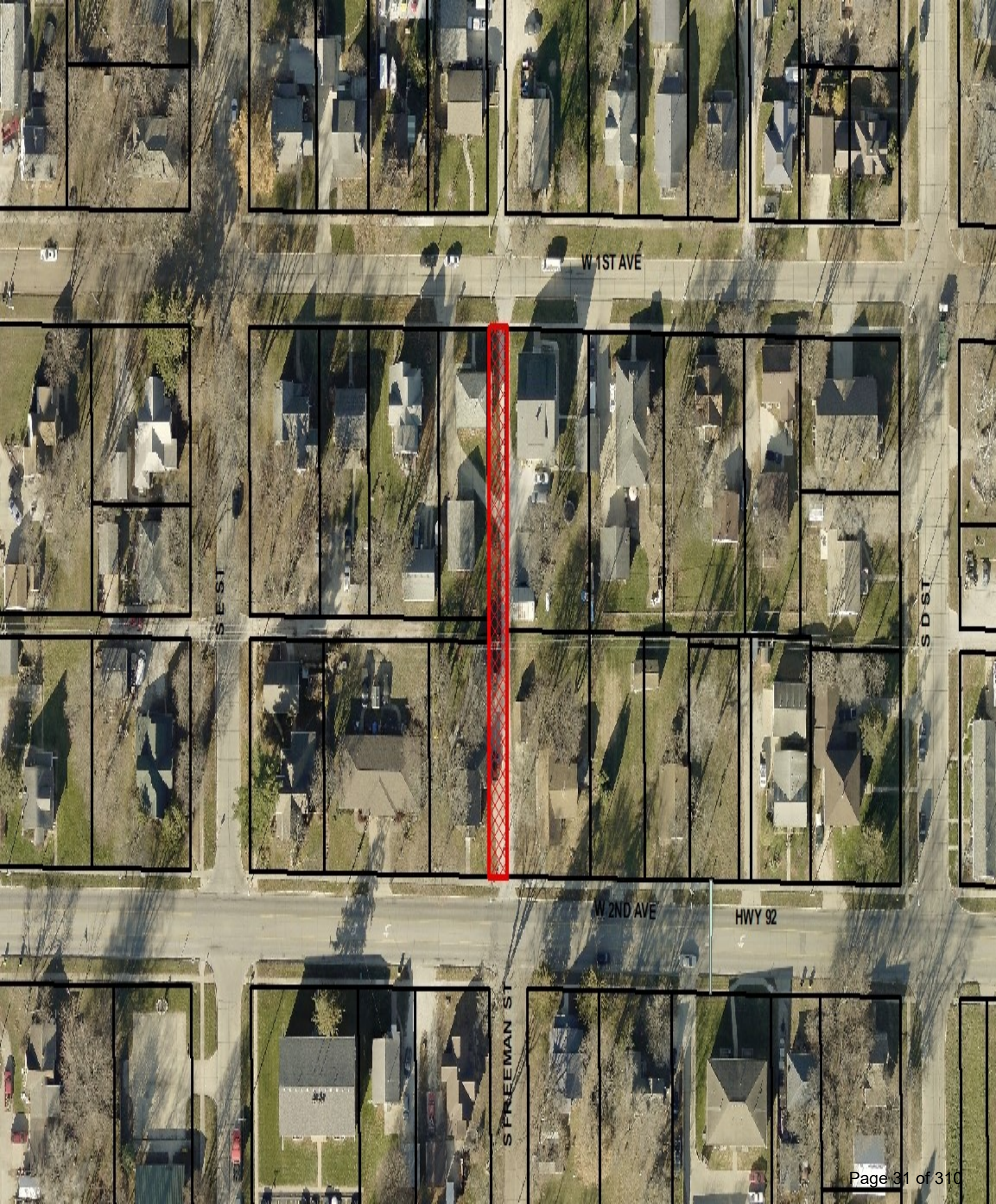
Discussion:

Budget Impact:

Recommendation: Staff recommends the public hearing be set for the November 1, 2021 City Council Meeting.

Attachments:

1. Location Map
2. RESOLUTION



W 1ST AVE

SE 1ST ST

SE 2ND ST

W 2ND AVE

HWY 92

SE 1ST ST

RESOLUTION NO. 2021-_____

**A RESOLUTION SETTING A PUBLIC HEARING REGARDING A REQUEST FROM JK
MANAGEMENT LLC FOR A RIGHT-OF-WAY VACATION AND CONVEYANCE OF
THE PORTION OF THE NORTH/SOUTH ALLEY THAT LIES WEST OF LOTS 15 AND 16
OF THE PLAT OF JONES AND WINDLES ADDITION TO INDIANOLA, WARREN
COUNTY, IOWA.**

WHEREAS, the City of Indianola, Iowa owns property generally described as the portion of the north/south alley that lies west of Lots 15 and 16 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa; and

WHEREAS, the City of Indianola, Iowa, recently received an offer by adjacent property owners to purchase said alley in accordance with law and city policy on transfer of unused alleys within the City; and

WHEREAS, the alley is not used by the public, the required application has been made, notice and consent of adjacent property owners secured, and Planning and Zoning recommended Council approval of the proposal to vacate and transfer subject to a public utility easement being recorded with the proposed right-of-way vacation; and

WHEREAS, a public hearing should now be set for consideration of the vacation of said alley.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing before this Council on the proposed ordinance to vacate said alley is set for 6:00 PM, on the 1st day of November 2021. The City Clerk is directed to publish Notice of said hearing at the time and in the manner required by law.

APPROVED this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: October 18, 2021

Subject: Resolution setting a Public Hearing on November 15, 2021, regarding a request from Diligent Development to rezone property located at 1909 South K Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Introduction:

Background: At its meeting on October 18, the City Council will be asked to set a public hearing for an application for rezoning. On September 23, 2021, an application was filed for rezoning of the subject property. This application was presented to the City Council at its meeting on October 4, 2021, where the City Council adopted a resolution to refer the request to the Zoning Commission for consideration. At its meeting on October 12, the Planning and Zoning Commission reviewed this request and recommended the request be approved. If the public hearing is set by the Council, staff will present all application materials and recommendations at that meeting.

Discussion:

Budget Impact:

Recommendation: Staff recommends the public hearing be set for the November 15, 2021 City Council Meeting.

Attachments:

1. Rezoning Sketch
2. RESOLUTION

NORTH
SCALE: 1"=2,000'

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

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

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

EXISTING: AGRICULTURAL
PROPOSED: SINGLE FAMILY RESIDENTIAL

THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ 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.

▲	PLAT BOUNDARY
●	SECTION CORNER
○	FOUND CORNER AS NOTED
I.R.	SET CORNER 5/8" IR W/ YELLOW CAP #13156
G.P.	IRON ROD
D.	GAS PIPE
M.	DEEDED DISTANCE
R	MEASURED DISTANCE
P.U.E.	PREVIOUSLY RECORDED DISTANCE
	PUBLIC UTILITY EASEMENT

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

DATE: 9-23-2021	JOB NUMBER:
REVISIONS:	

APPROVED: --- INITIALED: --- AS-BUILT: ---

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RESOLUTION NO. 2021-_____

**RESOLUTION SETTING A PUBLIC HEARING ON NOVEMBER 15, 2021
REGARDING A REQUEST FROM DILIGENT DEVELOPMENT TO REZONE
PROPERTY LOCATED AT 1909 SOUTH K STREET FROM A-1
(AGRICULTURAL/OPEN SPACE ZONING DISTRICT) TO R-1 (SINGLE-FAMILY
RESIDENTIAL DETACHED ZONING DISTRICT)**

WHEREAS, the City Council of the City of Indianola, Iowa (the “City”) desires to consider an amendment for a rezoning from the A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District) on land described:

The North ½ of the Southeast ¼ of Section 35, Township 76 North, Range 24
West of the 5th P.M., City of Indianola, Warren County, Iowa; And

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

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

1. That a public hearing be held by the Indianola City Council on the proposed amendment to the Zoning Ordinance, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on November 15, 2021, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

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

APPROVED this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: October 18, 2021

Subject: Resolution setting dates of a consultation meeting and a public hearing on a proposed Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

Introduction:

Background: As the Council is aware, the City is working with a few existing businesses regarding proposed expansion/relocation projects for their existing businesses. To help facilitate these expansion projects, Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area has been proposed. Amendment No. 6 adds language to allow the City to enter into development agreements with these businesses.

It is requested that the Council set a consultation meeting with the affected taxing jurisdictions (Warren County and the Indianola School District) for October 25, 2021 at 10 AM and a Public Hearing date on this matter for the November 15, 2021 City Council Meeting at 6:00 PM.

It should be noted that at this time, the Council is simply being asked to set the consultation meeting and public hearing dates. Formal action on the amendment and any associated development agreement with the noted expansion project will occur at a later date.

Discussion:

Budget Impact:

Recommendation: Staff recommends the Council set a consultation meeting with the affected taxing jurisdictions for October 25, 2021 at 10 AM and the public hearing be set for the November 15, 2021 City Council Meeting.

Attachments:

1. Amend No. 6 to Unified URP - Resolution Setting Dates
2. Amendment No. 6 to Unified Hillcrest-Downtown UR Plan - Final

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

October 18, 2021

6:00 P.M.

Hillcrest/Downtown Unified Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

IMPORTANT INFORMATION

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

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

October 18, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 6 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 6
TO THE HILLCREST/DOWNTOWN UNIFIED URBAN
RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF
IOWA

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

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

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

WHEREAS, the Unified Plan has subsequently been amended five times, lastly by Amendment No. 5 to the Unified Plan, adopted in 2021; and

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

HILLCREST ORIGINAL URBAN RENEWAL AREA

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

HILLCREST AMENDMENT NO. 1 SUBAREA

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

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

HILLCREST AMENDMENT NO. 2 SUBAREA

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

HILLCREST AMENDMENT NO. 3 SUBAREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HILLCREST AMENDMENT NO. 4 SUBAREA

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

AND

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

AND

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

AND

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

AND

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

AND

Parcel "J"

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

AND

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

AND

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

AND

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

AND

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

AND

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

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

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

AND

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

AND

Parcel 1:

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

AND

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

Parcel 2:

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

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

Parcel 3:

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

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

AND

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

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

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west $\frac{1}{4}$ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

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

AND

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

AND

Parcels A and C of Berry's Outlot 5

AND

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

AND

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

AND

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

AND

All of the Wal-Mart Subdivision

AND

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

AND

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

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

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

DOWNTOWN AMENDMENT NO. 1 SUBAREA

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

DOWNTOWN AMENDMENT NO. 2 SUBAREA

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1 through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE $\frac{1}{4}$ 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.

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

UNIFIED AMENDMENT NO. 1 SUBAREA

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

Beginning at a point 269.5' North of the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19-76-23 thence North along the West line until said line intersects

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

UNIFIED AMENDMENT NO. 2 SUBAREA

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

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

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

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa

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

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

UNIFIED AMENDMENT NO. 3

No land added or removed.

UNIFIED AMENDMENT NO. 4 SUBAREA

(REMOVED the following property from the Urban Renewal Area)

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

UNIFIED AMENDMENT NO. 5 SUBAREA

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

AND

Parcel "D" as shown on the Plat of Survey, recorded November 21, 2016, in Book 2016 Page 10418 of the Warren County Recorder's Office, Iowa, and as more particularly described as:

Beginning at the Southwest Corner of LOT 1 in said LANGFITT SUBDIVISION PLAT NO.2; thence South 87°50'46" East along the South Line of said LOT 1, a distance of 590.00 feet to the Southeast Corner of said LOT 1 and the Southwest Corner of said LOT 2; thence North 00°01'10" East along the East Line of said LOT 1 and the West Line of said LOT 2, a distance of 476.32 feet ; thence North 89°40'27" East, a distance of 118.72 feet; thence South 01°12'59" East, a distance of 582.13 feet to a point on the South Line of the North 100 feet of the Southwest Quarter of said Section 18; thence North 87°50'46" West along the South Line of the North 100 feet of the Southwest Quarter of said Section 18, a distance of 721.49 feet to a point on the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69; thence North 00°05'43" East along the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69, a distance of 100.06 feet to the Point of Beginning, containing 3.02 Acres, subject to all easements, covenants and restrictions.

AND

Lot 1 in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

Lot A in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

The North 100' of the Northeast Quarter of the Southwest Quarter, except for the DeYarman Park Minor Subdivision, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa

AND

The North 100' of the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, lying west of the Railroad Right-of-way

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 6 to the Plan ("Amendment No. 6" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of a previously approved urban renewal project and to add to the list of proposed projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 6 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 6 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 6 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 6 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the October 25, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 10:00 A.M., and the Director of Community and Economic Development, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 6, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF INDIANOLA, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 6 TO THE
HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL
PLAN FOR THE CITY OF INDIANOLA, STATE OF IOWA

The City of Indianola, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on October 25, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa concerning a proposed Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, a copy of which is attached hereto.

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

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Director of Community and Economic Development, or his delegate, as the designated representative of the City of Indianola, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

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

Dated this _____ day of _____, 2021.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 6 before the City Council at its meeting which commences at 6:00 P.M. on November 15, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa.

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

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 6 TO THE
HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN
FOR AN URBAN RENEWAL AREA IN THE CITY OF INDIANOLA,
STATE OF IOWA

The City Council of the City of Indianola, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on November 15, 2021 in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, to consider adoption of a proposed Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan (the "Amendment") concerning the Hillcrest/Downtown Unified Urban Renewal Area in the City of Indianola, State of Iowa.

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

HILLCREST ORIGINAL URBAN RENEWAL AREA

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

HILLCREST AMENDMENT NO. 1 SUBAREA

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

HILLCREST AMENDMENT NO. 2 SUBAREA

The East 808.65' of North 777.46' of the NE ¼ of the NW ¼ of Section 19, Township 76, Range 23, Indianola, Iowa. (Also known as a portion of Hillcrest Industrial Park Plat 2.)

HILLCREST AMENDMENT NO. 3 SUBAREA

All of the SW ¼ SE ¼ of Section 18-76-23, now known as Quail Meadows Subdivision, lying west of the east line of the former Railroad Right of Way including all adjacent Public Right of Way and Road Easements of record.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All Public Right of Way and Road Easements of record along the north boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19-76-23, all Public Right of Way and Road Easements of record

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

HILLCREST AMENDMENT NO. 4 SUBAREA

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

AND

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

AND

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

AND

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

AND

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

AND

Parcel "J"

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

along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

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

AND

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

AND

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

AND

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

AND

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

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

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

AND

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

AND

Parcel 1:

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

AND

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

Parcel 2:

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

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

Parcel 3:

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

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

Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter Section 19, Township 76 North, Range 23 West of the 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.

AND

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

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

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

DOWNTOWN AMENDMENT NO. 1 SUBAREA

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

DOWNTOWN AMENDMENT NO. 2 SUBAREA

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1 through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE $\frac{1}{4}$ 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.

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

UNIFIED AMENDMENT NO. 1 SUBAREA

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

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

UNIFIED AMENDMENT NO. 2 SUBAREA

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

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

The East Half of the North Three-quarters of the East Half (E $\frac{1}{2}$ N $\frac{3}{4}$ E $\frac{1}{2}$), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence North 16

rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W ½ SE ¼ NE ¼) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

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

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

UNIFIED AMENDMENT NO. 3

No land added or removed.

UNIFIED AMENDMENT NO. 4 SUBAREA

(REMOVED the following property from the Urban Renewal Area)

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

UNIFIED AMENDMENT NO. 5 SUBAREA

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

AND

Parcel "D" as shown on the Plat of Survey, recorded November 21, 2016, in Book 2016 Page 10418 of the Warren County Recorder's Office, Iowa, and as more particularly described as:

Beginning at the Southwest Corner of LOT 1 in said LANGFITT SUBDIVISION PLAT NO.2; thence South 87°50'46" East along the South Line of said LOT 1, a distance of 590.00 feet to the Southeast Corner of said LOT 1 and the Southwest Corner of said LOT 2; thence North 00°01'10" East along the East Line of said LOT 1 and the West Line of said LOT 2, a distance of 476.32 feet ; thence North 89°40'27" East, a distance of 118.72 feet; thence South 01°12'59" East, a distance of 582.13 feet to a point on the South Line of the North 100 feet of the Southwest Quarter of said Section 18; thence North 87°50'46" West along the South Line of the North 100 feet of the Southwest Quarter of said Section 18, a distance of 721.49 feet to a point on the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69; thence North 00°05'43" East along the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69, a distance of 100.06 feet to the Point of Beginning, containing 3.02 Acres, subject to all easements, covenants and restrictions.

AND

Lot 1 in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

Lot A in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

The North 100' of the Northeast Quarter of the Southwest Quarter, except for the DeYarman Park Minor Subdivision, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa

AND

The North 100' of the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, lying west of the Railroad Right-of-way

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

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

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 6 would update the description of a previously approved urban renewal project and add to the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

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

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

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

Dated this _____ day of _____, 2021.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 6, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 6 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 18th day of October, 2021.

Mayor

ATTEST:

City Clerk

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

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WARREN

)

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

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

City Clerk, City of Indianola, State of Iowa

(SEAL)

01950788-1\13538-171

AMENDMENT NO. 6

TO

**HILLCREST/DOWNTOWN UNIFIED
URBAN RENEWAL PLAN**

CITY OF INDIANOLA, IOWA

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

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

Unified Urban Renewal Plan 2015
Amendment No. 1 – 2019
Amendment No. 2 - 2019
Amendment No. 3 - 2020
Amendment No. 4 – 2021
Amendment No. 5 - 2021
Amendment No. 6 - 2021

**AMENDMENT NO. 6
TO THE
HILLCREST/DOWNTOWN UNIFIED
URBAN RENEWAL PLAN**

CITY OF INDIANOLA, IOWA

The Hillcrest/Downtown Unified Urban Renewal Plan (the “Plan” or “Unified Urban Renewal Plan” or “Unified Plan”) for the Hillcrest/Downtown Unified Urban Renewal Area (the “Area” or “Urban Renewal Area”) was adopted in 2015 when the City of Indianola (the “City”) unified the City’s existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and combined and renamed the original urban renewal plans for the two areas. The Unified Plan has been amended twice in 2019, once in 2020, and twice in 2021.

The City is further amending the Unified Plan with the adoption of this Amendment No. 6 to the Plan (“Amendment No. 6” or “Amendment”) to update the description of a previously approved urban renewal project and to add to the list of proposed projects to be undertaken within the Urban Renewal Area. This Amendment makes no change to the boundaries of the Urban Renewal Area.

Except as modified by this Amendment No. 6, the provisions of the Unified Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 6 shall control. Any subsections not mentioned in this Amendment No. 6 shall continue to apply to the Unified Plan, as previously amended.

AREA DESIGNATION

The Urban Renewal Area, as amended, continues to be an economic development (commercial and industrial development) area. This Amendment makes no change to the designation.

DEVELOPMENT PLAN/ZONING

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

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

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

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECT

Numerous projects were previously approved for the Urban Renewal Area and are continuing. With the adoption of this Amendment No. 6, the City is updating the description of the following urban renewal project, which was originally approved in Amendment No. 4 to the Plan.

A. Cemen Tech, Inc. (or related entities): The proposed urban renewal project anticipates Cemen Tech, Inc. (or a related entity) constructing a new building and renovating an existing building. Construction is expected to be completed in 2022. It is estimated that total construction costs for the building will be approximately \$1,500,000 and will result in the creation or retention of jobs in the City. The City expects to make annual grants to Cemen Tech, Inc. in the form of rebates of incremental taxes generated by the project, subject to the terms and conditions of a detailed development agreement with both parties. The City originally authorized \$215,000 for the grants to be provided under the development agreement. The City now anticipates that the amount of such grants will be \$427,500. Accordingly, with the adoption of this Amendment No. 6, the City is authorizing an additional \$212,500 for this project, for an overall cost not to exceed \$427,500.

ELIGIBLE URBAN RENEWAL PROJECTS **(Amendment No. 6)**

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

1. Development Agreements:

A. T.S. Investments Limited Liability Company, L.L.C. (or related entities): The proposed urban renewal project anticipates T.S. Investments Limited Liability Company, L.L.C. (or a related entity) constructing a new 26,358 square foot building. Construction is expected to be completed in 2022. It is estimated that total construction costs for the building will be approximately \$2,200,000 and will result in the creation or retention of jobs in the City. The City expects to make a one-time grant to T.S. Investments Limited Liability Company, L.L.C. subject to the terms and conditions of a detailed development agreement with both parties. The cost of such grant is expected not to exceed \$45,000.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees & Costs	Undetermined	Not to Exceed \$25,000

FINANCIAL DATA

1.	July 1, 2021 constitutional debt limit:	\$53,320,144
2.	Current outstanding general obligation debt:	\$12,705,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Update to Previously Approved Urban Renewal Project and Proposed Eligible Urban Renewal Projects (Amendment No. 6) has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 6 are estimates only and will be incurred and spent over a number of years. In no event will the City's constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Update to Previously Approved Urban Renewal Project and Proposed Eligible Urban Renewal Projects (Amendment No. 6) as described above will be approximately as indicated in the adjacent column:	<u>Update to Previously Approved Urban Renewal Project: \$427,500 (an increase of \$212,500)</u> <u>Proposed Eligible Urban Renewal Projects (Amendment No. 6): \$70,000</u> (Note: The above amounts do not include debt service or financing costs.)

URBAN RENEWAL PLAN AMENDMENTS

The Unified Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Amendment No. 6 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing

in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

REPEALER AND SEVERABILITY CLAUSE

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

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

01947499-1\13538-171



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Approval of a renewal liquor license for Hy-Vee Food Store.

Introduction: This is a renewal liquor license for Hy-Vee Food Store, located at 910 N Jefferson Way.

Background: Hy-Vee Food Store holds a Class E liquor license with Sunday sales privileges.

Discussion: Council is asked to consider approval of this application.

Budget Impact: The City receives a portion of the liquor license fee paid by the applicant to the State of Iowa.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Approval of a renewal liquor license for Hy-Vee Gas Station.

Introduction: This is a renewal liquor license for Hy-Vee Gas Station, located at 912 N Jefferson Way.

Background: Hy-Vee Gas holds a Class E liquor license with Sunday sales privileges.

Discussion: Council is asked to consider approval of this application.

Budget Impact: The City receives a portion of the liquor license fee the applicant pays to the State of Iowa.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Approval of a renewal liquor license for Groggy Dog.

Introduction: This is a renewal liquor license for the Groggy Dog, located at 116 West Ashland Avenue.

Background: Groggy Dog holds a Class C liquor license with outdoor service and Sunday sales privileges. The owners are Marvin Gribbins and Lori Hayden.

Discussion: Council is asked to consider approval of this application, pending dram shop approval.

Budget Impact: The City receives a portion of the liquor license fee the applicant paid to the State of Iowa.

Recommendation: Staff has approved the application, and recommends approval on the condition of dram shop approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Approval of a renewal liquor license for MoJo's.

Introduction: This is a renewal liquor license for MoJo's, located at 206 North Howard.

Background: MoJo's holds a Class C liquor license with Sunday Sales privileges. The owners are Daniel Brown and Clint Brightman.

Discussion: Council is asked to consider approval of this application.

Budget Impact: The City receives a portion of the liquor license fee that the applicant paid to the State of Iowa.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Approval of a Home Base Iowa Initiative Application from Lowell Hoff and authorization of a handwritten warrant in the amount of \$1500.00.

Introduction: Lowell Hoff has submitted an application for the City of Indianola's Home Base Iowa Veteran Incentive Program.

Background: Council has not approved any applications this fiscal year.

Discussion: Council will need to consider the approval of the Home Base Iowa Initiative Application and a handwritten warrant in an amount of \$1500. Mr. Hoff purchased his home on September 17, 2021, and the application was received on October 5, 2021.

Budget Impact: \$1500.00

Recommendation: All paperwork is in order for approval.

Attachments: 1. Hoff Application



INDIANOLA VETERANS AFFAIRS APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Lowell H. Hoff
First MI Last

Previous Address: 1080 HWY 178 N.
Street Address Apartment/Unit #
Flippin AR 72634
City State ZIP Code

How Long: 3 years

Remarks:

Signature: Kerry Hoff Date: 9-1-2021

CERTIFICATION FROM AUDITORS OFFICE

Full Name: Lowell H. Hoff
First MI Last

Date Recorded: 9-28-21 First Time Buyer in Indianola: ☒ YES ☐ NO

Signature: Kris Island
2nd Deputy Auditor

CITY INTERNAL USE	
Date:	<u>10-5-2021</u>
Time:	<u>2 pm</u> <u>jl</u>



INDIANOLA VETERANS AFFAIRS APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Lowell H. Hoff
First MI Last

Address: 501 S. Freeman St.
Street Address Apartment/Unit #
Indianola IA 50125
City State ZIP Code

Home Phone: 870-221-1134 Alternate Phone: _____

Email: Cheftime 1@gmail.com

Birth Date: 10-30-1970 Marital Status: married

Date of Purchase: 9-17-2021

Owned Home
in Indianola
Previously:

☐ YES

☒ NO

MILITARY INFORMATION

Branch of Service: Army

Date Entered: 1989-1990

Date of Discharge: 3-1-2013

Character of
Discharge: Honorable

Signature VA Rep: [Signature] 20210908



MEMORANDUM

To: Mayor and City Council

From:

Date: October 18, 2021

Subject: Third 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 18, 2021

Subject: Third 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 ¼ of Section 20-76-23 to the Southeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence East along the North line of the SE ¼ of the NW ¼ of the SW ¼ of Section 20-76-23, 660' to East line of the NW ¼ SW ¼ of Section 20-76-23, thence South along the East line of the of the NW ¼ of the SW ¼ of Section 20-76-23 to center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00°-05'-00" E) 269.5', thence West (N 00°-08'-00" W) 165' to point of beginning. (area includes Indianola Industrial Park Plats 1 & 2 and additional property).

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

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

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

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

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

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

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

l) Unified Amendment No. 4 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 4 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 2021-197 on August 16, 2021, which **removes** the lots and parcels located within the Hillcrest Amendment No. 3 Subarea legally described as follows:

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

m) Unified Amendment No. 5 Subarea (2021 Parcels Only) means a portion of the City of Indianola, State of Iowa, described in Amendment No. 5 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 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: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Approval of Pay Application No 16 to Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed \$1,996,006.13.

Introduction: As of this Pay Application, Williams Brothers Construction has been paid 60.1% of the contract.

Background: William Brothers Construction, Inc is the general contractor for the Water Resource Recovery Facility.

Discussion: Items included in this application are through September 30, 2021 and summarized as follows:

- General Requirements: Division 01, Mobilization
- Site Work: Storm Sewer, Sanitary Sewer Lines, Footing Drains, Roof Drains, Potable Water, Process Structures Effluent Lines, Controls Hardware, Electrical Gear, Electrical Site Wiring, Pavement Prep, Tree Removal, Modified Pavement Sub-base, Gravel
- 100-Electrical Service Building: HVAC Rough-in
- 120-Admin Vehicle Storage: Concrete, Precast Hollow Core Units, Exterior Brick Walls, Wall System Insulation, Electrical rough-in, Building Backfill
- 210-Headworks: Rebar, Concrete, Footings, Building Backfill, Plumbing rough-in
- 230-Grit Building: HVAC installation, Electrical rough-in, Grit Removal Equipment
- 250-Equalization Tank: Rebar, Footings, Base Slab
- 270-Peak Flow Treatment: Concrete Walls, Metal Building System, Electrical rough-in, Building Backfill
- 320-Oxidation Ditches: Rebar, Concrete Walls, Concrete Base Slabs, Beams, Suspended Slab
- 350-Secondary Treatment Building: Rebar, Suspended Slab, CMU Walls, Electrical rough-in, Plumbing rough-in
- 380-Secondary Clarifiers: Rebar, Concrete Walls, Suspended Slab
- 420-UV Disinfection Building: HVAC installation, Plumbing rough-in, UV Disinfection Equipment Installation
- 520-Aerobic Digester: Building Backfill
- 550-Solids Processing Building: Rebar, Footings, Concrete Walls, Electrical rough-in, Plumbing rough-in, Building Backfill
- 570-Biosolids Storage: Rebar, Concrete Suspended Slab, Concrete Stairwell, Chopper Pumps rough-in
- Stored Materials: Site Exterior Lighting, Admin Vehicle Storage HVAC Duct Work, and Unit Heaters, Secondary Clarifiers Screw Centrifugal Pumps

Budget Impact: The total for Pay Application No. 16 is \$1,996,006.13.

Recommendation: Full payment of Pay Application No 16.

Attachments: 1. Williams_Brothers_Pay_Request_16



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

Main 515.278.2913 + Fax 515.278.1846

▷ HRCGREEN.COM

October 11, 2021

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

**Re: Indianola Water Resource Recovery Facility (WRRF)
City of Indianola
Contractor's Application for Payment No. 16**

Dear Rick:

Attached is an electronic copy of Payment Application No. 16 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through September 30, 2021 and summarized as follows:

- **General Requirements:** Division 01, Mobilization;
- **Site Work:** Storm Sewer, Sanitary Sewer Lines, Footing Drains, Roof Drains, Potable Water, Process Structures Effluent Lines, Controls Hardware, Electrical Gear, Electrical Site Wiring, Pavement Prep, Tree Removal, Modified Pavement Sub-base, Gravel;
- **100-Electrical Service Building:** HVAC Rough-in;
- **120-Admin Vehicle Storage:** Concrete, Precast Hollow Core Units, Exterior Brick Walls, Wall System Insulation, Electrical rough-in, Building Backfill;
- **210-Headworks:** Rebar, Concrete, Footings, Building Backfill, Plumbing rough-in;
- **230-Grit Building:** HVAC installation, Electrical rough-in, Grit Removal Equipment;
- **250-Equalization Tank:** Rebar, Footings, Base Slab;
- **270-Peak Flow Treatment:** Concrete Walls, Metal Building System, Electrical rough-in, Building Backfill;
- **320-Oxidation Ditches:** Rebar, Concrete Walls, Concrete Base Slabs, Beams, Suspended Slab;
- **350-Secondary Treatment Building:** Rebar, Suspended Slab, CMU Walls, Electrical rough-in, Plumbing rough-in;
- **380-Secondary Clarifiers:** Rebar, Concrete Walls, Suspended Slab;
- **420-UV Disinfection Building:** HVAC installation, Plumbing rough-in, UV Disinfection Equipment Installation;
- **520-Aerobic Digester:** Building Backfill;
- **550-Solids Processing Building:** Rebar, Footings, Concrete Walls, Electrical rough-in, Plumbing rough-in, Building Backfill;
- **570-Biosolids Storage:** Rebar, Concrete Suspended Slab, Concrete Stairwell, Chopper Pumps rough-in;
- **Change Orders:** Nothing this period;
- **Stored Materials:** Site Exterior Lighting, Admin Vehicle Storage HVAC Duct Work, and Unit Heaters, Secondary Clarifiers Screw Centrifugal Pumps;

The total for Pay Application No. 16 is \$1,996,006.13. As of this Pay Application, WBCI has been paid 60.1% of the contract. The total work completed and stored to date is 63.2% of the total contract which breaks down to work



completed of 57% with the remainder in stored materials. As of this Pay Application, 68.5% of the time has been used.

We have reviewed Payment Application No. 16 and verified that WBCI is current with their certified payroll and has submitted the partial waiver of lien. Therefore, we recommend full payment of Payment Application No. 16 as submitted by Williams Brothers Construction Inc. Please execute the pay application and distribute copies to all parties.

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

Sincerely,
HR Green, Inc.

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

Joseph Frankl, P.E.
Project Manager

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

J:\2019\191899\Construction\Payment\Pay_Estimates\#16\ltr-100821-Williams_Brothers_Pay_Request_16.docx

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

0
TO OWNER: City of Indianola
 >> 110 N 1st Street Telephone:
 Indianola, IA 50125 Fax:

PROJECT Indianola Water Resource Recovery Facility

Application No. 16
Period To: September 30, 2021
PROJECT NOS.:

Distribution to:
OWNER
ENGINEER

FROM CONTRACTOR: Williams Brothers Construction Inc. VIA ENGINEER HR Green Inc. Phone: 515-278-2913
 P.O. Box 1366 5525 Merle Hay Road, Suite 200 Fax:
 Peoria, Illinois 61654 Johnston, IA 50131
 Ph 309/688-0416; Fax 309/688-0891 Attn: James Rusmussen

CONTRACT FOR: General Ph 309/688-0416; Fax 309/688-0891
 email -- (jacob.lee) (anthony) @wbci.us

App'l date September 30, 2021
Contract date:
Substantial completion date:
Invoice 9 21 530 16

CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM 45,600,000.00
 2. Net Change by Change Orders..... (73,288.00)
 3. CONTRACT SUM TO DATE (LINE 1 +2)..... 45,526,712.00
 4. TOTAL COMPLETED AND STORED TO DATE..... 28,833,822.64
 (Column G on G702)
 5. RETAINAGE:
 a. 5 % of 100% of Contract..... (1,299,722.57)
 (Columns D + E on G703)
 b. 5 % of Stored Material..... (141,968.56)
 (Columns F on G703)
 Total Retainage (Line 5a + 5b or 0.00
 Total in Column I of G703) (1,441,691.13)
 6. TOTAL EARNED LESS RETAINAGE 27,392,131.51
 (Line 4 less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (25,396,125.38)
 (Line 6 from prior Certificate)
 8. CURRENT PAYMENT DUE 1,996,006.13
 9. BALANCE TO FINISH, INCLUDING RETAINAGE 18,134,580.49
 (Line 3 less Line 6)

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

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

CONTRACTOR: Williams Brothers Construction Inc.

By: *Jacqueline Smith* Date: September 30, 2021

Jacqueline Smith, Treasurer

State of Illinois

County of: Peoria

Subscribed and sworn to before me this day of September 30, 2021

Notary Public: *Joseph Frankl*

My Commission expires:

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED 1,996,006.13

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

Engineer: HR Green

By: *Joseph Frankl* Date: 10/11/2021

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

1		CONTINUATION SHEET					Application No. 16		PER TO: September 30, 2021				
2							APPL. DATE: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
7	Div. #01	General Requirements											
8	01	0000	1	Mobilization	August Winter & Sons, Inc.	185,000.00	121,000.00	5,000.00	126,000.00	68%	59,000.00	6,300.00	
9	01	0000	1	Demobilization	August Winter & Sons, Inc.	5,000.00			0.00	0%	5,000.00	0.00	
10	01	0000	1	Div #1	Price Electric	177,000.00	141,600.00		141,600.00	80%	35,400.00	7,080.00	
11	01	0000	1	Demobilization	Williams Brothers Const. Inc.	101,250.00			0.00	0%	101,250.00	0.00	
12	01	0000	1	Submittal Exchange	Williams Brothers Const. Inc.	28,321.27	28,321.27		28,321.27	100%	0.00	1,416.06	
13	01	0000	1	Mobilization	Williams Brothers Const. Inc.	1,688,184.10	1,688,184.10		1,688,184.10	100%	0.00	84,409.21	
14	01	0000	1	Bond /Insurance	Williams Brothers Const. Inc.	1,147,500.00	1,147,500.00		1,147,500.00	100%	0.00	57,375.00	
15	Site Work												
16	03	0000	0	Site Structures									
17	03	0000	0	Rebar	M/L Harris Rebar (Ambassador Steel)	30,025.00	15,427.71	8,339.79	23,767.50	79%	6,257.50	1,188.38	
18	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	27,279.62			0.00	0%	27,279.62	0.00	
19	03	0000	0	Form & place									
20	03	0000	0	Walls	L Williams Brothers Const. Inc.	208,278.78			0.00	0%	208,278.78	0.00	
21	03	0000	0	Base Slabs	L Williams Brothers Const. Inc.	19,164.60			0.00	0%	19,164.60	0.00	
22	03	0000	0	SOG	L Williams Brothers Const. Inc.	12,675.15	1,267.52		1,267.52	10%	11,407.64	63.38	
23	03	0000	0	Precast Hollowcore Slabs	L Williams Brothers Const. Inc.	3,473.55			0.00	0%	3,473.55	0.00	
24	03	0000	0	Suspended Slab	L Williams Brothers Const. Inc.	8,468.55			0.00	0%	8,468.55	0.00	
25	03	0000	0	Mechanical Curbs	L Williams Brothers Const. Inc.	1,999.35			0.00	0%	1,999.35	0.00	
26	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	392,918.50			0.00	0%	392,918.50	0.00	
27	03	0000	0	Pavement	L Williams Brothers Const. Inc.	787,570.42			0.00	0%	787,570.42	0.00	
28	03	0000	0	Sidewalk	L Williams Brothers Const. Inc.	72,666.10			0.00	0%	72,666.10	0.00	
29	03	1000	0	Site Bridge	M Molin Concrete Products	7,782.00			0.00	0%	7,782.00	0.00	
30	03	1000	0	Site Bridge	L Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00	0.00	
31	08	3100	0	Access Doors and Panels	M Nystrom	425.00			0.00	0%	425.00	0.00	
32	08	3100	0	Access Doors and Panels	L Williams Brothers Const. Inc.	1,470.85			0.00	0%	1,470.85	0.00	
33	10	4400	0	Fire Protection Specialties	M Johnson Specialty Sales, Ltd.	1,525.00			0.00	0%	1,525.00	0.00	
34	10	4400	0	Fire Protection Specialties	L Williams Brothers Const. Inc.	889.20			0.00	0%	889.20	0.00	
35	22	0500	0	24" CMP Flared End Section	J and K Contracting	5,741.96	2,870.98		2,870.98	50%	2,870.98	143.55	
36	22	0500	0	12" PVC Storm Sewer	J and K Contracting	41,393.52	39,203.60	1,094.96	900.00	41,198.56	100%	194.96	2,059.93
37	22	0500	0	SW-508 Modified Intake	J and K Contracting	12,088.35	9,066.26		9,066.26	75%	3,022.09	453.31	
38	22	0500	0	SW-508 Intake	J and K Contracting	36,265.05	27,198.79		27,198.79	75%	9,066.26	1,359.94	
39	22	0500	0	SW-512 Intake	J and K Contracting	6,392.82	4,261.88		4,973.01	78%	1,419.81	248.65	
40	22	0500	0	42" RCP Flared End Section	J and K Contracting	14,050.56	14,050.56		14,050.56	100%	0.00	702.53	
41	22	0500	0	SW-501 Intake	J and K Contracting	5,928.62			0.00	0%	5,928.62	0.00	
42	22	0500	0	6" PVC Site Sanitary Sewer	J and K Contracting	76,522.60	49,690.00	26,832.60	76,522.60	100%	0.00	3,826.13	
43	22	0500	0	60" SW-301 Manhole	J and K Contracting	256,987.28	256,987.28		256,987.28	100%	0.00	12,849.36	
44	22	0500	0	12" CMP Flared End Section	J and K Contracting	2,327.56	2,327.56		2,327.56	100%	0.00	116.38	
45	22	0500	0	4" PVC Site Sanitary Sewer	J and K Contracting	10,070.25	5,613.88	4,456.37	10,070.25	100%	0.00	503.51	
46	22	0500	0	12" PVC EQ Overflow	J and K Contracting	13,982.40		13,982.40	13,982.40	100%	0.00	699.12	
47	22	0500	0	8" PVC Site Sanitary Sewer	J and K Contracting	16,713.39	16,713.39		16,713.39	100%	0.00	835.67	
48	22	0500	0	6" PVC RDT Supernatant	J and K Contracting	50,333.86	50,333.86		50,333.86	100%	0.00	2,516.69	
49	22	0500	0	12" PVC Oxidation Ditch Drain	J and K Contracting	23,445.52	23,445.52		23,445.52	100%	0.00	1,172.28	
50	22	0500	0	6" PVC RDT Drain	J and K Contracting	6,304.07	6,304.07		6,304.07	100%	0.00	315.20	
51	22	0500	0	SW-403 Overflow Structure	J and K Contracting	14,606.14	14,606.14		14,606.14	100%	0.00	730.31	
52	22	0500	0	4" Roof Drain	J and K Contracting	5,949.64			0.00	0%	5,949.64	0.00	
53	22	0500	0	8" Roof Drain	J and K Contracting	7,413.93			0.00	0%	7,413.93	0.00	
54	22	0500	0	60" EQ Basin Manhole	J and K Contracting	14,937.54			0.00	0%	14,937.54	0.00	
55	22	0500	0	15" Sanitary Sewer Cleanout	J and K Contracting	4,602.30	4,602.30		4,602.30	100%	0.00	230.12	
56	22	0500	0	15" Solid Drain	J and K Contracting	41,087.14	41,087.14		41,087.14	100%	0.00	2,054.36	
57	22	0500	0	8" Solid Drain	J and K Contracting	55,959.82	20,817.54	35,142.28	55,959.82	100%	0.00	2,797.99	
58	22	0500	0	10" Solid Drain	J and K Contracting	32,848.20	31,614.20	1,234.00	32,848.20	100%	0.00	1,642.41	
59	22	0500	0	6" Footing Drain	J and K Contracting	120,618.96	100,650.00	19,969.96	120,619.96	100%	(1.00)	6,031.00	

1		CONTINUATION SHEET				Application No. 16		PER TO: September 30, 2021				
2						APPL. DATE: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
60	22	0500	0	24" PVC Storm Sewer	J and K Contracting	3,612.42	3,612.42		3,612.42	100%	0.00	180.62
61	22	0500	0	30" RCP Storm Sewer	J and K Contracting	32,716.47	32,716.47		32,716.47	100%	0.00	1,635.82
62	22	0500	0	24" PVC Oxidation Ditch Influent	J and K Contracting	79,907.16	79,907.16		79,907.16	100%	0.00	3,995.36
63	22	0500	0	84" Aerobic Digester Flow Combiner	J and K Contracting	24,754.39			0.00	0%	24,754.39	0.00
64	22	0500	0	10" PVC Clarifier Drain	J and K Contracting	43,542.36		10,479.10	10,479.10	24%	33,063.26	523.96
65	22	0500	0	72" Oxidation Ditch Manhole	J and K Contracting	29,292.51			0.00	0%	29,292.51	0.00
66	22	0500	0	6" Perimeter Subdrain	J and K Contracting	32,357.00	19,760.00	12,597.00	32,357.00	100%	0.00	1,617.85
67	22	0500	0	42" RCP Storm Sewer	J and K Contracting	20,027.29	20,027.29		20,027.29	100%	0.00	1,001.36
68	22	0500	0	60" SW-401 Manhole	J and K Contracting	6,889.80	6,889.80		6,889.80	100%	0.00	344.49
69	22	0500	0	48" SW-401 Manhole	J and K Contracting	11,565.90	7,710.60		3,272.41	95%	582.89	549.15
70	22	0500	0	6" Roof Drain	J and K Contracting	6,632.64	3,948.00	2,684.64	6,632.64	100%	0.00	331.63
71	22	0500	0	SW-562 Intake	J and K Contracting	4,296.70			0.00	0%	4,296.70	0.00
72	22	0500	0	12" PVC Aerobic Digester Drain	J and K Contracting	22,949.64			0.00	0%	22,949.64	0.00
73	22	0500	0	48" SW-301 Manhole w/ Drop Connection	J and K Contracting	22,052.35	22,052.35		22,052.35	100%	0.00	1,102.62
74	22	0500	0	48" SW-301 Manhole	J and K Contracting	85,972.64	85,972.64		85,972.64	100%	0.00	4,298.63
75	22	0500	0	12" PVC PFT Drain	J and K Contracting	13,356.04	13,356.04		13,356.04	100%	0.00	667.80
76	22	0500	0	24" PVC PFT Influent	J and K Contracting	103,978.00	103,978.00		103,978.00	100%	0.00	5,198.90
77	22	0500	0	14" PVC Grit Influent	J and K Contracting	73,300.40	73,300.40		73,300.40	100%	0.00	3,665.02
78	22	0500	0	96" SW-301 Overflow Drain Manhole	J and K Contracting	21,326.79	21,326.79		21,326.79	100%	0.00	1,066.34
79	22	0500	0	72" SW-301 Manhole	J and K Contracting	67,779.20	67,779.20		67,779.20	100%	0.00	3,388.96
80	22	0500	0	24" PVC Grit Influent	J and K Contracting	168,639.48	168,639.48		168,639.48	100%	0.00	8,431.97
81	22	0500	0	18" DIP Secondary Clarifier Effluent	J and K Contracting	86,606.08		27,207.32	27,207.32	31%	59,398.76	1,360.37
82	22	0500	0	30" DIP Oxidation Ditch Effluent Concrete Encased	J and K Contracting	10,334.70	10,334.70		10,334.70	100%	0.00	516.74
83	22	0500	0	10" DIP Clarifier Sludge Return	J and K Contracting	35,077.18		5,337.87	5,337.87	15%	29,739.31	266.89
84	22	0500	0	6" PVC Clarifier Scum	J and K Contracting	29,894.94			0.00	0%	29,894.94	0.00
85	22	0500	0	4" PVC WAS	J and K Contracting	12,251.52		2,932.30	2,932.30	24%	9,319.22	146.62
86	22	0500	0	24" DIP PFT Effluent Concrete Encased	J and K Contracting	4,554.48	4,554.48		4,554.48	100%	0.00	227.72
87	22	0500	0	12" DIP PFT Drain Concrete Encased	J and K Contracting	4,019.94	4,019.94		4,019.94	100%	0.00	201.00
88	22	0500	0	18" DIP PFT Effluent Concrete Encased	J and K Contracting	56,804.91	56,804.91		56,804.91	100%	0.00	2,840.25
89	22	0500	0	24" PVC Secondary Clarifier Effluent	J and K Contracting	82,568.28		50,000.00	50,000.00	61%	32,568.28	2,500.00
90	22	0500	0	12" DIP Secondary Clarifier Effluent	J and K Contracting	47,511.36			0.00	0%	47,511.36	0.00
91	22	0500	0	16" DIP Secondary Clarifier Effluent	J and K Contracting	35,965.95		11,926.40	11,926.40	33%	24,039.55	596.32
92	22	0500	0	20" PVC Oxidation Ditch Influent	J and K Contracting	41,235.70	41,235.70		41,235.70	100%	0.00	2,061.79
93	22	0500	0	24" PVC PFT Effluent	J and K Contracting	43,732.08	43,732.08		43,732.08	100%	0.00	2,186.60
94	22	0500	0	6" PVC Equalization Pump Station Return	J and K Contracting	20,510.05	20,510.05		20,510.05	100%	0.00	1,025.50
95	22	0500	0	30" DIP Oxidation Ditch Effluent	J and K Contracting	138,246.57	138,246.57		138,246.57	100%	0.00	6,912.33
96	22	0500	0	16" PVC Return Activated Sludge	J and K Contracting	78,619.34		40,153.72	40,153.72	51%	38,465.62	2,007.69
97	22	0500	0	12" PVC Site Sanitary Sewer	J and K Contracting	96,409.45	96,409.45		96,409.45	100%	0.00	4,820.47
98	22	0500	0	42" PVC Influent Trunk Sewer	J and K Contracting	230,353.20	230,353.20		230,353.20	100%	0.00	11,517.66
99	22	0500	0	8" Fire	J and K Contracting	52,634.80	51,976.62	658.18	52,634.80	100%	0.00	2,631.74
100	22	0500	0	6" Fire	J and K Contracting	166,088.98	137,853.86		137,853.86	83%	28,235.12	6,892.69
101	22	0500	0	6" Potable Water	J and K Contracting	32,732.42	18,957.00	6,887.71	25,844.71	79%	6,887.71	1,292.24
102	22	0500	0	30" PVC Effluent Outfall Sewer	J and K Contracting	34,783.23	34,783.23		34,783.23	100%	0.00	1,739.16
103	22	0500	0	4" Water	J and K Contracting	200,185.59	180,510.00	8,500.00	189,010.00	94%	11,175.59	9,450.50
104	22	0500	0	6" Irrigation	J and K Contracting	89,328.96	68,170.54	2,158.42	70,328.96	79%	19,000.00	3,516.45
105	22	0500	0	2" Water	J and K Contracting	37,158.03	5,653.80		5,653.80	15%	31,504.23	282.69
106	22	0500	0	Fire Hydrant	J and K Contracting	59,582.43	33,961.99	14,020.02	47,982.01	81%	11,600.42	2,399.10
107	22	0500	0	24" DIP PFT Influent Concrete Encased	J and K Contracting	5,012.63	5,012.63		5,012.63	100%	0.00	250.63
108	22	0500	0	6" DIP RDT Supernatant Concrete Encased	J and K Contracting	6,205.68	6,205.68		6,205.68	100%	0.00	310.28
109	22	0500	0	4" PVC Biosolids	J and K Contracting	11,402.00	11,402.00		11,402.00	100%	0.00	570.10
110	22	0500	0	4" PVC Scum	J and K Contracting	11,957.36		4,364.00	4,364.00	36%	7,593.36	218.20
111	22	0500	0	3" Water	J and K Contracting	7,938.06	7,938.06		7,938.06	100%	0.00	396.90
112	22	0500	0	Yard Hydrant	J and K Contracting	20,347.44			0.00	0%	20,347.44	0.00

CONTINUATION SHEET				Application No. 16		PER TO: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00			
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
113	23	0500	0	24" PVC Storm Sewer Supplied by Others	J and K Contracting	34,116.00	34,116.00	34,116.00	100%	0.00	1,705.80
114	25	1300	0	Controls-Jetco-System Programming	M Price Electric	39,500.00		0.00	0%	39,500.00	0.00
115	25	1300	0	Controls-Jetco-Design	M Price Electric	28,800.00	18,000.00	18,000.00	63%	10,800.00	900.00
116	25	1300	0	Control-Jetco SCDA Hardware/Software	M Price Electric	100,000.00	5,000.00	5,000.00	5%	95,000.00	250.00
117	25	1300	0	Controls-Jetco/Price Electrical Gear	M Price Electric	669,000.00	352,655.00	137,630.00	88%	80,280.00	29,436.00
118	25	1300	0	Controls-Jetco-Instrumentation	L Price Electric	128,500.00	41,125.00	41,125.00	64%	46,250.00	4,112.50
119	25	1300	0	Controls-Jetco-Control Panels	L Price Electric	310,790.00	22,150.00	22,150.00	7%	288,640.00	1,107.50
120	25	1300	0	Controls-Jetco-Onsite Startup-Training	L Price Electric	20,440.00		0.00	0%	20,440.00	0.00
121	25	1300	0	SCDA Supplemental Hour	L Price Electric	11,040.00		0.00	0%	11,040.00	0.00
122	26	0000	0	Site/Feeder Wire	L Price Electric	1,350,760.00	891,501.60	1,080,608.00	80%	270,152.00	54,030.40
123	26	4113	0	Lightning Protection	M Price Electric	18,940.00		18,940.00	100%	0.00	947.00
124	28	1000	0	Access Control	M Price Electric	35,246.44		0.00	0%	35,246.44	0.00
125	31		0	Parking Lot Striping	M/L Parking Lot Specialties LLC	1,185.00		0.00	0%	1,185.00	0.00
126	31		0	Landscaping	M/L Soil-Tek	177,650.00	23,400.00	23,400.00	13%	154,250.00	1,170.00
127	31		0	Erosion Control/SWPPP	M/L Soil-Tek	42,350.00	27,494.00	27,494.00	65%	14,856.00	1,374.70
128	31	2319	0	Dewatering	M/L Williams Brothers Const. Inc.	26,000.00	23,400.00	23,400.00	90%	2,600.00	1,170.00
129	31	5000	0	Pavement Prep	M/L Iowa Earth Works	61,477.50	5,000.00	45,000.00	73%	16,477.50	2,250.00
130	31	5000	0	Sidewalk Prep	M/L Iowa Earth Works	3,676.00		0.00	0%	3,676.00	0.00
131	31	5000	0	Mass Grading and respread	M/L Iowa Earth Works	566,983.00	520,000.00	520,000.00	92%	46,983.00	26,000.00
132	31	5000	0	Trees Removal	M/L Iowa Earth Works	10,000.00	10,000.00	10,000.00	100%	0.00	500.00
133	31	5000	0	Placement of Temp drive	M/L Iowa Earth Works	86,167.50	86,167.50	86,167.50	100%	0.00	4,308.38
134	31	5000	0	Removal of Temp Drive	M/L Iowa Earth Works	86,167.50		0.00	0%	86,167.50	0.00
135	31	5000	0	6" Modified for Roadway	M/L Iowa Earth Works	146,350.00	73,175.00	88,175.00	60%	58,175.00	4,408.75
136	31	5000	0	Gravel	M/L Williams Brothers Const. Inc.	300,000.00	276,000.00	285,000.00	95%	15,000.00	14,250.00
137	33	3211	0	Gate Operators	M Des Moines Steel Fence Co., Inc.	75,420.00		0.00	0%	75,420.00	0.00
138	33	3211	0	Gate Operators	L Des Moines Steel Fence Co., Inc.						
139	33	3212	0	Chain Link Gates	M Des Moines Steel Fence Co., Inc.						
140	33	3212	0	Chain Link Gates	L Des Moines Steel Fence Co., Inc.						
141	100 Electrical Service Building										
142	03	0000	100	100 Electrical Service Bldg							
143	03	0000	100	Rebar	M/L Harris Rebar (Ambassador Steel)	8,400.00	5,160.00	5,160.00	61%	3,240.00	258.00
144	03	0000	100	Concrete	M Norwalk Ready Mix Concrete Inc.	4,562.96	4,562.96	4,562.96	100%	0.00	228.15
145	03	0000	100	Form & place							
146	03	0000	100	Grade Beams	L Williams Brothers Const. Inc.	20,920.95	20,920.95	20,920.95	100%	0.00	1,046.05
147	03	0000	100	SOG	L Williams Brothers Const. Inc.	11,387.25	11,387.25	11,387.25	100%	0.00	569.36
148	05	1200	100	100 Vactor Receiving	M HME, Inc.	6,918.48		6,372.56	95%	345.92	328.63
149	05	1200	100	100 Vactor Receiving	L Williams Brothers Const. Inc.	3,900.00		0.00	0%	3,900.00	0.00
150	08	1116	100	Aluminum Doors and Frames	M Commercial Construction Products	14,400.00		0.00	0%	14,400.00	0.00
151	08	1116	100	Aluminum Doors and Frames	L Commercial Construction Products	1,500.00		0.00	0%	1,500.00	0.00
152	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products	Includ above		0.00		0.00	0.00
153	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products	Includ above		0.00		0.00	0.00
154	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products	Includ above		0.00		0.00	0.00
155	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products	Includ above		0.00		0.00	0.00
156	09	9000	100	Paints and Coatings 100 Electrical Bldg	M RP Coatings	400.00	400.00	400.00	100%	0.00	20.00
157	09	9000	100	Paints and Coatings	L RP Coatings	1,700.00	1,700.00	1,700.00	100%	0.00	85.00
158	13	3419	100	Metal Buildings System	M Riverview Construction Company	18,756.00	18,756.00	18,756.00	100%	0.00	937.80
159	13	3419	100	Metal Buildings System	L Riverview Construction Company	21,274.00	21,274.00	21,274.00	100%	0.00	1,063.70
160	23	0593	100	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	252.00		0.00	0%	252.00	0.00
161	23	0719	100	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00		0.00	0%	210.00	0.00
162	23	0719	100	HVAC Piping Insulation	L Corn States Metal Fabricators	350.00		0.00	0%	350.00	0.00
163	23	1123	100	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00		0.00	0%	5,000.00	0.00
164	23	1123	100	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00		0.00	0%	12,000.00	0.00
165	23	2300	100	Refrigerant Piping	M Corn States Metal Fabricators	500.00		0.00	0%	500.00	0.00

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3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	& STORED	Complete	TO FINISH			
166	23	2300	100	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00	0.00	0%	3,100.00	0.00		
167	23	3100	100	HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00	7,749.48	90%	870.52	387.47		
168	23	3100	100	HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00	0.00	0%	9,790.00	0.00		
169	23	3300	100	Air Duct Accessories	M	Corn States Metal Fabricators	150.00	0.00	0%	150.00	0.00		
170	23	3300	100	Air Duct Accessories	L	Corn States Metal Fabricators	100.00	0.00	0%	100.00	0.00		
171	23	3439	100	Propeller Fans	M	Corn States Metal Fabricators	7,610.00	7,487.00	98%	123.00	374.35		
172	23	3439	100	Propeller Fans	L	Corn States Metal Fabricators	2,500.00	0.00	0%	2,500.00	0.00		
173	23	3700	100	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00	0.00	0%	350.00	0.00		
174	23	3700	100	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00	0.00	0%	590.00	0.00		
175	23	8127	100	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	22,400.00	100%	0.00	1,120.00		
176	23	8127	100	Libert AC Units	L	Corn States Metal Fabricators	2,800.00	0.00	0%	2,800.00	0.00		
177	26	0000	100	Electrical Building	M	Price Electric	47,697.00	45,789.12	96%	1,907.88	2,289.46		
178	26	3213	100	Generator	M	Price Electric	484,533.00	0.00	0%	484,533.00	0.00		
179	31	5000	100	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00	5,650.00	50%	5,650.00	282.50		
180	120	Admin Vehicle Storage						0.00		0.00	0.00		
181	03	0000	120	120 Admin Vehicle Storage				0.00		0.00	0.00		
182	03	0000	120	Rebar	M/L	Harris Rebar (Ambassador Steel)	34,855.00	34,855.00	100%	0.00	1,742.75		
183	03	0000	120	Concrete	M	Norwalk Ready Mix Concrete Inc.	48,461.80	42,930.87	97%	1,530.94	2,346.54		
184	03	0000	120	Form & place				0.00		0.00	0.00		
185	03	0000	120	Grade Beams	L	Williams Brothers Const. Inc.	122,889.83	122,889.83	100%	(0.00)	6,144.49		
186	03	0000	120	SOG	L	Williams Brothers Const. Inc.	137,366.55	137,366.55	100%	0.00	6,868.33		
187	03	0000	120	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	9,892.13	9,892.13	100%	(0.00)	494.61		
188	03	1000	120	120 Admin Vehicle Storage	M	Molin Concrete Products	19,870.00	19,870.00	100%	0.00	993.50		
189	03	1000	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	10,504.00	525.20	5%	9,978.80	26.26		
190	04	2000	120	120 Admin Brick	M	Seedorff Masonry, Inc.	18,539.00	4,635.00	100%	0.00	926.95		
191	04	2000	120	120 Admin Insulation	M	Seedorff Masonry, Inc.	3,914.00	978.00	100%	0.00	195.70		
192	04	2000	120	120 Admin CMU	M	Seedorff Masonry, Inc.	26,144.00	26,144.00	100%	0.00	1,307.20		
193	04	2000	120	120 Admin CMU	L	Seedorff Masonry, Inc.	90,081.00	90,081.00	100%	0.00	4,504.05		
194	04	2000	120	120 Admin Insulation	L	Seedorff Masonry, Inc.	1,910.00	477.00	100%	0.00	95.50		
195	04	2000	120	120 Admin Brick	L	Seedorff Masonry, Inc.	37,755.00	9,439.00	100%	0.00	1,887.75		
196	05	1200	120	120 Admin Vehicle Storage	M	HME, Inc.	24,119.82	22,913.83	95%	1,205.99	1,145.69		
197	05	1200	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	16,900.00	15,210.00	90%	1,690.00	760.50		
198	08	1113	120	Hollow Metal Doors and Frames	M	Commercial Construction Products Co	32,863.00	3,500.00	11%	29,363.00	175.00		
199	08	1113	120	Hollow Metal Doors and Frames	L	Commercial Construction Products Co	4,200.00	0.00	0%	4,200.00	0.00		
200	08	1116	120	Aluminum Doors and Frames	M	Commercial Construction Products Co	Includ above	0.00		0.00	0.00		
201	08	1116	120	Aluminum Doors and Frames	L	Commercial Construction Products Co	Includ above	0.00		0.00	0.00		
202	08	3613	120	Sectional Doors	M	WD Door	28,655.00	0.00	0%	28,655.00	0.00		
203	08	3613	120	Sectional Doors	L	WD Door	6,290.00	0.00	0%	6,290.00	0.00		
204	08	4313	120	Aluminum Framed Storefronts	M	Commercial Construction Products Co		0.00		0.00	0.00		
205	08	4313	120	Aluminum Framed Storefronts	L	Commercial Construction Products Co		0.00		0.00	0.00		
206	08	7100	120	Door Hardware	M	Commercial Construction Products Co		0.00		0.00	0.00		
207	08	7100	120	Door Hardware	L	Commercial Construction Products Co		0.00		0.00	0.00		
208	09	3000	120	Tiling	M	Jim's Carpet Once	4,450.00	0.00	0%	4,450.00	0.00		
209	09	3000	120	Tiling	L	Jim's Carpet Once	6,150.00	0.00	0%	6,150.00	0.00		
210	09	5100	120	Acoustical Ceilings	M/L	Heartland Finishes, Inc.	4,675.00	0.00	0%	4,675.00	0.00		
211	09	6500	120	Resilient Flooring	M	Jim's Carpet Once	750.00	0.00	0%	750.00	0.00		
212	09	6500	120	Resilient Flooring	L	Jim's Carpet Once	650.00	0.00	0%	650.00	0.00		
213	09	7200	120	Wall Covering	M	RP Coatings	1,500.00	0.00	0%	1,500.00	0.00		
214	09	7200	120	Wall Covering	L	RP Coatings	3,500.00	0.00	0%	3,500.00	0.00		
215	09	9000	120	Paints and Coatings 120 Admin/Veh Storage	M	RP Coatings	8,000.00	0.00	0%	8,000.00	0.00		
216	09	9000	120	Paints and Coatings	L	RP Coatings	40,000.00	0.00	0%	40,000.00	0.00		
217	09	9500	120	Broadcast System Flooring	M	RP Coatings	6,000.00	0.00	0%	6,000.00	0.00		
218	09	9500	120	Broadcast System Flooring	L	RP Coatings	13,000.00	0.00	0%	13,000.00	0.00		

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3	Spec	Build	City of Indianola	SUPPLIER	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	STORED	& STORED	Complete	TO FINISH			
219	10	2113	120	Plastic Toilet Compartments	M	EPCO Ltd, Inc.	1,367.00		0.00	0%	1,367.00	0.00	
220	10	2113	120	Plastic Toilet Compartments	L	Williams Brothers Const. Inc.	1,170.00		0.00	0%	1,170.00	0.00	
221	10	2800	120	Toilet, Bath and Laundry Accessories	M	EPCO Ltd, Inc.	1,413.00		0.00	0%	1,413.00	0.00	
222	10	2800	120	Toilet, Bath and Laundry Accessories	L	Williams Brothers Const. Inc.	3,120.00		0.00	0%	3,120.00	0.00	
223	10	5113	120	Metal Lockers	M/L	OSDI	4,707.00		0.00	0%	4,707.00	0.00	
224	12	2400	120	Window Shades	M/L	Premier Edge, LLC	1,788.00		0.00	0%	1,788.00	0.00	
225	12	3600	120	PLAM Casework, Tops & Sills	M	Innovative Laboratory Systems	11,150.00		0.00	0%	11,150.00	0.00	
226	12	3600	120	PLAM Casework, Tops & Sills	L	Innovative Laboratory Systems	1,200.00		0.00	0%	1,200.00	0.00	
227	13	3419	120	Metal Buildings System	M	Riverview Construction Compa	100,091.00	35,032.00	65,059.00	100%	0.00	5,004.55	
228	13	3419	120	Metal Buildings System	L	Riverview Construction Compa	104,836.00	68,143.40	68,143.40	65%	36,692.60	3,407.17	
229	21	0500	120	Fire Suppression	M	Midwest Automatic Fire Sprink	16,857.00		0.00	0%	16,857.00	0.00	
230	21	0500	120	Fire Suppression	L	Midwest Automatic Fire Sprink	23,943.00		0.00	0%	23,943.00	0.00	
231	22	0500	120	120 Admin Bldg	M	August Winter & Sons, Inc.	119,743.00	49,118.00	12,870.00	52%	57,755.00	3,099.40	
232	22	0500	120	120 Admin Bldg	L	August Winter & Sons, Inc.	75,230.00	45,392.00	45,392.00	60%	29,838.00	2,269.60	
233	23	0593	120	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00		0.00	0%	504.00	0.00	
234	23	0713	120	Duct Insulation	M	Corn States Metal Fabricators	590.00		0.00	0%	590.00	0.00	
235	23	0713	120	Duct Insulation	L	Corn States Metal Fabricators	1,110.00		0.00	0%	1,110.00	0.00	
236	23	0719	120	HVAC Piping Insulation	M	Corn States Metal Fabricators	340.00		0.00	0%	340.00	0.00	
237	23	0719	120	HVAC Piping Insulation	L	Corn States Metal Fabricators	380.00		0.00	0%	380.00	0.00	
238	23	1123	120	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,500.00		0.00	0%	1,500.00	0.00	
239	23	1123	120	HVAC Sequence of Operation	M	Corn States Metal Fabricators	10,000.00		0.00	0%	10,000.00	0.00	
240	23	1123	120	HVAC Sequence of Operation	L	Corn States Metal Fabricators	27,000.00		0.00	0%	27,000.00	0.00	
241	23	1123	120	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	6,200.00		0.00	0%	6,200.00	0.00	
242	23	2300	120	Refrigerant Piping	M	Corn States Metal Fabricators	1,000.00		0.00	0%	1,000.00	0.00	
243	23	2300	120	Refrigerant Piping	L	Corn States Metal Fabricators	5,200.00		0.00	0%	5,200.00	0.00	
244	23	3100	120	HVAC Ducts and Casings	M	Corn States Metal Fabricators	30,160.00	0.00	27,134.89	90%	3,025.11	1,356.74	
245	23	3100	120	HVAC Ducts and Casings	L	Corn States Metal Fabricators	34,280.00		0.00	0%	34,280.00	0.00	
246	23	3300	120	Air Duct Accessories	M	Corn States Metal Fabricators	520.00		0.00	0%	520.00	0.00	
247	23	3300	120	Air Duct Accessories	L	Corn States Metal Fabricators	350.00		0.00	0%	350.00	0.00	
248	23	3423	120	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00		0.00	0%	7,040.00	0.00	
249	23	3423	120	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00		0.00	0%	2,250.00	0.00	
250	23	3439	120	Propeller Fans	M	Corn States Metal Fabricators	7,610.00		7,488.00	98%	122.00	374.40	
251	23	3439	120	Propeller Fans	L	Corn States Metal Fabricators	2,600.00		0.00	0%	2,600.00	0.00	
252	23	3700	120	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00		0.00	0%	350.00	0.00	
253	23	3700	120	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00		0.00	0%	590.00	0.00	
254	23	5400	120	Furnaces	M	Corn States Metal Fabricators	23,250.00		22,425.00	96%	825.00	1,121.25	
255	23	5400	120	Furnaces	L	Corn States Metal Fabricators	2,990.00		0.00	0%	2,990.00	0.00	
256	23	5533	120	Fuel-Fired Unit Heaters	M	Corn States Metal Fabricators	25,940.00		9,670.00	37%	16,270.00	483.50	
257	23	5533	120	Fuel-Fired Unit Heaters	L	Corn States Metal Fabricators	7,010.00		0.00	0%	7,010.00	0.00	
258	23	8127	120	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	22,400.00	100%	0.00	1,120.00	
259	23	8127	120	Libert AC Units	L	Corn States Metal Fabricators	2,800.00		0.00	0%	2,800.00	0.00	
260	26	0000	120	Admin Building	M	Price Electric	300,000.00	105,000.00	21,000.00	42%	174,000.00	6,300.00	
261	31	5000	120	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	33,900.00	11,300.00	100%	0.00	2,260.00	
262	210	Headworks							0.00		0.00	0.00	
263	03	0000	210	210 Headworks					0.00		0.00	0.00	
264	03	0000	210	Rebar	M/L	Harris Rebar (Ambassador Stee	119,015.00	93,631.23	1,200.00	92%	9,390.01	5,481.25	
265	03	0000	210	Concrete	M	Norwalk Ready Mix Concrete I	129,518.27	100,637.91	3,000.00	80%	25,880.36	5,181.90	
266	03	0000	210	Form & place					0.00		0.00	0.00	
267	03	0000	210	Footings/pads	L	Williams Brothers Const. Inc.	9,846.23		1,969.25	20%	7,876.98	98.46	
268	03	0000	210	Walls	L	Williams Brothers Const. Inc.	514,237.25	514,237.26		100%	(0.00)	25,711.86	
269	03	0000	210	Base Slab	L	Williams Brothers Const. Inc.	79,211.93	79,211.93		100%	(0.00)	3,960.60	
270	03	0000	210	SOG	L	Williams Brothers Const. Inc.	84,898.13		0.00	0%	84,898.13	0.00	
271	03	0000	210	Suspended Slab	L	Williams Brothers Const. Inc.	126,427.65		0.00	0%	126,427.65	0.00	

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3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
272	03	0000	210	L	Williams Brothers Const. Inc.	4,029.75			0.00	0%	4,029.75	0.00		
273	03	0000	210	L	Williams Brothers Const. Inc.	4,257.36			0.00	0%	4,257.36	0.00		
274	03	1000	210	M	Molin Concrete Products	35,127.00			0.00	0%	35,127.00	0.00		
275	03	1000	210	L	Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00	0.00		
276	04	2000	210	M	Seedorff Masonry, Inc.	14,545.00		14,545.00	14,545.00	100%	0.00	727.25		
277	04	2000	210	M	Seedorff Masonry, Inc.	27,209.00		3,537.00	3,537.00	13%	23,672.00	176.85		
278	04	2000	210	M	Seedorff Masonry, Inc.	42,280.00			0.00	0%	42,280.00	0.00		
279	04	2000	210	L	Seedorff Masonry, Inc.	88,230.00			0.00	0%	88,230.00	0.00		
280	04	2000	210	L	Seedorff Masonry, Inc.	85,745.00			0.00	0%	85,745.00	0.00		
281	04	2000	210	L	Seedorff Masonry, Inc.	6,440.00			0.00	0%	6,440.00	0.00		
282	05	1200	210	M	HME, Inc.	49,325.56	0.00	24,662.78	24,662.78	50%	24,662.78	1,233.14		
283	05	1200	210	L	Williams Brothers Const. Inc.	33,800.00			0.00	0%	33,800.00	0.00		
284	06	1000	210	M/L	Williams Brothers Const. Inc.	8,858.42			0.00	0%	8,858.42	0.00		
285	07	5400	210	M	For Sure Roofing and Sheetmet	25,561.54		25,561.51	25,561.51	100%	0.03	1,278.08		
286	07	5400	210	L	For Sure Roofing and Sheetmet	22,914.98			0.00	0%	22,914.98	0.00		
287	07	6200	210	M	For Sure Roofing and Sheetmet	819.74			0.00	0%	819.74	0.00		
288	07	6200	210	L	For Sure Roofing and Sheetmet	4,709.68			0.00	0%	4,709.68	0.00		
289	08	1116	210	M	Commercial Construction Products Co	28,900.00			0.00	0%	28,900.00	0.00		
290	08	1116	210	L	Commercial Construction Products Co	4,100.00			0.00	0%	4,100.00	0.00		
291	08	3323	210	M	WD Door	18,275.00			0.00	0%	18,275.00	0.00		
292	08	3323	210	L	WD Door	1,856.38			0.00	0%	1,856.38	0.00		
293	08	4313	210	M	Commercial Construction Products Co				0.00		0.00	0.00		
294	08	4313	210	L	Commercial Construction Products Co				0.00		0.00	0.00		
295	08	7100	210	M	Commercial Construction Products Co				0.00		0.00	0.00		
296	08	7100	210	L	Commercial Construction Products Co				0.00		0.00	0.00		
297	09	9000	210	M	RP Coatings	18,000.00			0.00	0%	18,000.00	0.00		
298	09	9000	210	L	RP Coatings	90,000.00			0.00	0%	90,000.00	0.00		
299	22	0500	210	M	August Winter & Sons, Inc.	19,000.00			0.00	0%	19,000.00	0.00		
300	22	0500	210	L	August Winter & Sons, Inc.	24,000.00			0.00	0%	24,000.00	0.00		
301	23	0593	210	L	Corn States Metal Fabricators	1,008.00			0.00	0%	1,008.00	0.00		
302	23	0713	210	M	Corn States Metal Fabricators	1,510.00			0.00	0%	1,510.00	0.00		
303	23	0713	210	L	Corn States Metal Fabricators	2,790.00			0.00	0%	2,790.00	0.00		
304	23	0719	210	M	Corn States Metal Fabricators	210.00			0.00	0%	210.00	0.00		
305	23	0719	210	L	Corn States Metal Fabricators	450.00			0.00	0%	450.00	0.00		
306	23	1123	210	M	Corn States Metal Fabricators	1,400.00			0.00	0%	1,400.00	0.00		
307	23	1123	210	M	Corn States Metal Fabricators	10,000.00			0.00	0%	10,000.00	0.00		
308	23	1123	210	L	Corn States Metal Fabricators	23,000.00			0.00	0%	23,000.00	0.00		
309	23	1123	210	L	Corn States Metal Fabricators	8,000.00			0.00	0%	8,000.00	0.00		
310	23	2300	210	M	Corn States Metal Fabricators	500.00			0.00	0%	500.00	0.00		
311	23	2300	210	L	Corn States Metal Fabricators	3,100.00			0.00	0%	3,100.00	0.00		
312	23	3100	210	M	Corn States Metal Fabricators	30,160.00		8,779.00	8,779.00	29%	21,381.00	438.95		
313	23	3100	210	L	Corn States Metal Fabricators	34,280.00	5,759.00		5,759.00	17%	28,521.00	287.95		
314	23	3300	210	M	Corn States Metal Fabricators	520.00			0.00	0%	520.00	0.00		
315	23	3300	210	L	Corn States Metal Fabricators	250.00			0.00	0%	250.00	0.00		
316	23	3423	210	M	Corn States Metal Fabricators	7,040.00			0.00	0%	7,040.00	0.00		
317	23	3423	210	L	Corn States Metal Fabricators	2,450.00			0.00	0%	2,450.00	0.00		
318	23	3700	210	M	Corn States Metal Fabricators	350.00			0.00	0%	350.00	0.00		
319	23	3700	210	L	Corn States Metal Fabricators	590.00			0.00	0%	590.00	0.00		
320	23	7433	210	M	Corn States Metal Fabricators	25,600.00			0.00	0%	25,600.00	0.00		
321	23	7433	210	L	Corn States Metal Fabricators	1,500.00			0.00	0%	1,500.00	0.00		
322	23	8101	210	M	Corn States Metal Fabricators	15,480.00	0.00	15,480.00	15,480.00	100%	0.00	774.00		
323	23	8101	210	L	Corn States Metal Fabricators	1,060.00			0.00	0%	1,060.00	0.00		
324	23	8127	210	M	Corn States Metal Fabricators	22,400.00	0.00	21,800.00	21,800.00	97%	600.00	1,090.00		

1	2	CONTINUATION SHEET										
		Application No. 16					PER TO: September 30, 2021					
		APPL. DATE: September 30, 2021					ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	—WORK COMPLETED—		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
325	23	8127	210	Libert AC Units	L	Corn States Metal Fabricators	2,800.00		0.00	0%	2,800.00	0.00
326	23	8417	210	Dehumidifiers	M	Corn States Metal Fabricators	4,000.00	0.00	2,999.00	75%	1,001.00	149.95
327	23	8417	210	Dehumidifiers	L	Corn States Metal Fabricators	350.00		0.00	0%	350.00	0.00
328	26	0000	210	Headworks Building	L	Price Electric	225,000.00	13,500.00		6%	211,500.00	675.00
329	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00	11,300.00	75%	11,300.00	1,695.00
330	31	6613	210	Headworks	M/L	Helitech	39,416.00	39,416.00		100%	0.00	1,970.80
331	35	2016	210	Slide Gates	M	August Winter & Sons	66,000.00	66,000.00	0.00	100%	0.00	3,300.00
332	35	2016	210	Slide Gates	L	August Winter & Sons	25,000.00	8,750.00		35%	16,250.00	437.50
333	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons	600,000.00	44,242.00		7%	555,758.00	2,212.10
334	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons	304,320.00	3,040.00	21,609.00			
335	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons	330,000.00		322,949.00	98%	7,051.00	16,147.45
336	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons	100,000.00	15,000.00		15%	85,000.00	750.00
337	46	2152	210	Srennings Washer/Compactor	M	August Winter & Sons	included in 462151		0.00		0.00	0.00
338	46	2152	210	Srennings Washer/Compactor	L	August Winter & Sons	included in 462151		0.00		0.00	0.00
339	230	Grit Building							0.00		0.00	0.00
340	03	0000	230	230 Grit Building					0.00		0.00	0.00
341	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Steel)	74,040.00	74,040.00	74,040.00	100%	0.00	3,702.00
342	03	0000	230	Concrete	M	Norwalk Ready Mix Concrete Inc.	55,118.71	55,118.71	55,118.71	100%	0.00	2,755.94
343	03	0000	230	Form & place					0.00		0.00	0.00
344	03	0000	230	Walls	L	Williams Brothers Const. Inc.	325,573.60	325,573.60	325,573.60	100%	0.00	16,278.68
345	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.	73,777.53	73,777.53	73,777.53	100%	(0.01)	3,688.88
346	03	0000	230	SOG	L	Williams Brothers Const. Inc.	43,768.90	43,768.90	43,768.90	100%	0.00	2,188.45
347	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.	120,041.05	120,041.05	120,041.05	100%	0.00	6,002.05
348	03	1000	230	230 Grit Bldg	M	Molin Concrete Products	10,475.00	10,475.00	10,475.00	100%	0.00	523.75
349	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.	10,504.00	10,504.00	10,504.00	100%	0.00	525.20
350	04	2000	230	230 Grit Insulation	M	Seedorff Masonry, Inc.	10,608.00	10,608.00	10,608.00	100%	0.00	530.40
351	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.	9,903.00	9,903.00	9,903.00	100%	0.00	495.15
352	04	2000	230	230 Grit Brick	M	Seedorff Masonry, Inc.	16,656.00	16,656.00	16,656.00	100%	0.00	832.80
353	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.	34,687.00	34,687.00	34,687.00	100%	0.00	1,734.35
354	04	2000	230	230 Grit Insulation	L	Seedorff Masonry, Inc.	4,763.00	4,763.00	4,763.00	100%	0.00	238.15
355	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.	38,819.00	38,819.00	38,819.00	100%	0.00	1,940.95
356	05	1200	230	230 Grit Building	M	HME, Inc	48,135.04	36,101.28	36,101.28	75%	12,033.76	1,805.06
357	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc.	33,800.00	16,900.00	16,900.00	50%	16,900.00	845.00
358	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.	3,168.75		0.00	0%	3,168.75	0.00
359	06	1000	230	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42	4,429.21	4,429.21	50%	4,429.21	221.46
360	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.	12,000.00	12,000.00	12,000.00	100%	0.00	600.00
361	06	6000	230	Parshall Flume Liners	L	August Winter & Sons, Inc.	9,500.00	9,500.00	9,500.00	100%	0.00	475.00
362	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00	7,800.00	7,800.00	100%	0.00	390.00
363	07	1713	230	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00	5,850.00	5,850.00	100%	0.00	292.50
364	07	5400	230	Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmetal	7,518.10	7,518.10	7,518.10	100%	0.00	375.91
365	07	5400	230	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmetal	6,740.00	6,740.00	6,740.00	100%	0.00	337.00
366	07	6200	230	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmetal	240.00		0.00	0%	240.00	0.00
367	07	6200	230	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmetal	1,380.00		0.00	0%	1,380.00	0.00
368	08	1116	230	Aluminum Doors and Frames	M	Commercial Construction Products Co	12,240.00		0.00	0%	12,240.00	0.00
369	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Products Co	2,800.00		0.00	0%	2,800.00	0.00
370	08	3100	230	Access Doors and Panels	M	Nystrom	534.00	534.00	534.00	100%	0.00	26.70
371	08	3100	230	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29	490.29	490.29	100%	0.00	24.51
372	08	3323	230	Overhead Coilings Doors	M	WD Door	6,172.50		0.00	0%	6,172.50	0.00
373	08	3323	230	Overhead Coilings Doors	L	WD Door	928.25		0.00	0%	928.25	0.00
374	08	4313	230	Aluminum Framed Storefronts	M	Commercial Construction Products Co			0.00		0.00	0.00
375	08	4313	230	Aluminum Framed Storefronts	L	Commercial Construction Products Co			0.00		0.00	0.00
376	08	7100	230	Door Hardware	M	Commercial Construction Products Co			0.00		0.00	0.00
377	08	7100	230	Door Hardware	L	Commercial Construction Products Co			0.00		0.00	0.00

CONTINUATION SHEET												Application No. 16	PER. TO: September 30, 2021
												APPL. DATE: September 30, 2021	ENGINEER'S PROJECT NO.: 0.00
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	& STORED	Complete	TO FINISH			
378	09	9000	230	Paints and Coatings 230 Grit Bldg	M	RP Coatings	7,000.00	7,000.00	100%	0.00	350.00		
379	09	9000	230	Paints and Coatings	L	RP Coatings	20,000.00	20,000.00	100%	0.00	1,000.00		
380	22	0500	230	230 Grit Bldg	M	August Winter & Sons, Inc.	10,000.00	3,000.00	30%	7,000.00	150.00		
381	22	0500	230	230 Grit Bldg	L	August Winter & Sons, Inc.	30,000.00	12,000.00	40%	18,000.00	600.00		
382	23	0593	230	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00	0.00	0%	1,008.00	0.00		
383	23	0713	230	Duct Insulation	M	Corn States Metal Fabricators	2,000.00	0.00	0%	2,000.00	0.00		
384	23	0713	230	Duct Insulation	L	Corn States Metal Fabricators	3,700.00	0.00	0%	3,700.00	0.00		
385	23	1123	230	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,800.00	0.00	0%	1,800.00	0.00		
386	23	1123	230	HVAC Sequence of Operation	M	Corn States Metal Fabricators	11,000.00	0.00	0%	11,000.00	0.00		
387	23	1123	230	HVAC Sequence of Operation	L	Corn States Metal Fabricators	28,000.00	0.00	0%	28,000.00	0.00		
388	23	1123	230	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	11,000.00	0.00	0%	11,000.00	0.00		
389	23	3100	230	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,860.00	0.00	100%	0.00	1,293.00		
390	23	3100	230	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00	29,380.00	100%	0.00	1,469.00		
391	23	3300	230	Air Duct Accessories	M	Corn States Metal Fabricators	450.00	450.00	100%	0.00	22.50		
392	23	3300	230	Air Duct Accessories	L	Corn States Metal Fabricators	300.00	300.00	100%	0.00	15.00		
393	23	3423	230	HVAC Power Ventilators	M	Corn States Metal Fabricators	10,560.00	0.00	0%	10,560.00	0.00		
394	23	3423	230	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,380.00	0.00	0%	3,380.00	0.00		
395	23	3700	230	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00	0.00	0%	700.00	0.00		
396	23	3700	230	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,190.00	0.00	0%	1,190.00	0.00		
397	23	7433	230	Packaged MAU	M	Corn States Metal Fabricators	25,600.00	0.00	0%	25,600.00	0.00		
398	23	7433	230	Packaged MAU	L	Corn States Metal Fabricators	1,500.00	0.00	0%	1,500.00	0.00		
399	23	8101	230	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00	0.00	100%	0.00	387.00		
400	23	8101	230	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00	0.00	0%	530.00	0.00		
401	26	0000	230	Grit Building	L	Price Electric	290,000.00	95,700.00	60%	116,000.00	8,700.00		
402	31	5000	230	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	22,600.00	100%	0.00	1,130.00		
403	35	2016	230	Slide Gates	M	August Winter & Sons	54,000.00	54,000.00	100%	0.00	2,700.00		
404	35	2016	230	Slide Gates	L	August Winter & Sons	35,000.00	30,000.00	86%	5,000.00	1,500.00		
405	41	2213	230	Bridge Crane	M	Waite Equipment	17,000.00	0.00	0%	17,000.00	0.00		
406	41	2213	230	Bridge Crane	L	Waite Equipment	4,300.00	0.00	0%	4,300.00	0.00		
407	41	2223	230	Hoist and Monorail System	M	Waite Equipment	3,200.00	0.00	0%	3,200.00	0.00		
408	41	2223	230	Hoist and Monorail System	L	Waite Equipment	750.00	0.00	0%	750.00	0.00		
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M	August Winter & Sons	115,000.00	115,000.00	100%	0.00	5,750.00		
410	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M/L	August Winter & Sons	60,000.00	28,000.00	47%	32,000.00	1,400.00		
411	43	4113	230	Hydropneumatic Tank	M	August Winter & Sons	55,000.00	55,000.00	100%	0.00	2,750.00		
412	43	4113	230	Hydropneumatic Tank	L	August Winter & Sons	25,500.00	20,500.00	80%	5,000.00	1,025.00		
413	46	2323	230	Grit Removal Equipment	M	August Winter & Sons	240,000.00	240,000.00	100%	0.00	12,000.00		
414	46	2323	230	Grit Removal Equipment	L	August Winter & Sons	115,000.00	66,000.00	100%	0.00	5,750.00		
415	46	2327	230	Grit Washer	M	August Winter & Sons	185,000.00	185,000.00	100%	0.00	9,250.00		
416	46	2327	230	Grit Washer	L	August Winter & Sons	115,000.00	86,750.00	75%	28,250.00	4,337.50		
417	46	6124	230	Composite Sampler	M	August Winter & Sons	9,500.00	0.00	0%	9,500.00	0.00		
418	250	Equalization Tank						0.00		0.00	0.00		
419	03	0000	250	250 Equalization Tank				0.00		0.00	0.00		
420	03	0000	250	Rebar	M/L	Harris Rebar (Ambassador Steel)	90,735.00	0.00	67%	30,135.00	3,030.00		
421	03	0000	250	Concrete	M	Norwalk Ready Mix Concrete Inc.	121,947.48	0.00	0%	121,947.48	0.00		
422	03	0000	250	Form & place				0.00		0.00	0.00		
423	03	0000	250	Footings	L	Williams Brothers Const. Inc.	64,284.98	19,285.49	30%	44,999.48	964.27		
424	03	0000	250	Walls	L	Williams Brothers Const. Inc.	310,185.45	0.00	0%	310,185.45	0.00		
425	03	0000	250	Base Slab	L	Williams Brothers Const. Inc.	38,591.78	19,295.89	50%	19,295.89	964.79		
426	03	0000	250	SOG	L	Williams Brothers Const. Inc.	124,810.88	0.00	0%	124,810.88	0.00		
427	03	0000	250	Suspended Slab	L	Williams Brothers Const. Inc.	16,034.63	0.00	0%	16,034.63	0.00		
428	03	0000	250	Houskeeping Pads	L	Williams Brothers Const. Inc.	4,764.15	0.00	0%	4,764.15	0.00		
429	03	0000	250	Grouting	L	Williams Brothers Const. Inc.	490.32	0.00	0%	490.32	0.00		
430	05	1200	250	250 EQ Tank Return Flow PS	M	HME, Inc	2,849.12	0.00	95%	142.46	135.33		

CONTINUATION SHEET												Application No. 16	PER. TO: September 30, 2021
												APPL. DATE: September 30, 2021	ENGINEER'S PROJECT NO.: 0.00
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
431	05	1200	250	250 EQ Tank Return Flow PS	L Williams Brothers Const. Inc.	3,900.00			0.00	0%	3,900.00	0.00	
432	07	1353	250	Elastomeric Deck Coverings	M RP Coatings	4,000.00			0.00	0%	4,000.00	0.00	
433	07	1353	250	Elastomeric Deck Coverings	L RP Coatings	8,000.00			0.00	0%	8,000.00	0.00	
434	07	1713	250	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81			0.00	0%	9,113.81	0.00	
435	07	1713	250	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00			0.00	0%	6,370.00	0.00	
436	08	3100	250	Access Doors and Panels	M Nystrom	1,097.00	0.00	1,097.00	1,097.00	100%	0.00	54.85	
437	08	3100	250	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29			0.00	0%	490.29	0.00	
438	09	9000	250	Paints and Coatings 250 EQ Tanks	M RP Coatings	400.00			0.00	0%	400.00	0.00	
439	09	9000	250	Paints and Coatings	L RP Coatings	2,500.00			0.00	0%	2,500.00	0.00	
440	23	0593	250	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00			0.00	0%	1,008.00	0.00	
441	23	1123	250	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00			0.00	0%	5,000.00	0.00	
442	23	1123	250	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00			0.00	0%	12,000.00	0.00	
443	23	3423	250	HVAC Power Ventilators	M Corn States Metal Fabricators	10,560.00			0.00	0%	10,560.00	0.00	
444	23	3423	250	HVAC Power Ventilators	L Corn States Metal Fabricators	3,380.00			0.00	0%	3,380.00	0.00	
445	23	8101	250	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00	0.00	7,740.00	7,740.00	100%	0.00	387.00	
446	23	8101	250	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00			0.00	0%	530.00	0.00	
447	31	5000	250	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	22,600.00		22,600.00	50%	22,600.00	1,130.00	
448	31	6613	250	Equalization Tank	M/L Helitech	103,250.00	103,250.00		103,250.00	100%	0.00	5,162.50	
449	33	3613	250	Bolted Steel Wastewater Storage Tank-131' Tank	M Great Plains Structurs LLC	284,045.00	0.00	239,520.00	239,520.00	84%	44,525.00	11,976.00	
450	33	3613	250	Bolted Steel Wastewater Storage Tank	L Great Plains Structurs LLC	94,290.00			0.00	0%	94,290.00	0.00	
451	43	2139	250	Submersible Solids Handling Pump Equipment	M August Winter & Sons	85,000.00		83,000.00	83,000.00	98%	2,000.00	4,150.00	
452	43	2139	250	Submersible Solids Handling Pump Equipment	L August Winter & Sons	156,538.00			0.00	0%	156,538.00	0.00	
453	46	4123	250	Submersible Mixing Equipment-250 Equalization Tank	M August Winter & Sons	35,000.00		30,000.00	30,000.00	86%	5,000.00	1,500.00	
454	46	4123	250	Submersible Mixing Equipment	L August Winter & Sons	83,053.00	5,000.00		5,000.00	6%	78,053.00	250.00	
455	270	0000	270	270 Peak Flow Treatment					0.00		0.00	0.00	
456	03	0000	270	270 Peak Flow Treatment Str					0.00		0.00	0.00	
457	03	0000	270	Rebar	M/L Harris Rebar (Ambassador Steel)	39,475.00	39,475.00		39,475.00	100%	0.00	1,973.75	
458	03	0000	270	Concrete	M Norwalk Ready Mix Concrete Inc.	37,200.90	37,200.89		37,200.89	100%	0.00	1,860.04	
459	03	0000	270	Form & place					0.00		0.00	0.00	
460	03	0000	270	Footings/Pads	L Williams Brothers Const. Inc.	26,439.08	26,439.08		26,439.08	100%	(0.01)	1,321.95	
461	03	0000	270	Walls	L Williams Brothers Const. Inc.	185,141.70	181,438.87	3,702.83	185,141.71	100%	(0.00)	9,257.09	
462	03	0000	270	SOG	L Williams Brothers Const. Inc.	54,810.68	54,810.68		54,810.68	100%	(0.00)	2,740.53	
463	03	0000	270	Houskeeping Pads	L Williams Brothers Const. Inc.	5,734.80	5,734.80		5,734.80	100%	0.00	286.74	
464	03	1000	270	270 Peak Flow	M Molin Concrete Products	6,642.00	6,642.00		6,642.00	100%	0.00	332.10	
465	03	1000	270	270 Peak Flow	L Williams Brothers Const. Inc.	10,504.00	10,504.00		10,504.00	100%	0.00	525.20	
466	04	2000	270	270 Peak Flow Brick	M Seedorff Masonry, Inc.	11,090.00	11,090.00		11,090.00	100%	0.00	554.50	
467	04	2000	270	270 Peak Flow CMU	M Seedorff Masonry, Inc.	6,960.00	6,960.00		6,960.00	100%	0.00	348.00	
468	04	2000	270	270 Peak Flow Insulation	M Seedorff Masonry, Inc.	5,114.00	5,114.00		5,114.00	100%	0.00	255.70	
469	04	2000	270	270 Peak Flow Brick	L Seedorff Masonry, Inc.	20,788.00	20,788.00		20,788.00	100%	0.00	1,039.40	
470	04	2000	270	270 Peak Flow CMU	L Seedorff Masonry, Inc.	28,180.00	28,180.00		28,180.00	100%	0.00	1,409.00	
471	04	2000	270	270 Peak Flow Insulation	L Seedorff Masonry, Inc.	2,421.00	2,421.00		2,421.00	100%	0.00	121.05	
472	05	1200	270	270 Peak Flow Treatment	M HME, Inc.	42,256.12	33,804.90		33,804.90	80%	8,451.22	1,690.25	
473	05	1200	270	270 Peak Flow Treatment	L Williams Brothers Const. Inc.	33,800.00	1,690.00		1,690.00	5%	32,110.00	84.50	
474	08	1113	270	Hollow Metal Doors and Frames	M Commercial Construction Products Co	21,284.74		7,400.00	7,400.00	35%	13,884.74	370.00	
475	08	1113	270	Hollow Metal Doors and Frames	L Commercial Construction Products Co	3,000.00			0.00	0%	3,000.00	0.00	
476	08	1116	270	Aluminum Doors and Frames	M Commercial Construction Products Co	Includ above			0.00		0.00	0.00	
477	08	1116	270	Aluminum Doors and Frames	L Commercial Construction Products Co	Includ above			0.00		0.00	0.00	
478	08	3323	270	Overhead Coilings Doors	M WD Door	8,157.50			0.00	0%	8,157.50	0.00	
479	08	3323	270	Overhead Coilings Doors	L WD Door	928.25			0.00	0%	928.25	0.00	
480	08	4313	270	Aluminum Framed Storefronts	M Commercial Construction Products Co				0.00		0.00	0.00	
481	08	4313	270	Aluminum Framed Storefronts	L Commercial Construction Products Co				0.00		0.00	0.00	
482	08	7100	270	Door Hardware	M Commercial Construction Products Co				0.00		0.00	0.00	
483	08	7100	270	Door Hardware	L Commercial Construction Products Co				0.00		0.00	0.00	

1	2	CONTINUATION SHEET										Application No. 16	PER TO: September 30, 2021
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
484	09	9000	270	Paints and Coatings	270 Peak Flow Treatment	M	RP Coatings		12,500.00	100%	0.00	625.00	
485	09	9000	270	Paints and Coatings		L	RP Coatings		20,000.00	100%	0.00	1,000.00	
486	13	3419	270	Metal Buildings System		M	Riverview Construction Compa	41,804.00	0.00	41,804.00	0.00	2,090.20	
487	13	3419	270	Metal Buildings System		L	Riverview Construction Compa	41,138.00	33,063.80	80%	8,074.20	1,653.19	
488	21	0500	270	Fire Suppression		M	Midwest Automatic Fire Sprink	3,880.00		0.00	3,880.00	0.00	
489	21	0500	270	Fire Suppression		L	Midwest Automatic Fire Sprink	6,770.00		0.00	6,770.00	0.00	
490	23	0593	270	Testing, Adjusting, & Balancing		L	Corn States Metal Fabricators	504.00		0.00	504.00	0.00	
491	23	1123	270	Facility Natural-Gas Piping		M	Corn States Metal Fabricators	800.00		0.00	800.00	0.00	
492	23	1123	270	HVAC Sequence of Operation		M	Corn States Metal Fabricators	5,000.00		0.00	5,000.00	0.00	
493	23	1123	270	Facility Natural-Gas Piping		L	Corn States Metal Fabricators	4,600.00		0.00	4,600.00	0.00	
494	23	1123	270	HVAC Sequence of Operation		L	Corn States Metal Fabricators	14,000.00		0.00	14,000.00	0.00	
495	23	3100	270	HVAC Ducts and Casings		M	Corn States Metal Fabricators	25,850.00	0.00	6,469.00	19,381.00	323.45	
496	23	3100	270	HVAC Ducts and Casings		L	Corn States Metal Fabricators	29,380.00		0.00	29,380.00	0.00	
497	23	3300	270	Air Duct Accessories		M	Corn States Metal Fabricators	440.00		0.00	440.00	0.00	
498	23	3300	270	Air Duct Accessories		L	Corn States Metal Fabricators	300.00		0.00	300.00	0.00	
499	23	3423	270	HVAC Power Ventilators		M	Corn States Metal Fabricators	7,040.00		0.00	7,040.00	0.00	
500	23	3423	270	HVAC Power Ventilators		L	Corn States Metal Fabricators	2,250.00		0.00	2,250.00	0.00	
501	23	8101	270	Terminal Heat Transfer Units		M	Corn States Metal Fabricators	7,740.00	0.00	2,440.00	5,300.00	122.00	
502	23	8101	270	Terminal Heat Transfer Units		L	Corn States Metal Fabricators	530.00		0.00	530.00	0.00	
503	26	0000	270	Peak Flow Treatment		L	Price Electric	250,000.00	130,000.00	70%	75,000.00	8,750.00	
504	31	5000	270	Building excavation/backfill		M/L	Iowa Earth Works	22,600.00	16,950.00	100%	0.00	1,130.00	
505	41	4116	270	Bulk Chemical Storage Tanks		M	August Winter & Sons	65,000.00	65,000.00	100%	0.00	3,250.00	
506	41	4116	270	Bulk Chemical Storage Tanks		L	August Winter & Sons	43,000.00	39,000.00	91%	4,000.00	1,950.00	
507	46	3334	270	Peristaltic Metering Pumps		M	August Winter & Sons	75,000.00		0.00	75,000.00	0.00	
508	46	3334	270	Peristaltic Metering Pumps		L	August Winter & Sons	35,500.00		0.00	35,500.00	0.00	
509	46	3383	270	Chemical Feed Accessories		M	August Winter & Sons	140,000.00		0.00	140,000.00	0.00	
510	46	3383	270	Chemical Feed Accessories		L	August Winter & Sons	50,000.00		0.00	50,000.00	0.00	
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters		M	August Winter & Sons	1,387,000.00	1,387,000.00	100%	0.00	69,350.00	
512	46	6442	270	Peak Flow Treatment-Cloth Media Filters		M/L	August Winter & Sons	350,000.00	248,810.00	75%	86,190.00	13,190.50	
513	320	Oxidation Ditches								0.00	0.00	0.00	
514	03	0000	320	320 Oxidation Ditches						0.00	0.00	0.00	
515	03	0000	320	Rebar		M/L	Harris Rebar (Ambassador Stee	464,630.00	431,396.45	97%	11,833.99	22,639.80	
516	03	0000	320	Concrete		M	Norwalk Ready Mix Concrete I	405,205.45	343,613.71	92%	31,591.74	18,680.69	
517	03	0000	320	Form & place						0.00	0.00	0.00	
518	03	0000	320	Walls		L	Williams Brothers Const. Inc.	1,980,990.88	1,545,172.89	95%	99,049.54	94,097.07	
519	03	0000	320	Round Piers & Columns		L	Williams Brothers Const. Inc.	1,823.18		0%	1,823.18	0.00	
520	03	0000	320	Base Slab		L	Williams Brothers Const. Inc.	413,406.45	392,736.13	100%	0.00	20,670.32	
521	03	0000	320	Precast Hollowcore Slabs		L	Williams Brothers Const. Inc.	19,118.70		0%	19,118.70	0.00	
522	03	0000	320	Beams		L	Williams Brothers Const. Inc.	89,986.95	8,998.70	15%	76,488.90	674.90	
523	03	0000	320	Suspended Slab		L	Williams Brothers Const. Inc.	106,384.05	10,638.40	20%	85,107.25	1,063.84	
524	03	0000	320	Houskeeping Pads		L	Williams Brothers Const. Inc.	3,758.40		0%	3,758.40	0.00	
525	03	0000	320	Grouting		L	Williams Brothers Const. Inc.	955.40		0%	955.40	0.00	
526	03	1000	320	320 Oxidation Ditch		M	Molin Concrete Products	53,849.00		0%	53,849.00	0.00	
527	03	1000	320	320 Oxidation Ditch		L	Williams Brothers Const. Inc.	21,008.00		0%	21,008.00	0.00	
528	05	1200	320	320 Oxidation Ditch		M	HME, Inc	101,417.04	0.00	90%	10,141.70	4,563.77	
529	05	1200	320	320 Oxidation Ditch		L	Williams Brothers Const. Inc.	67,600.00		0%	67,600.00	0.00	
530	05	1200	320	320 Oxidation Structural Flow Splitter		M	HME, Inc	5,667.98	0.00	95%	283.40	269.23	
531	05	1200	320	320 Oxidation Structural Flow Splitter		L	Williams Brothers Const. Inc.	3,900.00		0%	3,900.00	0.00	
532	26	0000	320	Oxidation Ditches		M	Price Electric	220,000.00	8,800.00	4%	211,200.00	440.00	
533	31	5000	320	Building excavation/backfill		M/L	Iowa Earth Works	45,200.00	22,600.00	50%	22,600.00	1,130.00	
534	31	6613	320	Oxidation Ditch		M/L	Helitech	142,667.00	142,667.00	100%	0.00	7,133.35	
535	35	2016	320	Slide Gates		M	August Winter & Sons	39,000.00		0%	39,000.00	0.00	
536	35	2016	320	Slide Gates		L	August Winter & Sons	9,500.00		0%	9,500.00	0.00	

CONTINUATION SHEET													Application No. 16	PER. TO: September 30, 2021
													APPL. DATE: September 30, 2021	ENGINEER'S PROJECT NO.: 0.00
1	2	3	4	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
				Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	& STORED	Complete	TO FINISH	
537	46	4123	320			Submersible Mixing Equipment-320 Oxidation Ditch	M August Winter & Sons	90,000.00			85,000.00	94%	5,000.00	4,250.00
538	46	4123	320			Submersible Mixing Equipment	L August Winter & Sons	89,747.00			0.00	0%	89,747.00	0.00
539	46	5361	320			Oxidation Ditch System Equipment (Base Bid)	M August Winter & Sons	1,051,600.00	54,088.00		12,022.00	6%	985,490.00	3,305.50
540	46	5361	320			Oxidation Ditch Sy: 40'	L August Winter & Sons	95,000.00	1,500.00		1,500.00	2%	93,500.00	75.00
541	350					Secondary Treatment Bldg					0.00		0.00	0.00
542	03	0000	350			350 Secondary Treatment Bldg					0.00		0.00	0.00
543	03	0000	350			Rebar	M/L Harris Rebar (Ambassador Steel)	49,265.00	46,333.15	1,028.35	47,361.50	96%	1,903.50	2,368.08
544	03	0000	350			Concrete	M Norwalk Ready Mix Concrete Inc.	32,261.43	25,000.00	5,200.00	30,200.00	94%	2,061.43	1,510.00
545	03	0000	350			Form & place					0.00		0.00	0.00
546	03	0000	350			Walls	L Williams Brothers Const. Inc.	126,812.93	126,812.93		126,812.93	100%	(0.00)	6,340.65
547	03	0000	350			Base Slab	L Williams Brothers Const. Inc.	27,955.13	27,955.13		27,955.13	100%	0.00	1,397.76
548	03	0000	350			Suspended Slab	L Williams Brothers Const. Inc.	85,748.63	51,449.18	34,299.45	85,748.63	100%	0.00	4,287.43
549	03	0000	350			Houskeeping Pads	L Williams Brothers Const. Inc.	4,131.00			0.00	0%	4,131.00	0.00
550	03	0000	350			Columns	L Williams Brothers Const. Inc.	7,418.25			0.00	0%	7,418.25	0.00
551	03	1000	350			350 Secondary Treatment	M Molin Concrete Products	13,528.00			0.00	0%	13,528.00	0.00
552	03	1000	350			350 Secondary Treatment	L Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00	0.00
553	04	2000	350			350 Secondary Treatment Brick	M Seedorff Masonry, Inc.	17,189.00			0.00	0%	17,189.00	0.00
554	04	2000	350			350 Secondary Treatment CMU	M Seedorff Masonry, Inc.	14,329.00		1,433.00	430.00	13%	12,466.00	93.15
555	04	2000	350			350 Secondary Treatment Insulation	M Seedorff Masonry, Inc.	5,853.00			1,986.00	34%	3,867.00	99.30
556	04	2000	350			350 Secondary Treatment Brick	L Seedorff Masonry, Inc.	36,454.00			0.00	0%	36,454.00	0.00
557	04	2000	350			350 Secondary Treatment CMU	L Seedorff Masonry, Inc.	52,419.00		5,243.00	5,243.00	10%	47,176.00	262.15
558	04	2000	350			350 Secondary Treatment Insulation	L Seedorff Masonry, Inc.	2,736.00			0.00	0%	2,736.00	0.00
559	05	1200	350			350 Secondary Treatment Bldg	M HME, Inc.	23,415.12	0.00		21,073.61	90%	2,341.51	1,053.68
560	05	1200	350			350 Secondary Treatment Bldg	L Williams Brothers Const. Inc.	16,900.00			0.00	0%	16,900.00	0.00
561	06	1000	350			Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42			0.00	0%	8,858.42	0.00
562	07	1713	350			Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81			0.00	0%	9,113.81	0.00
563	07	1713	350			Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00			0.00	0%	6,370.00	0.00
564	07	5400	350			Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmet	9,773.53			9,773.53	100%	0.00	488.68
565	07	5400	350			Thermoplastic Membrane Roofing	L For Sure Roofing and Sheetmet	8,761.61			0.00	0%	8,761.61	0.00
566	07	6200	350			Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmet	313.43			0.00	0%	313.43	0.00
567	07	6200	350			Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmet	1,800.76			0.00	0%	1,800.76	0.00
568	08	1113	350			Hollow Metal Doors and Frames	M Commercial Construction Products Co	15,000.00			0.00	0%	15,000.00	0.00
569	08	1113	350			Hollow Metal Doors and Frames	L Commercial Construction Products Co	2,000.00			0.00	0%	2,000.00	0.00
570	08	1116	350			Aluminum Doors and Frames	M Commercial Construction Products Co	Includ above			0.00		0.00	0.00
571	08	1116	350			Aluminum Doors and Frames	L Commercial Construction Products Co	Includ above			0.00		0.00	0.00
572	08	3100	350			Access Doors and Panels	M Nystrom	801.00	0.00		801.00	100%	0.00	40.05
573	08	3100	350			Access Doors and Panels	L Williams Brothers Const. Inc.	490.29			0.00	0%	490.29	0.00
574	08	4313	350			Aluminum Framed Storefronts	M Commercial Construction Products Co				0.00		0.00	0.00
575	08	4313	350			Aluminum Framed Storefronts	L Commercial Construction Products Co				0.00		0.00	0.00
576	08	7100	350			Door Hardware	M Commercial Construction Products Co				0.00		0.00	0.00
577	08	7100	350			Door Hardware	L Commercial Construction Products Co				0.00		0.00	0.00
578	09	9000	350			Paints and Coatings 350 Sec Treatment Bldg	M RP Coatings	10,000.00			0.00	0%	10,000.00	0.00
579	09	9000	350			Paints and Coatings	L RP Coatings	40,000.00			0.00	0%	40,000.00	0.00
580	11	5353	350			Casework, Tops, Fixtures, Fume Hood	M Innovative Laboratory Systems	22,550.00			0.00	0%	22,550.00	0.00
581	11	5353	350			Casework, Tops, Fixtures, Fume Hood, ASHRAE Testing	L Innovative Laboratory Systems	3,200.00			0.00	0%	3,200.00	0.00
582	22	0500	350			350 Secondary Treatment	M August Winter & Sons, Inc.	45,000.00	15,750.00		15,750.00	35%	29,250.00	787.50
583	22	0500	350			350 Secondary Treatment	L August Winter & Sons, Inc.	50,000.00	17,500.00		17,500.00	35%	32,500.00	875.00
584	23	0593	350			Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00			0.00	0%	1,008.00	0.00
585	23	0713	350			Duct Insulation	M Corn States Metal Fabricators	2,000.00			0.00	0%	2,000.00	0.00
586	23	0713	350			Duct Insulation	L Corn States Metal Fabricators	3,700.00			0.00	0%	3,700.00	0.00
587	23	0719	350			HVAC Piping Insulation	M Corn States Metal Fabricators	530.00			0.00	0%	530.00	0.00
588	23	0719	350			HVAC Piping Insulation	L Corn States Metal Fabricators	960.00			0.00	0%	960.00	0.00
589	23	1123	350			Facility Natural-Gas Piping	M Corn States Metal Fabricators	900.00			0.00	0%	900.00	0.00

1	2	CONTINUATION SHEET										Application No. 16	PER TO: September 30, 2021	
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	----- WORK COMPLETED -----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
590	23	1123	350	HVAC Sequence of Operation	M	Corn States Metal Fabricators		7,000.00			0.00	0%	7,000.00	0.00
591	23	1123	350	Facility Natural-Gas Piping	L	Corn States Metal Fabricators		7,500.00			0.00	0%	7,500.00	0.00
592	23	1123	350	HVAC Sequence of Operation	L	Corn States Metal Fabricators		19,000.00			0.00	0%	19,000.00	0.00
593	23	2300	350	Refrigerant Piping	M	Corn States Metal Fabricators		1,300.00			0.00	0%	1,300.00	0.00
594	23	2300	350	Refrigerant Piping	L	Corn States Metal Fabricators		9,600.00			0.00	0%	9,600.00	0.00
595	23	3100	350	HVAC Ducts and Casings	M	Corn States Metal Fabricators		30,166.00	3,900.00	2,462.04	6,362.04	21%	23,803.96	318.10
596	23	3100	350	HVAC Ducts and Casings	L	Corn States Metal Fabricators		87,824.00	280.00		280.00	0%	87,544.00	14.00
597	23	3300	350	Air Duct Accessories	M	Corn States Metal Fabricators		530.00			0.00	0%	530.00	0.00
598	23	3300	350	Air Duct Accessories	L	Corn States Metal Fabricators		350.00			0.00	0%	350.00	0.00
599	23	3423	350	HVAC Power Ventilators	M	Corn States Metal Fabricators		3,520.00	850.00		850.00	24%	2,670.00	42.50
600	23	3423	350	HVAC Power Ventilators	L	Corn States Metal Fabricators		1,200.00			0.00	0%	1,200.00	0.00
601	23	3700	350	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators		700.00			0.00	0%	700.00	0.00
602	23	3700	350	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators		1,180.00			0.00	0%	1,180.00	0.00
603	23	7433	350	Packaged MAU	M	Corn States Metal Fabricators		12,800.00			0.00	0%	12,800.00	0.00
604	23	7433	350	Packaged MAU	L	Corn States Metal Fabricators		750.00			0.00	0%	750.00	0.00
605	23	8101	350	Terminal Heat Transfer Units	M	Corn States Metal Fabricators		3,870.00		1,520.00	1,520.00	39%	2,350.00	76.00
606	23	8101	350	Terminal Heat Transfer Units	L	Corn States Metal Fabricators		270.00			0.00	0%	270.00	0.00
607	23	8127	350	Libert AC Units	M	Corn States Metal Fabricators		22,400.00		22,400.00	22,400.00	100%	0.00	1,120.00
608	23	8127	350	Libert AC Units	L	Corn States Metal Fabricators		2,800.00			0.00	0%	2,800.00	0.00
609	26	0000	350	Secondary Treatment/Clarifier	L	Price Electric		200,000.00	10,000.00	4,000.00	14,000.00	7%	186,000.00	700.00
610	31	5000	350	Building excavation/backfill	M/L	Iowa Earth Works		11,300.00	5,650.00		5,650.00	50%	5,650.00	282.50
611	41	2213	350	Bridge Crane	M	Waite Equipment		17,000.00			0.00	0%	17,000.00	0.00
612	41	2213	350	Bridge Crane	L	Waite Equipment		4,300.00			0.00	0%	4,300.00	0.00
613	41	2223	350	Hoist and Monorail System	M	Waite Equipment		3,200.00			0.00	0%	3,200.00	0.00
614	41	2223	350	Hoist and Monorail System	L	Waite Equipment		750.00			0.00	0%	750.00	0.00
615	43	2139	350	Submersible Solids Handling Pump Equipment	M	August Winter & Sons		104,000.00		80,000.00	104,000.00	100%	0.00	5,200.00
616	43	2139	350	Submersible Solids Handling Pump Equipment	L	August Winter & Sons		156,538.00	53,269.00	58,837.00	112,106.00	72%	44,432.00	5,605.30
617	380	Secondary Clarifiers									0.00		0.00	0.00
618	03	0000	380	380 Secondary Clarifiers							0.00		0.00	0.00
619	03	0000	380	Rebar	M/L	Harris Rebar (Ambassador Steel)		178,010.00	163,633.88	8,477.37	173,723.75	98%	4,286.25	8,686.19
620	03	0000	380	Concrete	M	Norwalk Ready Mix Concrete Inc.		147,096.17	136,849.45		136,849.45	93%	10,246.71	6,842.47
621	03	0000	380	Form & place							0.00		0.00	0.00
622	03	0000	380	Walls	L	Williams Brothers Const. Inc.		686,179.35	651,870.38	34,308.97	686,179.35	100%	(0.00)	34,308.97
623	03	0000	380	Base Slab	L	Williams Brothers Const. Inc.		202,724.10	202,724.10		202,724.10	100%	0.00	10,136.21
624	03	0000	380	SOG	L	Williams Brothers Const. Inc.		1,323.00			0.00	0%	1,323.00	0.00
625	03	0000	380	Suspended Slab	L	Williams Brothers Const. Inc.		79,596.68		11,939.50	11,939.50	15%	67,657.17	596.98
626	03	0000	380	Grouting	L	Williams Brothers Const. Inc.		20,280.38			0.00	0%	20,280.38	0.00
627	05	1200	380	380 Secondary Clarifier Flow Splitter	M	HME, Inc		14,514.40		13,788.68	13,788.68	95%	725.72	689.43
628	05	1200	380	380 Secondary Clarifiers	M	HME, Inc		20,663.54		19,630.36	19,630.36	95%	1,033.18	981.52
629	05	1200	380	380 Secondary Clarifier Flow Splitter	L	Williams Brothers Const. Inc.		11,700.00			0.00	0%	11,700.00	0.00
630	05	1200	380	380 Secondary Clarifiers	L	Williams Brothers Const. Inc.		19,500.00			0.00	0%	19,500.00	0.00
631	09	9000	380	Paints and Coatings 380 Sec Clarifiers	M	RP Coatings		17,000.00			0.00	0%	17,000.00	0.00
632	09	9000	380	Paints and Coatings	L	RP Coatings		67,000.00			0.00	0%	67,000.00	0.00
633	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works		22,600.00	11,300.00		11,300.00	50%	11,300.00	565.00
634	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works		22,600.00			0.00	0%	22,600.00	0.00
635	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works		22,600.00			0.00	0%	22,600.00	0.00
636	31	6613	380	Secondary Clarifier	M/L	Helitech		39,416.00	39,416.00		39,416.00	100%	0.00	1,970.80
637	43	2112	380	Screw Centrifugal Pumps	M	August Winter & Sons		34,000.00		34,000.00	34,000.00	100%	0.00	1,700.00
638	43	2112	380	Screw Centrifugal Pumps	L	August Winter & Sons		9,000.00	450.00		450.00	5%	8,550.00	22.50
639	46	4323	380	Secondary Clarifier Mechanism	M	August Winter & Sons		418,000.00	35,494.00	319,448.70	354,942.70	85%	63,057.30	17,747.14
640	46	4323	380	Secondary Clarifier Mechanism	L	August Winter & Sons		250,000.00	90,000.00		90,000.00	36%	160,000.00	4,500.00
641	420	UV Disinfection Bldg									0.00		0.00	0.00
642	03	0000	420	UV Disinfection Bldg							0.00		0.00	0.00

1		CONTINUATION SHEET										Application No. 16		PER TO: September 30, 2021	
2												APPL. DATE: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00	
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.		NO.	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
643	03	0000	420	Rebar	M/L	Harris Rebar (Ambassador Steel)	22,050.00	17,866.49			17,866.49	81%	4,183.51	893.32	
644	03	0000	420	Concrete	M	Norwalk Ready Mix Concrete Inc.	23,548.27	23,548.27			23,548.27	100%	0.00	1,177.41	
645	03	0000	420	Form & place							0.00		0.00	0.00	
646	03	0000	420	Footings	L	Williams Brothers Const. Inc.	6,125.63	6,125.63			6,125.63	100%	(0.01)	306.28	
647	03	0000	420	Walls	L	Williams Brothers Const. Inc.	155,512.60	155,512.60			155,512.60	100%	0.00	7,775.63	
648	03	0000	420	Base Slab	L	Williams Brothers Const. Inc.	26,534.93	26,534.93			26,534.93	100%	(0.00)	1,326.75	
649	03	0000	420	SOG		Williams Brothers Const. Inc.	50,381.88	50,381.88			50,381.88	100%	(0.00)	2,519.09	
650	03	0000	420	Houskeeping Pads		Williams Brothers Const. Inc.	7,682.85	7,682.85			7,682.85	100%	0.00	384.14	
651	03	1000	420	Disinfection	M	Molin Concrete Products	16,910.00	16,910.00			16,910.00	100%	0.00	845.50	
652	03	1000	420	UV Vault	M	Molin Concrete Products	6,000.00	4,500.00			4,500.00	75%	1,500.00	225.00	
653	03	1000	420	Disinfection	L	Williams Brothers Const. Inc.	10,504.00	10,504.00			10,504.00	100%	0.00	525.20	
654	04	2000	420	UV Disinfect Insulation	M	Seedorff Masonry, Inc.	7,703.00	7,703.00			7,703.00	100%	0.00	385.15	
655	04	2000	420	UV Disinfect Brick	M	Seedorff Masonry, Inc.	22,164.00	22,164.00			22,164.00	100%	0.00	1,108.20	
656	04	2000	420	UV Disinfect CMU	M	Seedorff Masonry, Inc.	13,359.00	13,359.00			13,359.00	100%	0.00	667.95	
657	04	2000	420	UV Disinfect CMU	L	Seedorff Masonry, Inc.	49,870.00	49,870.00			49,870.00	100%	0.00	2,493.50	
658	04	2000	420	UV Disinfect Insulation	L	Seedorff Masonry, Inc.	3,383.00	3,383.00			3,383.00	100%	0.00	169.15	
659	04	2000	420	UV Disinfect Brick	L	Seedorff Masonry, Inc.	46,273.00	46,273.00			46,273.00	100%	0.00	2,313.65	
660	05	1200	420	UV Value Vault	M	HME, Inc.	1,149.88			1,092.39	1,092.39	95%	57.49	54.62	
661	05	1200	420	Disinfection	M	HME, Inc.	45,524.60	13,670.00		9,120.00	22,790.00	50%	22,734.60	1,139.50	
662	05	1200	420	Disinfection	L	Williams Brothers Const. Inc.	3,900.00	975.00			975.00	25%	2,925.00	48.75	
663	06	1000	420	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42	4,429.21			4,429.21	50%	4,429.21	221.46	
664	06	8000	420	Fiberglass Reinforced Plastic Fabrications	M	Williams Brothers Const. Inc.	12,500.00				0.00	0%	12,500.00	0.00	
665	06	8000	420	Fiberglass Reinforced Plastic Fabrications	L	Williams Brothers Const. Inc.	1,875.00				0.00	0%	1,875.00	0.00	
666	07	1713	420	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81	9,113.81			9,113.81	100%	0.00	455.69	
667	07	1713	420	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00	6,370.00			6,370.00	100%	0.00	318.50	
668	07	5400	420	Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmetal	12,028.96	12,028.96			12,028.96	100%	0.00	601.45	
669	07	5400	420	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmetal	10,783.52	5,124.90			5,124.90	48%	5,658.62	256.25	
670	07	6200	420	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmetal	385.76				0.00	0%	385.76	0.00	
671	07	6200	420	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmetal	2,216.32				0.00	0%	2,216.32	0.00	
672	08	1116	420	Aluminum Doors and Frames	M	Commercial Construction Products	13,920.00				0.00	0%	13,920.00	0.00	
673	08	1116	420	Aluminum Doors and Frames	L	Commercial Construction Products	1,780.00				0.00	0%	1,780.00	0.00	
674	08	3323	420	Overhead Coilings Doors	M	WD Door	6,172.50				0.00	0%	6,172.50	0.00	
675	08	3323	420	Overhead Coilings Doors	L	WD Door	928.25				0.00	0%	928.25	0.00	
676	08	4313	420	Aluminum Framed Storefronts	M	Commercial Construction Products	Includ above				0.00		0.00	0.00	
677	08	4313	420	Aluminum Framed Storefronts	L	Commercial Construction Products	Includ above				0.00		0.00	0.00	
678	08	7100	420	Door Hardware	M	Commercial Construction Products	Includ above				0.00		0.00	0.00	
679	08	7100	420	Door Hardware	L	Commercial Construction Products	Includ above				0.00		0.00	0.00	
680	09	9000	420	Paints and Coatings 420 Disinfection	M	RP Coatings	3,000.00	3,000.00			3,000.00	100%	0.00	150.00	
681	09	9000	420	Paints and Coatings	L	RP Coatings	12,500.00	12,500.00			12,500.00	100%	0.00	625.00	
682	22	0500	420	Disinfection	M	August Winter & Sons, Inc.	70,000.00	52,500.00			52,500.00	75%	17,500.00	2,625.00	
683	22	0500	420	Disinfection	L	August Winter & Sons, Inc.	55,000.00	41,250.00			41,250.00	75%	13,750.00	2,062.50	
684	23	0593	420	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00				0.00	0%	504.00	0.00	
685	23	0719	420	HVAC Piping Insulation	M	Corn States Metal Fabricators	300.00				0.00	0%	300.00	0.00	
686	23	0719	420	HVAC Piping Insulation	L	Corn States Metal Fabricators	410.00				0.00	0%	410.00	0.00	
687	23	1123	420	HVAC Sequence of Operation	M	Corn States Metal Fabricators	3,400.00				0.00	0%	3,400.00	0.00	
688	23	1123	420	HVAC Sequence of Operation	L	Corn States Metal Fabricators	9,600.00				0.00	0%	9,600.00	0.00	
689	23	2300	420	Refrigerant Piping	M	Corn States Metal Fabricators	400.00				0.00	0%	400.00	0.00	
690	23	2300	420	Refrigerant Piping	L	Corn States Metal Fabricators	2,000.00				0.00	0%	2,000.00	0.00	
691	23	3100	420	HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00		8,620.00		8,620.00	100%	0.00	431.00	
692	23	3100	420	HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00		9,790.00		9,790.00	100%	0.00	489.50	
693	23	3300	420	Air Duct Accessories	M	Corn States Metal Fabricators	150.00		150.00		150.00	100%	0.00	7.50	
694	23	3300	420	Air Duct Accessories	L	Corn States Metal Fabricators	100.00		100.00		100.00	100%	0.00	5.00	
695	23	3423	420	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00				0.00	0%	7,040.00	0.00	

1	CONTINUATION SHEET					Application No. 16		PER. TO: September 30, 2021					
2						APPL. DATE: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00					
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
696	23	3423	420	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00			0.00	0%	2,250.00	0.00
697	23	3700	420	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00			0.00	0%	350.00	0.00
698	23	3700	420	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00			0.00	0%	590.00	0.00
699	23	8101	420	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00			0.00	0%	3,870.00	0.00
700	23	8101	420	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00			0.00	0%	270.00	0.00
701	23	8127	420	Libert AC Units	M	Corn States Metal Fabricators	22,400.00		20,500.00	20,500.00	92%	1,900.00	1,025.00
702	23	8127	420	Libert AC Units	L	Corn States Metal Fabricators	2,800.00			0.00	0%	2,800.00	0.00
703	23	8417	420	Dehumidifiers	M	Corn States Metal Fabricators	4,000.00		2,999.00	2,999.00	75%	1,001.00	149.95
704	23	8417	420	Dehumidifiers	L	Corn States Metal Fabricators	350.00			0.00	0%	350.00	0.00
705	26	0000	420	UV	M	Price Electric	40,000.00	30,000.00		30,000.00	75%	10,000.00	1,500.00
706	31	5000	420	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	22,600.00		22,600.00	100%	0.00	1,130.00
707	43	2136	420	Vertical Turbine Pumps	M	August Winter & Sons	50,000.00			0.00	0%	50,000.00	0.00
708	43	2136	420	Vertical Turbine Pumps	L	August Winter & Sons	125,000.00	47,520.00	3,429.00	50,949.00	41%	74,051.00	2,547.45
709	43	3263	420	Ultraviolet Disinfection Equipment	M	August Winter & Sons	348,000.00	25,337.00	148,663.00	322,663.00	93%	25,337.00	16,133.15
710	43	3263	420	Ultraviolet Disinfection Equipment	L	August Winter & Sons	80,000.00	52,000.00		52,000.00	65%	28,000.00	2,600.00
711	46	6124	420	Composite Sampler	M	August Winter & Sons	9,500.00			0.00	0%	9,500.00	0.00
712	520	Aerobic Digester								0.00		0.00	0.00
713	03	0000	520	520 Aerobic Digester						0.00		0.00	0.00
714	03	0000	520	Rebar	M/L	Harris Rebar (Ambassador Steel)	480,515.00	476,215.62		476,215.62	99%	4,299.38	23,810.78
715	03	0000	520	Concrete	M	Norwalk Ready Mix Concrete Inc.	218,299.34	211,894.57		211,894.57	97%	6,404.77	10,594.73
716	03	0000	520	Form & place						0.00		0.00	0.00
717	03	0000	520	Walls	L	Williams Brothers Const. Inc.	729,895.05	729,895.05		729,895.05	100%	0.00	36,494.75
718	03	0000	520	Base Slab	L	Williams Brothers Const. Inc.	176,922.90	176,922.90		176,922.90	100%	0.00	8,846.15
719	03	0000	520	Suspended Slab	L	Williams Brothers Const. Inc.	86,070.60			0.00	0%	86,070.60	0.00
720	05	1200	520	520 Aerobic Digester	M	HME, Inc.	25,269.22			0.00	0%	25,269.22	0.00
721	05	1200	520	520 Aerobic Digester	L	Williams Brothers Const. Inc.	19,500.00			0.00	0%	19,500.00	0.00
722	09	9000	520	Paints and Coatings 520 Aerobic Digesters	M	RP Coatings	200.00			0.00	0%	200.00	0.00
723	09	9000	520	Paints and Coatings	L	RP Coatings	1,000.00			0.00	0%	1,000.00	0.00
724	31	5000	520	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	11,300.00	22,600.00	33,900.00	75%	11,300.00	1,695.00
725	31	6613	520	Aerobic Digester	M/L	Helitech	103,250.00	103,250.00		103,250.00	100%	0.00	5,162.50
726	46	4123	520	Submersible Mixing Equipment-520 Aerobic Digesters	M	August Winter & Sons	90,000.00		85,000.00	85,000.00	94%	5,000.00	4,250.00
727	46	4123	520	Submersible Mixing Equipment	L	August Winter & Sons	27,500.00			0.00	0%	27,500.00	0.00
728	46	5133	520	Flexible Membrane Diffused Aeration Equipment	M	August Winter & Sons	150,000.00	26,554.00		26,554.00	18%	123,446.00	1,327.70
729	46	5133	520	Flexible Membrane Diffused Aeration Equipment	L	August Winter & Sons	75,000.00	9,000.00		9,000.00	12%	66,000.00	450.00
730	550	Solids Processing Bldg								0.00		0.00	0.00
731	03	0000	550	550 Solids Processing Bldg						0.00		0.00	0.00
732	03	0000	550	Rebar	M/L	Harris Rebar (Ambassador Steel)	103,085.00	43,266.70	18,606.10	61,872.80	60%	41,212.20	3,093.64
733	03	0000	550	Concrete	M	Norwalk Ready Mix Concrete Inc.	62,738.55		15,000.00	15,000.00	24%	47,738.55	750.00
734	03	0000	550	Form & place						0.00		0.00	0.00
735	03	0000	550	Footings	L	Williams Brothers Const. Inc.	29,324.03	17,594.42	11,729.61	29,324.03	100%	0.00	1,466.20
736	03	0000	550	Walls	L	Williams Brothers Const. Inc.	99,273.60		59,564.16	59,564.16	60%	39,709.44	2,978.21
737	03	0000	550	SOG	L	Williams Brothers Const. Inc.	48,090.38			0.00	0%	48,090.38	0.00
738	03	0000	550	Suspended Slab	L	Williams Brothers Const. Inc.	191,216.03			0.00	0%	191,216.03	0.00
739	03	0000	550	Columns	L	Williams Brothers Const. Inc.	28,033.43			0.00	0%	28,033.43	0.00
740	03	0000	550	Mechanical Curbs	L	Williams Brothers Const. Inc.	373.95			0.00	0%	373.95	0.00
741	03	1000	550	550 Solids Process	M	Molin Concrete Products	33,698.00			0.00	0%	33,698.00	0.00
742	03	1000	550	550 Solids Process	L	Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00	0.00
743	04	2000	550	550 Solids Process Brick	M	Seedorff Masonry, Inc.	31,959.00			0.00	0%	31,959.00	0.00
744	04	2000	550	550 Solids Process CMU	M	Seedorff Masonry, Inc.	17,861.00		2,322.00	2,322.00	13%	15,539.00	116.10
745	04	2000	550	550 Solids Process Insulation	M	Seedorff Masonry, Inc.	10,991.00		10,991.00	10,991.00	100%	0.00	549.55
746	04	2000	550	550 Solids Process Brick	L	Seedorff Masonry, Inc.	67,308.00			0.00	0%	67,308.00	0.00
747	04	2000	550	550 Solids Process Insulation	L	Seedorff Masonry, Inc.	4,784.00			0.00	0%	4,784.00	0.00
748	04	2000	550	550 Solids Process CMU	L	Seedorff Masonry, Inc.	66,418.00			0.00	0%	66,418.00	0.00

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3	Spec	Build	City of Indianola	SUPPLIER/		SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR		VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
749	05	1200	550	550 Solids Processing	M	HME, Inc		60,231.44	48,905.72	48,905.72	81%	11,325.72	2,445.29
750	05	1200	550	550 Solids Processing	L	Williams Brothers Const. Inc.		42,900.00		0.00	0%	42,900.00	0.00
751	06	1000	550	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.		8,858.42		0.00	0%	8,858.42	0.00
752	07	1713	550	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.		9,113.81		0.00	0%	9,113.81	0.00
753	07	1713	550	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.		6,370.00		0.00	0%	6,370.00	0.00
754	07	5400	550	Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmet		24,584.52	24,584.52	24,584.52	100%	0.00	1,229.23
755	07	5400	550	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmet		22,068.73		0.00	0%	22,068.73	0.00
756	07	6200	550	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmet		489.73		0.00	0%	489.73	0.00
757	07	6200	550	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmet		4,535.16		0.00	0%	4,535.16	0.00
758	08	1116	550	Aluminum Doors and Frames	M	Commercial Construction Prodt		26,700.00		0.00	0%	26,700.00	0.00
759	08	1116	550	Aluminum Doors and Frames	L	Commercial Construction Prodt		3,700.00		0.00	0%	3,700.00	0.00
760	08	3323	550	Overhead Coilings Doors	M	WD Door		19,751.50		0.00	0%	19,751.50	0.00
761	08	3323	550	Overhead Coilings Doors	L	WD Door		2,784.87		0.00	0%	2,784.87	0.00
762	08	4313	550	Aluminum Framed Storefronts	M	Commercial Construction Prodt		Includ above		0.00		0.00	0.00
763	08	4313	550	Aluminum Framed Storefronts	L	Commercial Construction Prodt		Includ above		0.00		0.00	0.00
764	08	7100	550	Door Hardware	M	Commercial Construction Prodt		Includ above		0.00		0.00	0.00
765	08	7100	550	Door Hardware	L	Commercial Construction Prodt		Includ above		0.00		0.00	0.00
766	09	9000	550	Paints and Coatings 550 Solids Processing	M	RP Coatings		8,000.00		0.00	0%	8,000.00	0.00
767	09	9000	550	Paints and Coatings	L	RP Coatings		40,000.00		0.00	0%	40,000.00	0.00
768	22	0500	550	550 Solids Processing	M	August Winter & Sons, Inc.	12,250.00	35,000.00		12,250.00	35%	22,750.00	612.50
769	22	0500	550	550 Solids Processing	L	August Winter & Sons, Inc.	22,750.00	65,000.00		22,750.00	35%	42,250.00	1,137.50
770	23	0593	550	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators		1,008.00		0.00	0%	1,008.00	0.00
771	23	0713	550	Duct Insulation	M	Corn States Metal Fabricators		1,960.00		0.00	0%	1,960.00	0.00
772	23	0713	550	Duct Insulation	L	Corn States Metal Fabricators		3,640.00		0.00	0%	3,640.00	0.00
773	23	0719	550	HVAC Piping Insulation	M	Corn States Metal Fabricators		210.00		0.00	0%	210.00	0.00
774	23	0719	550	HVAC Piping Insulation	L	Corn States Metal Fabricators		350.00		0.00	0%	350.00	0.00
775	23	1123	550	Facility Natural-Gas Piping	M	Corn States Metal Fabricators		1,200.00		0.00	0%	1,200.00	0.00
776	23	1123	550	HVAC Sequence of Operation	M	Corn States Metal Fabricators		10,000.00		0.00	0%	10,000.00	0.00
777	23	1123	550	Facility Natural-Gas Piping	L	Corn States Metal Fabricators		5,300.00		0.00	0%	5,300.00	0.00
778	23	1123	550	HVAC Sequence of Operation	L	Corn States Metal Fabricators		26,000.00		0.00	0%	26,000.00	0.00
779	23	2300	550	Refrigerant Piping	M	Corn States Metal Fabricators		500.00		0.00	0%	500.00	0.00
780	23	2300	550	Refrigerant Piping	L	Corn States Metal Fabricators		3,100.00		0.00	0%	3,100.00	0.00
781	23	3100	550	HVAC Ducts and Casings	M	Corn States Metal Fabricators		51,720.00	12,928.72	12,928.72	25%	38,791.28	646.44
782	23	3100	550	HVAC Ducts and Casings	L	Corn States Metal Fabricators		58,760.00		0.00	0%	58,760.00	0.00
783	23	3300	550	Air Duct Accessories	M	Corn States Metal Fabricators		900.00		0.00	0%	900.00	0.00
784	23	3300	550	Air Duct Accessories	L	Corn States Metal Fabricators		600.00		0.00	0%	600.00	0.00
785	23	3423	550	HVAC Power Ventilators	M	Corn States Metal Fabricators		7,030.00		0.00	0%	7,030.00	0.00
786	23	3423	550	HVAC Power Ventilators	L	Corn States Metal Fabricators		2,250.00		0.00	0%	2,250.00	0.00
787	23	3700	550	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators		1,390.00		0.00	0%	1,390.00	0.00
788	23	3700	550	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators		2,370.00		0.00	0%	2,370.00	0.00
789	23	7433	550	Packaged MAU	M	Corn States Metal Fabricators		25,600.00		0.00	0%	25,600.00	0.00
790	23	7433	550	Packaged MAU	L	Corn States Metal Fabricators		1,500.00		0.00	0%	1,500.00	0.00
791	23	8127	550	Libert AC Units	M	Corn States Metal Fabricators		22,400.00	20,500.00	20,500.00	92%	1,900.00	1,025.00
792	23	8127	550	Libert AC Units	L	Corn States Metal Fabricators		2,800.00		0.00	0%	2,800.00	0.00
793	26	0000	550	Solids Processing/Digestion	M	Price Electric		100,000.00	5,000.00	5,000.00	5%	95,000.00	250.00
794	31	5000	550	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	45,200.00	11,300.00	33,900.00	75%	11,300.00	1,695.00
795	43	1123	550	Rotary Positive Displacement Aeration Blower	M	August Winter & Sons		250,000.00	228,000.00	228,000.00	91%	22,000.00	11,400.00
796	43	1123	550	Rotary Positive Displacement Aeration Blower	L	August Winter & Sons		117,000.00		0.00	0%	117,000.00	0.00
797	43	2116	550	Double Disc Pumping Equipment	M	August Winter & Sons		959,000.00	207,596.00	207,596.00	22%	751,404.00	10,379.80
798	43	2116	550	Double Disc Pumping Equipment	L	August Winter & Sons	4,754.00	252,000.00	22,610.00	27,364.00	11%	224,636.00	1,368.20
799	46	3390	550	Polymer Feed System	M	August Winter & Sons		57,000.00		0.00	0%	57,000.00	0.00
800	46	3390	550	Polymer Feed System	L	August Winter & Sons		55,000.00		0.00	0%	55,000.00	0.00
801	46	7133	550	Rotary Drum Sludge Thickening System	M	August Winter & Sons		410,000.00		0.00	0%	410,000.00	0.00

CONTINUATION SHEET												Application No. 16	PER TO: September 30, 2021
												APPL DATE: September 30, 2021	ENGINEER'S PROJECT NO.: 0 00
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	& STORED	Complete	TO FINISH			
802	46	7133	550	Rotary Drum Sludge Thickening System	L	August Winter & Sons	250,000.00	2,500.00		2,500.00	125.00		
803	570			Biosolids Storage				0.00		0.00	0.00		
804	03	0000	570	570 Biosolids Storage				0.00		0.00	0.00		
805	03	0000	570	Rebar	M/L	Harris Rebar (Ambassador Steel)	95,900.00	77,201.86	14,635.88	92,320.68	96%	3,579.32	4,616.03
806	03	0000	570	Concrete	M	Norwalk Ready Mix Concrete Inc.	85,959.16	77,873.46	6,000.00	83,873.46	98%	2,085.70	4,193.67
807	03	0000	570	Form & place				0.00		0.00	0.00		
808	03	0000	570	Footings/Piers	L	Williams Brothers Const. Inc.	3,437.78		3,437.78	3,437.78	100%	(0.01)	171.89
809	03	0000	570	Walls	L	Williams Brothers Const. Inc.	103,142.03	103,142.03		103,142.03	100%	0.00	5,157.10
810	03	0000	570	Grade Beams	L	Williams Brothers Const. Inc.	104,188.95	104,188.95		104,188.95	100%	0.00	5,209.45
811	03	0000	570	Base Slabs	L	Williams Brothers Const. Inc.	37,083.83	37,083.83		37,083.83	100%	(0.00)	1,854.19
812	03	0000	570	SOG	L	Williams Brothers Const. Inc.	131,859.90	131,859.90		131,859.90	100%	0.00	6,593.00
813	03	0000	570	SOG Stairs	L	Williams Brothers Const. Inc.	5,799.60		5,799.60	5,799.60	100%	0.00	289.98
814	03	0000	570	Suspended Slab	L	Williams Brothers Const. Inc.	108,114.75	64,868.85	43,245.90	108,114.75	100%	0.00	5,405.74
815	03	0000	570	Houskeeping Pas	L	Williams Brothers Const. Inc.	9,162.45	2,290.61		2,290.61	25%	6,871.84	114.53
816	03	0000	570	Mechanical Curbs	L	Williams Brothers Const. Inc.	1,902.15			0.00	0%	1,902.15	0.00
817	03	1000	570	570 Biosolids Bldg	M	Molin Concrete Products	1,579.00			0.00	0%	1,579.00	0.00
818	03	1000	570	570 Biosolids Bldg	L	Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00	0.00
819	04	2000	570	570 Biosolids Insulation	M	Seedorff Masonry, Inc.	1,774.00		593.00	593.00	33%	1,181.00	29.65
820	04	2000	570	570 Biosolids Brick	M	Seedorff Masonry, Inc.	5,349.00			0.00	0%	5,349.00	0.00
821	04	2000	570	570 Biosolids CMU	M	Seedorff Masonry, Inc.	2,743.00		357.00	357.00	13%	2,386.00	17.85
822	04	2000	570	570 Biosolids Insulation	L	Seedorff Masonry, Inc.	784.00			0.00	0%	784.00	0.00
823	04	2000	570	570 Biosolids Brick	L	Seedorff Masonry, Inc.	10,746.00			0.00	0%	10,746.00	0.00
824	04	2000	570	570 Biosolids CMU	L	Seedorff Masonry, Inc.	11,553.00			0.00	0%	11,553.00	0.00
825	05	1200	570	570 Biosolids Storage	M	HME, Inc.	12,121.64		9,697.31	9,697.31	80%	2,424.33	484.87
826	05	1200	570	570 Biosolids Storage	L	Williams Brothers Const. Inc.	33,800.00			0.00	0%	33,800.00	0.00
827	06	1000	570	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42			0.00	0%	8,858.42	0.00
828	07	1353	570	Elastomeric Deck Coverings	M	RP Coatings	4,000.00			0.00	0%	4,000.00	0.00
829	07	1353	570	Elastomeric Deck Coverings	L	RP Coatings	8,000.00			0.00	0%	8,000.00	0.00
830	07	1713	570	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00	7,800.00		7,800.00	100%	0.00	390.00
831	07	1713	570	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00	4,680.00		4,680.00	80%	1,170.00	234.00
832	07	5400	570	Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmetal	977.35		977.35	977.35	100%	0.00	48.87
833	07	5400	570	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmetal	876.16			0.00	0%	876.16	0.00
834	07	6200	570	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmetal	301.34			0.00	0%	301.34	0.00
835	07	6200	570	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmetal	180.08			0.00	0%	180.08	0.00
836	08	1116	570	Aluminum Doors and Frames	M	Commercial Construction Products	9,000.00			0.00	0%	9,000.00	0.00
837	08	1116	570	Aluminum Doors and Frames	L	Commercial Construction Products	1,800.00			0.00	0%	1,800.00	0.00
838	08	3100	570	Access Doors and Panels	M	Nystrom	1,676.00		1,676.00	1,676.00	100%	0.00	83.80
839	08	3100	570	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29			0.00	0%	490.29	0.00
840	08	4313	570	Aluminum Framed Storefronts	M	Commercial Construction Products	Includ above			0.00		0.00	0.00
841	08	4313	570	Aluminum Framed Storefronts	L	Commercial Construction Products	Includ above			0.00		0.00	0.00
842	08	7100	570	Door Hardware	M	Commercial Construction Products	Includ above			0.00		0.00	0.00
843	08	7100	570	Door Hardware	L	Commercial Construction Products	Includ above			0.00		0.00	0.00
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M	RP Coatings	800.00			0.00	0%	800.00	0.00
845	09	9000	570	Paints and Coatings	L	RP Coatings	2,000.00			0.00	0%	2,000.00	0.00
846	23	0593	570	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	756.00			0.00	0%	756.00	0.00
847	23	1123	570	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00			0.00	0%	5,000.00	0.00
848	23	1123	570	HVAC Sequence of Operation	L	Corn States Metal Fabricators	13,000.00			0.00	0%	13,000.00	0.00
849	23	3100	570	HVAC Ducts and Casings	M	Corn States Metal Fabricators	10,770.00		8,560.00	8,560.00	79%	2,210.00	428.00
850	23	3100	570	HVAC Ducts and Casings	L	Corn States Metal Fabricators	12,240.00			0.00	0%	12,240.00	0.00
851	23	3300	570	Air Duct Accessories	M	Corn States Metal Fabricators	190.00			0.00	0%	190.00	0.00
852	23	3300	570	Air Duct Accessories	L	Corn States Metal Fabricators	130.00			0.00	0%	130.00	0.00
853	23	3423	570	HVAC Power Ventilators	M	Corn States Metal Fabricators	12,310.00			0.00	0%	12,310.00	0.00
854	23	3423	570	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,940.00			0.00	0%	3,940.00	0.00

1	CONTINUATION SHEET											Application No. 16		PER. TO: September 30, 2021	
2												APPL. DATE: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00	
3	Spec	Buidd		City of Indianola		SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO.		Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
855	23	8101	570	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00			15,480.00	15,480.00	100%	0.00	774.00	
856	23	8101	570	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00				0.00	0%	1,060.00	0.00	
857	33	3613	570	Bolted Steel Wastewater Storage Tank-120' Tank	M	Great Plains Structurs LLC	320,775.00	320,775.00			320,775.00	100%	0.00	16,038.75	
858	33	3613	570	Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC	100,090.00	100,090.00			100,090.00	100%	0.00	5,004.50	
859	31	6613	570	Biosplids Tank	M/L	Helitech	405,301.00	405,301.00			405,301.00	100%	0.00	20,265.05	
860	31	5000	570	Building excavation/backfill storage tank	M/L	Iowa Earth Works	22,600.00	5,650.00			5,650.00	25%	16,950.00	282.50	
861	43	2137	570	Chopper Pumps	M	August Winter & Sons	70,000.00	70,000.00			70,000.00	100%	0.00	3,500.00	
862	43	2137	570	Chopper Pumps	L	August Winter & Sons	160,000.00	40,000.00	26,898.00		66,898.00	42%	93,102.00	3,344.90	
863	46	4121	570	Jet Mixing Equipment	M	August Winter & Sons	80,000.00	80,000.00			80,000.00	100%	0.00	4,000.00	
864	46	4121	570	Jet Mixing Equipment	L	August Winter & Sons	111,000.00	88,800.00		0.00	88,800.00	80%	22,200.00	4,440.00	
865															
866						Original Contract totals	45,600,000.00	23,754,442.49	2,317,747.14	2,839,371.11	28,911,560.74	63.4%	16,688,439.26	1,445,578.04	

1	CONTINUATION SHEET				Application No. 16		PER TO: September 30, 2021					
2					APPL. DATE: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED-----	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL. THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
867	CHANGE ORDERS							(0.00)				
868	1	PCO 002			714.00			0.00	0%	714.00	0.00	
869		PCO 003			5,932.00			0.00	0%	5,932.00	0.00	
870		PCO 004			1,766.00			0.00	0%	1,766.00	0.00	
871		PCO 007A			(35,381.00)	(35,381.00)		(35,381.00)		0.00	(1,769.05)	
872		PCO 010A			6,701.00			0.00	0%	6,701.00	0.00	
873		PCO 011A			22,636.00	22,636.00		22,636.00	100%	0.00	1,131.80	
874	2	PCO 014			(26,011.00)	(10,202.20)		(10,202.20)	39%	(15,808.80)	(510.11)	
875		PCO 001C			11,444.00	0.00		0.00	0%	11,444.00	0.00	
876		PCO 008			323.00	0.00		0.00	0%	323.00	0.00	
877		PCO 009			11,450.00	11,450.00		11,450.00	100%	0.00	572.50	
878		PCO 017			(3,174.00)	0.00		0.00	-0%	(3,174.00)	0.00	
879		PCO 018A			6,442.00	6,442.00		6,442.00	100%	0.00	322.10	
880	3	PCO005A			(1,058.00)	0.00		0.00	-0%	(1,058.00)	0.00	
881		PCO013A			(9,006.00)	(9,006.00)		(9,006.00)	100%	0.00	(450.30)	
882		PCO015A			12,878.00	12,878.00		12,878.00	100%	0.00	643.90	
883		PCO016A			3,717.00	0.00		0.00	0%	3,717.00	0.00	
884		PCO019B			(18,775.00)	(12,012.50)		(12,012.50)	64%	(6,762.50)	(600.63)	
885		PCO020			397.00	397.00		397.00	100%	0.00	19.85	
886		PCO021A			5,452.00	0.00		0.00	0%	5,452.00	0.00	
887		PCO22A			(54,676.00)	(54,676.00)		(54,676.00)	100%	0.00	(2,733.80)	
888		PCO024B			1,190.00	0.00		0.00	0%	1,190.00	0.00	
889		PCO028			(3,047.00)	(2,880.00)		(2,880.00)	95%	(167.00)	(144.00)	
890		PCO029			17,633.00	17,633.00		17,633.00	100%	0.00	881.65	
891		PCO030			(2,063.00)			0.00	-0%	(2,063.00)	0.00	
892	4	PCO006B			5,513.00	1,102.60		1,102.60	20%	4,410.40	55.13	
893		PCO023			(9,297.00)			0.00	-0%	(9,297.00)	0.00	
894		PCO025A			(32,753.00)			0.00	-0%	(32,753.00)	0.00	
895		PCO026A			5,458.00			0.00	0%	5,458.00	0.00	
896		PCO027B			(28,868.00)	(28,868.00)		(28,868.00)	100%	0.00	(1,443.40)	
897		PCO031			5,484.00	707.00		707.00	13%	4,777.00	35.35	
898		PCO032			3,406.00			0.00	0%	3,406.00	0.00	
899		PCO033			2,044.00			0.00	0%	2,044.00	0.00	
900		PCO034			(3,896.00)			0.00	-0%	(3,896.00)	0.00	
901		PCO035			1,042.00	1,042.00		1,042.00	100%	0.00	52.10	
902		PCO036			14,304.00			0.00	0%	14,304.00	0.00	
903		PCO037			1,000.00	1,000.00		1,000.00	100%	0.00	50.00	
904		PCO038A			7,791.00			0.00	0%	7,791.00	0.00	
905				TOTAL CHANGE ORDERS	(73,288.00)	(77,738.10)	0.00	0.00	(77,738.10)	13.31	4,450.10	(3,886.91)
906												
907				TOTAL REVISED CONTRACT AM	45,526,712.00	23,676,704.39	2,317,747.14	2,839,371.11	28,833,822.64	63%	16,692,889.36	1,441,691.13

1		CONTINUATION SHEET										Application No. 16		PER TO: September 30, 2021	
2												APPL. DATE: September 30, 2021		ENGINEER'S PROJECT NO.: 0.00	
3	Spec	Build	City of Indianola				SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility				SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
908							Summary by subcontract								
909			Description				Vender Name								
910	2359530	AUGU03				Plumbing, Mechanical & Equip	August Winter & Sons Inc.	11,821,269.00	3,857,368.00	582,642.00	1,440,952.70	5,880,962.70	50%	5,940,306.30	294,048.14
911	2333530	CONM19				Metal Doors/Frames/Hardware	Commercial Construction	199,187.74	0.00	0.00	10,900.00	10,900.00	5%	188,287.74	545.00
912	2324530	CORN01				HVAC	Corn States Metal Fabricators	1,411,950.00	10,789.00	66,489.48	315,711.65	392,990.13	28%	1,018,959.87	19,649.51
913	2334530	DESM03				Gate Operators/Gates/Fence	Des Moines Steel Fence Co Inc	75,420.00	0.00	0.00	0.00	0.00	0%	75,420.00	0.00
914	2332530	EPCO01				Plastic Toilet Compartments	EPCO Ltd., Inc.	2,780.00	0.00	0.00	0.00	0.00	0%	2,780.00	0.00
915	2378530	FORS01				Thermoplastic Membrane Roof	For Sure Roofing & Sheetmetal	169,961.00	31,411.96	0.00	60,896.91	92,308.87	54%	77,652.13	4,615.44
916	2336530	GREAO6				Bolted Steel WW Tanks	Great Plains Structures LLC	799,200.00	420,865.00	0.00	239,520.00	660,385.00	83%	138,815.00	33,019.25
917	2323530	HARR07				Concrete Reinforcing Work	Harris Rebar/Ambassador Steel	1,790,000.00	1,518,503.09	73,847.26	77,328.99	1,669,679.34	93%	120,320.66	83,483.97
918	2353530	HEAR10				Acoustical Ceiling Tile Work	Heartland Finishes Inc.	4,675.00		0.00	0.00	0.00	0%	4,675.00	0.00
919	2320530	HELI01				Rammed Agg Piers/Pile Load Test	Helitech	833,300.00	833,300.00	0.00	0.00	833,300.00	100%	0.00	41,665.00
920	2371530	HME01				Structural Steel Framing	HME Inc.	483,579.00	106,490.01	0.00	253,909.99	360,400.00	75%	123,179.00	18,020.00
921	2338530	INND05				Lab Furniture/Countertops	Innovative Laboratory Systems	38,100.00	0.00	0.00	0.00	0.00	0%	38,100.00	0.00
922	2356530	IOWA11				Excavation and Site Grading	Iowa Earth Works	1,412,821.50	910,342.50	127,150.00	0.00	1,037,492.50	73%	375,329.00	51,874.63
923	2361530	J&KC01				Site Utilities/Ext Mechanical	J & K Contracting LLC	3,575,690.00	2,695,164.08	129,245.92	178,256.87	3,002,666.87	84%	573,023.13	150,133.34
924	2327530	JIMS03				Tiling & Resilient Flooring	Jim's Carpet One	12,000.00	0.00	0.00	0.00	0.00	0%	12,000.00	0.00
925	2331530	JOH14				Fire Protection Specialties	Johnson Specialty Sales, Ltd.	1,525.00		0.00	0.00	0.00	0%	1,525.00	0.00
926	2325530	MIDW59				Fire Suppression Work	Midwest Automatic Fire	51,450.00	0.00	0.00	0.00	0.00	0%	51,450.00	0.00
927	2372530	MOLI01				Structural Precast Hollow Core	Molin Concrete Products	205,460.00	38,527.00	19,870.00	0.00	58,397.00	28%	147,063.00	2,919.85
928	2346530	NORW02				Ready Mix Concrete	Norwalk Ready-Mix Concrete Inc	1,792,116.61	1,059,230.80	63,200.00	0.00	1,122,430.80	63%	669,685.81	56,121.54
929	2322530	NYS01				Access Doors	Nystrom, Inc.	4,533.00	534.00	0.00	3,574.00	4,108.00	91%	425.00	205.40
930	2330530	OSDI01				Metal Lockers	OSDI	4,707.00		0.00	0.00	0.00	0%	4,707.00	0.00
931	2339530	PARK10				Parking Lot Striping/Signs	Parking Lot Specialties LLC	1,185.00		0.00	0.00	0.00	0%	1,185.00	0.00
932	2329530	PREM05				Window Shades	Premier Edge LLC	1,788.00		0.00	0.00	0.00	0%	1,788.00	0.00
933	2354530	PRIC02				Electronic Safety and Security	Price Electric	5,047,246.44	1,870,670.72	520,186.40	158,500.00	2,549,357.12	51%	2,497,889.32	127,467.86
934	2369530	RIVE09				Metal Bldg Systems Erection	Riverview Construction Company	327,899.00	176,269.20	41,804.00	65,059.00	283,132.20	86%	44,766.80	14,156.61
935	2326530	RPCO01				Deck/Wall Coverings/Paint/Flor	RP Coatings, Inc.	470,000.00	77,100.00	0.00	0.00	77,100.00	16%	392,900.00	3,855.00
936	2376530	SEED2				Masonry Work	Seedorff Masonry, Inc.	1,136,783.00	464,495.00	53,265.00	34,761.00	552,521.00	49%	584,262.00	27,626.05
937	2321530	SOIL02				Landscape work	Soil Tek	220,000.00	50,894.00	0.00	0.00	50,894.00	23%	169,106.00	2,544.70
938	2328530	WAIT01				Bridge Crane/Hoist/Monorail	Waite Equipment Company	50,500.00	0.00	0.00	0.00	0.00	0%	50,500.00	0.00
939	2335530	WDD01				Overhead Coiling/Sect Doors	WD Door	100,900.00	0.00	0.00	0.00	0.00	0%	100,900.00	0.00
940						Williams Brothers Const. Inc.		13,480,685.71	9,554,750.03	640,047.08	0.00	10,194,797.11	76%	3,285,888.60	509,739.86
941						TOTALS		45,526,712.00	23,676,704.39	2,317,747.14	2,839,371.11	28,833,822.64	63%	16,692,889.36	1,441,691.13

VESSCO, INC.

8217 Upland Circle
Chanhassen, MN 55317

(952) 941-2678
FAX (952) 941-0796

acct@vessco.com

INVOICE

84109

Bill To: Accounts Payable

AUGUST WINTER & SONS, INC.
P.O. BOX 1896
APPLETON, WI 54911

Date 07/28/21

Terms Net 30

Order #	54615	Ordered	02/27/20
Cust Account #	15084	Job #	202010
Cust PO #	79230-007		
Ship Via	BEST	Shipped	07/28/21
FOB	SHIPPING POINT	Rep	820

Ship To:

ERIC LEBLANC
AUGUST WINTER & SONS, INC.
C/O INDIANOLA WRRF
1120 GRIMES STREET
INDIANOLA, IA 50125

TAX ID EX

Email Invoice ap@augustwinter.com

Customer Phone (920) 739-8881

Item Num	Description	Order	Ship	B/O	Unit Price	Ext Price
Section	43 21 16 - Double Disc Pumping Equipment	1	1	0	0.00	0.00
QUOTE	19056R2	1	1	0	0.00	0.00
999EQ	6DDSX76CNU Double Disc Pump, 6"	5	5	0	0.00	0.00
With	Pump Spare Parts Set	1	1	0	0.00	0.00
999EQ	PVP759-4 Back Pressure Valves, 4"	5	5	0	0.00	0.00
999EQ	420 Suction Vacuum Switch Assembly	5	5	0	0.00	0.00
999EQ	420 Discharge Pressure Switch Assembly	5	5	0	0.00	0.00
999EQ	Startup Included	1	1	0	0.00	0.00
999EQ	Freight Included	1	1	0	0.00	0.00
999EQ	PVP Equipment Package	1	1	0	207,596.46	207,596.46

Line 128

BILLED FOR STORED MATERIALS PER CONTRACTOR DELAY. SHIPMENT WILL OCCUR ON LATER DATE.

Amount	207,596.46
Tax	0.00
Freight	0.00
TOTAL	207,596.46

VESSCO, INC.

8217 Upland Circle
Chanhassen, MN 55317

(952) 941-2678
FAX (952) 941-0796

acct@vessco.com

INVOICE

83904

Date 07/12/21

Terms Net 30

Bill To: Accounts Payable
AUGUST WINTER & SONS, INC.
P.O. BOX 1896
APPLETON, WI 54911

Order #	54615	Ordered	02/27/20
Cust Account #	15084	Job #	202010
Cust PO #	79230-007		
Ship Via	Freight Included	Shipped	06/30/21
	FOB SHIPPING POINT	Rep	820

Ship To:
ERIC LEBLANC
AUGUST WINTER & SONS, INC.
C/O INDIANOLA WRRF
1120 GRIMES STREET
INDIANOLA, IA 50125

TAX ID EX

Email Invoice ap@augustwinter.com

Customer Phone (920) 739-8881

Item Num	Description	Order	Ship	B/O	Unit Price	Ext Price
Section	43 21 12 - Screw Centrifugal Pumps	1	1	0	0.00	0.00
TAG	SCP-3812	1	1	0	0.00	0.00
999EQ	Screw-Flow Pump, Peroration Basin	1	1	0	0.00	0.00
999EQ	Startup NOT Included	1	1	0	0.00	0.00
999EQ	WEMCO Screw-Flow Pump	1	1	0	35,947.46	35,947.46

Line 088

ORDER COMPLETE.

Amount	35,947.46
Tax	0.00
Freight	0.00
TOTAL	35,947.46



1830 Craig Park Court
St. Louis, MO 63146

INVOICE

Invoice # P161302
Invoice Date 7/16/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$2,964.00

Backordered from:
4/29/21 0044613

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/12/21	7/15/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	P161302

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
24T18R08F	18X8 FLG RED C110 USA	2	2		1482.00000	EA	2,964.00

570
6149.

Freight	Delivery	Handling	Restock	Misc	Subtotal:	2,964.00
					Other:	.00
					Tax:	.00
Terms: NET 30					Invoice Total:	\$2,964.00

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>



1830 Craig Park Court
St. Louis, MO 63146

INVOICE

Invoice # P161303
Invoice Date 7/16/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$23,788.00

Backordered from:
4/29/21 0044512

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/12/21	7/15/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	P161303

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
24T16T080FPR	16X8 FLG TEE C110 PR USA	6	6		3348.00000	EA	20,088.00
24T16T100FPR	16X10 FLG TEE C110 PR USA	1	1		3700.00000	EA	3,700.00

350
Bldg.

Freight	Delivery	Handling	Restock	Misc	Subtotal:	23,788.00
					Other:	.00
					Tax:	.00
Invoice Total:						\$23,788.00

Terms: NET 30
Ordered By: DAVE

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1830 Craig Park Court
St. Louis, MO 63146

INVOICE

Invoice # P161304
Invoice Date 7/16/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$2,402.00

Backordered from:
5/28/21 0140201

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/28/21	7/15/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	P161304

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
FAOC	FAOC	1		1	.01000	EA	.00
24T14T080FPR	14X8 FLG TEE C110 PR USA TAG: P-351 DISCHARGE	1	1		2402.00000	EA	2,402.00
24T14R10FPR	14X10 FLG RED C110 PR USA TAG: P-351 DISCHARGE	1		1	1132.00000	EA	.00

Freight	Delivery	Handling	Restock	Misc	Subtotal:	2,402.00
					Other:	.00
					Tax:	.00
Invoice Total:						\$2,402.00

Terms: NET 30
Ordered By: DAVE

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INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # P253830
Invoice Date 7/29/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$1,132.00

Backordered from:
5/28/21 0140201

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
4/28/21	7/28/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	P253830

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
24T14R10FPR	14X10 FLG RED C110 PR USA TAG: 0P-351 DISCHARGE	1	1		1132.00000	EA	1,132.00

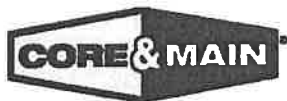
Freight Delivery Handling Restock Misc

Subtotal: 1,132.00
Other: .00
Tax: .00

Terms: NET 30
Ordered By: DAVE

Invoice Total: \$1,132.00

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INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # P161309
Invoice Date 7/16/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$6,515.00

Backordered from:
6/30/21 0243274

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
5/14/21	7/15/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	P161309

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
/19216549929	16"X2'5-3/4" FXF C/L DIP AIS TAG:350-01	1	1		1402.00000	EA	1,402.00
/19216549930	16"X1'5-3/4" FXF C/L DIP AIS TAG:350-02 & 350-03	2	2		1310.00000	EA	2,620.00
/19216549932	4"X1'3-3/4" FXF C/L DIP AIS TAG:350-10 & 350-11	2	2		221.00000	EA	442.00
/19216549934	16"X7'4-3/4" FXF DIP AIS TAG:350-17	1	1		2051.00000	EA	2,051.00

Freight Delivery Handling Restock Misc

Subtotal: 6,515.00
Other: .00
Tax: .00

Terms: NET 30
Ordered By: DAVE

Invoice Total: \$6,515.00

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INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # P038816
Invoice Date 7/16/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$7,409.00

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
6/08/21	7/15/21	SEE BELOW	INDIANOLA WWTP	79320		CORE & MAIN LP	P038816

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
CUSTOMER PO#- 79320-009 (LABEL 571)							
/20016578977	20X8 FLG WYE C110 PR USA	1		1		EA	.00
24T20R18FPR	20X18 FLG RED C110 PR USA	1		1	7078.80000	EA	.00
/20016578979	18X14 FLG 90 C110 PR USA	1		1		EA	.00
24T189FPR	18 FLG 90 C110 PR USA	1	1		3125.00000	EA	3,125.00
24T144FPR	14 FLG 45 C110 PR USA	1		1	2208.44000	EA	.00
24T149FPR	14 FLG 90 C110 PR USA	1	1		1850.00000	EA	1,850.00
24T08R06FZPR	8X6 FLG ECC RED C110 PR USA	1	1		310.00000	EA	310.00
24T044FPR	4 FLG 45 C110 PR USA	1	1		122.00000	EA	122.00
24T04R03FCZ	4X3 FLG ECC RED CI C110 USA	1	1		127.00000	EA	127.00
2406F2106SS304	6 MEGA-FLG 2106 W/SS 304 BOLTS	1	1		195.00000	EA	195.00
2418F2118SS304	18 MEGA-FLG 2118 W/SS 304 BOLT	1	1		1680.00000	EA	1,680.00
FAOC	FAOC	1		1	.01000	EA	.00

Freight Delivery Handling Restock Misc

Subtotal: 7,409.00
Other: .00
Tax: .00

Terms: NET 30
Ordered By: DAVE

Invoice Total: \$7,409.00

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1830 Craig Park Court
St. Louis, MO 63146

INVOICE

Invoice # P161307
Invoice Date 7/16/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$10,608.00

Backordered from:
6/30/21 0185173

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
5/05/21	7/15/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	P161307

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
/19216536325	18"X10'0" FLGXFLG DI PIPE AIS TAG#570-1	1	1		2412.00000	EA	2,412.00
/19216536326	18"X9'10" FLGXFLG DI PIPE AIS TAG#570-2	1	1		2412.00000	EA	2,412.00
/19216536327	18"X14'0" FLGXFLG DI PIPE AIS TAG#570-3	1	1		2892.00000	EA	2,892.00
/19216536328	18"X13'10-5/8" FLGXFLG DI PIPE AIS TAG#570-4	1	1		2892.00000	EA	2,892.00

Freight	Delivery	Handling	Restock	Misc	Subtotal:	10,608.00
					Other:	.00
					Tax:	.00
Invoice Total:						\$10,608.00

Terms: NET 30
Ordered By: DAVE

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Page: 1



INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # P253835
Invoice Date 7/29/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$30,955.00

Backordered from:
7/16/21 P185490

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
7/02/21	7/28/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	P253835

Product Code	Description	Quantity		Price	UM	Extended Price
		Ordered	Shipped B/O			
FAOC	FAOC	1		.01000	EA	.00
24T064FPR	6 FLG 45 C110 PR USA TAG:MARK 270	3		177.00000	EA	.00
24T14R12FPR	14X12 FLG RED C110 PR USA TAG:MARK 572	1		3659.28000	EA	.00
2403F2103SS	3 MEGA-FLG 2103 W/SS 304 BOLTS TAG:P351 & P352	3		59.00000	EA	.00
2410F2110SS304	10 MEGA-FLG 2110 W/SS 304 BOLT TAG:P350	3		555.73000	EA	.00
2408F2108SS304	8 MEGA-FLG 2108 W/SS 304 BOLTS TAG:P351	6		313.23000	EA	.00
/54016612569	18"X13.75" DJ400 DOMESTIC DISMANTLING JT TAG:P571	1	1	5917.00000	EA	5,917.00
/54016612585	16"X13.50" DJ400 DOMESTIC DISMANTLING JT TAG:P211	3	3	4745.00000	EA	14,235.00
/54016612586	10"X10.50" DJ DOMESTIC DISMANTLING JT TAG:P211	3	3	2458.00000	EA	7,374.00
/54016612587	4"X8.00" DJ400 DOMESTIC DISMANTLING JT TAG:P420	3	3	1143.00000	EA	3,429.00

Freight	Delivery	Handling	Restock	Misc	Subtotal:	30,955.00
					Other:	.00
					Tax:	.00

Terms: NET 30
Ordered By: DAVE

Invoice Total: \$30,955.00

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To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>



INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # 0299474
Invoice Date 7/20/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$22,610.00

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
5/25/21	7/15/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	0299474

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
24T069FPR	6 FLG 90 C110 PR USA	30		30	200.00000	EA	.00
24T06T060FPR	6 FLG TEE C110 PR USA	7		7	295.00000	EA	.00
24T06FFPR	6 FLGXFLR PC C110 PR USA	5	5		237.00000	EA	1,185.00
24T06X060FPR	6 FLG CROSS C110 PR USA	1	1		525.00000	EA	525.00
24T06FB20PR	6X2 TAPT BLIND FLG DI PR USA	1	1		108.00000	EA	108.00
24T06R04FPR	6X4 FLG RED C110 PR USA	5	5		200.00000	EA	1,000.00
24T049FPR	4 FLG 90 C110 PR USA	27		27	136.00000	EA	.00
24T04T040FPR	4 FLG TEE C110 PR USA	6		6	197.00000	EA	.00
24T04R03FPR	4X3 FLG RED C110 PR USA	4	4		93.00000	EA	372.00
24T06W060FPR	6 FLG WYE C110 PR USA	3	3		499.00000	EA	1,497.00
24T06FBPR	6 BLIND FLG DI PR USA	1	1		81.00000	EA	81.00
24T18FBPR	18 BLIND FLG DI PR USA	2		2	676.00000	EA	.00
24T18T180FPR	18 FLG TEE C110 PR USA	2	2		4678.00000	EA	9,356.00
24T18T060FPR	18X6 FLG TEE C110 PR USA	2	2		4220.00000	EA	8,440.00
24T04BFBPR	4 BLIND FLG DI PR USA 0375092: SERIES 550 SOLID PROCESSING BUILDING	1	1		46.00000	EA	46.00
FAOC	FAOC	1		1	.01000	EA	.00

CONTINUED... Page: 1

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INVOICE

1830 Craig Park Court
St. Louis, MO 63146

Invoice # 0299474
Invoice Date 7/20/21
Account # 137186
Sales Rep SHANEL TRAVER
Phone # 515-986-4000
Branch #223 Grimes, IA
Total Amount Due \$22,610.00

Remit To:
CORE & MAIN LP
PO BOX 28330
ST LOUIS, MO 63146

AUGUST WINTER & SONS INC
PO Box 1896
Appleton WI 54912 1896

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00000

Shipped To:
WATER RESOURCE RECOVERY FACILI
10939 GRIMES ST
DAVID 920-427-2173
INDIANOLA, IA

CUSTOMER JOB- 79320 INDIANOLA WWTP

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice#
5/25/21	7/15/21	79320-009	INDIANOLA WWTP	79320		CORE & MAIN LP	0299474

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				

Freight	Delivery	Handling	Restock	Misc	Subtotal:	22,610.00
					Other:	.00
					Tax:	.00

Terms: NET 30
Ordered By: DAVE

Invoice Total: \$22,610.00

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted.
To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>



Date	Invoice #
9/17/2021	16609

Ship To
Indianola WRRF

P.O. Number	Terms	Ship/Service	Via	F.O.B.	Project
200382-505-16298-JJ	NET 30	9/17/2021	BEST WAY	ALTOONA	2215C Indianola WRRF

Quantity	Price Each	Description	Amount
1	18,000.00	Approved Design/Submittals	18,000.00
1	22,150.00	Control Panels, Networking Racks/Equipment delivered 9.14.21	22,150.00
1	137,630.00	Electrical Gear delivered: see attached status report	137,630.00

Phone # 515-967-5874	E-mail jetcoinfo@jetcoelectric.com	Total	\$177,780.00
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***** PACKING SLIP ***** PACKING SLIP *****

DATE: 9.14.2021
 PROJECT: 2215C INDIANOLA
TO:
 PRICE ELECTRIC
 10939 Grimes St.
 Indianola, Iowa 50125
 TODD: 319-533-3650

FROM:
 JETCO INC.
 208 1ST. AVE. S.
 ALTOONA, IA 50009
 515-967-5874

QTY	DESCRIPTION	PART #	TAG #	BOX #
HEADWOKS BULIDING				
1	JETCO CONTROL PANEL EMPTY ENCLOSURE		CP-2100	
1	EDWARDS CLASS 1 DIV. 1 EX-PROOF STROBE LIGHT - RED 120V	116EXMSTR-N5	S1	
1	EDWARDS CLASS 1 DIV. 1 LIGHT CEILING/WALL MOUNTING MODULE	116EX-C	S1	
2	EDWARDS ULTRA BRIGHT RED STROBE LIGHT - 120V - NEMA 4X / C1D2	105XBRMR120A	S2	
4	EDWARDS 105X SERIES LIGHT- OUTLET BOX ATTACHMENT	105BX	S2,S3	
4	EDWARDS 105X SERIES LIGHT- MOUNTING BRACKET	105BM	S2,S3	
GRIT BULIDING				
1	JETCO CONTROL PANEL EMPTY ENCLOSURE		CP-2300	
1	JETCO VENTILATION CONTROL PANEL		VCP-2301	
1	JETCO LOCAL CONTROL PANEL		LCP-2300	
1	EDWARDS 78 TO 103 dB ALARM HORN - NEMA 4X - GRAY	876-N5	H2	
1	EDWARDS CLASS 1 DIV. 1 EX-PROOF STROBE LIGHT - RED 120V	116EXMSTR-N5	S1	
1	EDWARDS CLASS 1 DIV. 1 LIGHT CEILING/WALL MOUNTING	116EX-C	S1	
4	EDWARDS ULTRA BRIGHT RED STROBE LIGHT - 120V - NEMA 4X / C1D2	105XBRMR120A	S2	
7	EDWARDS 105X SERIES LIGHT- OUTLET BOX ATTACHMENT	105BX	S2,S3	
7	EDWARDS 105X SERIES LIGHT- MOUNTING BRACKET	105BM	S2,S3	
PEAK FLOW BUILDING				
1	JETCO CONTROL PANEL EMPTY ENCLOSURE		CP-2700	
1	JETCO LOCAL CONTROL PANEL		LCP-2702	
1	JETCO LOCAL CONTROL PANEL		LCP-2712	
SECONDARY TREATMENT BUILDING				
1	JETCO CONTROL PANEL EMTY ENCLOSURE		CP-3500	
1	EDWARDS 78 TO 103 dB ALARM HORN - NEMA 4X - GRAY	876-N5	H2	
1	EDWARDS ULTRA BRIGHT RED STROBE LIGHT - 120V - NEMA 4X / C1D2	105XBRMR120A	S2	
1	EDWARDS 105X SERIES LIGHT- OUTLET BOX ATTACHMENT	105BX	S2	
1	EDWARDS 105X SERIES LIGHT- MOUNTING BRACKET	105BM	S2	
1	JETCO RED/GREEN LIGHT STATION	SCE-2PB	S4	
SOLIDS BUILDING				
1	JETCO CONTROL PANEL EMTY ENCLOSURE		CP-5500	
2	EDWARDS 78 TO 103 dB ALARM HORN - NEMA 4X - GRAY	876-N5	H2	
4	EDWARDS ULTRA BRIGHT RED STROBE LIGHT - 120V - NEMA 4X / C1D2	105XBRMR120A	S2	
6	EDWARDS 105X SERIES LIGHT- OUTLET BOX ATTACHMENT	105BX	S2,S3	
6	EDWARDS 105X SERIES LIGHT- MOUNTING BRACKET	105BM	S2,S3	
3	JETCO RED/GREEN LIGHT STATION	SCE-2PB	S4	
BIOSOLIDS BUILDING				
1	JETCO CONTROL PANEL EMTY ENCLOSURE		CP-5700	
1	JETCO SS PUSHBUTTON STATION		LCP-5704	
1	JETCO CONTROL PANEL EMPY ENCLOSURE - OXIDATION DITCH E-HOUSE		CP-3200	

SIGNED: _____

COMPANY: _____

Price Elect DATE: _____

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

Lighting Protection

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
ELECTRICAL SERVICE BUILDING

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
2	55B - BR BONDING LUG	
160	6 - CU CABLE MAIN 188# PER M	
2	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
2	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
2	656N - BR BONDING PLATE	
2	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
2	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
4	83ST1 - SS TEK SCREW W/ SEALING WASHER	
4	9710 -CU CLAD GR ROD 3/4" X 10 FT	
20	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
9	A23BT - ALUM POINT BT1/2" X 15"	
182	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
2	A341 -BM CABLE CONNECTOR	
4	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
6	A637U2 -ALUM UNIVERSAL BASE 1/2 "	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
3	A6492 -ALUM STANDING SEAM BASE 1/2 "	
4	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
45	A683 -ALUM ADHESIVE CABLE HOLDER	
35	A75 - ALUM STANDING SEAM CABLE HOLDER	
6	A75 - ALUM STANDING SEAM CABLE HOLDER	
2	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
3	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M5007 -THERMAL WELD MOLD	
1	M5048 -THERMAL WELD MOLD	
1	M5105 -THERMAL WELD MOLD	
10	TH115 -WELD METAL CARTRIDGE	
4	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$1,299.20

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbslightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA

ADMINISTRATION VEHICLE STORAGE AREA

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
220	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
5	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
5	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
6	83ST1 - SS TEK SCREW W/ SEALING WASHER	
5	9710 -CU CLAD GR ROD 3/4" X 10 FT	
30	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
31	A23BT - ALUM POINT BT1/2" X 15"	
2	A24BT - ALUM POINT BT 1/2" X 12"	
775	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
2	A492 -ALUM FLUE LINER BASE 1/2 "	
8	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
31	A6492 - ALUM STANDING SEAM BASE 1/2 "	
6	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
10	A72&83ST2 - CABLE FASTENER WITH 1-1/2 TEK SS SCREW "	
340	A75 - ALUM STANDING SEAM CABLE HOLDER	
10	A75 - ALUM STANDING SEAM CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
9	TH115 -WELD METAL CARTRIDGE	
10	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$2,085.06

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
HEADWORKS

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
150	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
3	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
1	744ADCD - THRU WALL CONNECTORS	
3	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
6	83ST1 - SS TEK SCREW W/ SEALING WASHER	
6	83ST1 - SS TEK SCREW W/ SEALING WASHER	
3	9710 -CU CLAD GR ROD 3/4" X 10 FT	
30	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
15	A23BT - ALUM POINT BT1/2" X 15"	
3	A24BT - ALUM POINT BT 1/2" X 12"	
475	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
6	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
15	A638N2 -ALUM ADHESIVE BASE 1/2 "	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
3	A646N2 -ALUM NARROW WALL BASE 1/2 "	
6	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
155	A683 -ALUM ADHESIVE CABLE HOLDER	
10	A683 -ALUM ADHESIVE CABLE HOLDER	
10	A72&83ST1 - CABLE FASTENER WITH 1 TEK SS SCREW "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
7	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
7	TH115 -WELD METAL CARTRIDGE	
6	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$1,129.94

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
GRIT BUILDING

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
110	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
2	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
2	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
8	83ST1 - SS TEK SCREW W/ SEALING WASHER	
4	83ST1 - SS TEK SCREW W/ SEALING WASHER	
2	9710 -CU CLAD GR ROD 3/4" X 10 FT	
20	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
8	A23BT - ALUM POINT BT 1/2" X 15"	
4	A24BT - ALUM POINT BT 1/2" X 12"	
275	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
6	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
8	A638N2 -ALUM ADHESIVE BASE 1/2 "	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
4	A646N2 -ALUM NARROW WALL BASE 1/2 "	
4	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
85	A683 -ALUM ADHESIVE CABLE HOLDER	
8	A683 -ALUM ADHESIVE CABLE HOLDER	
15	A72&83ST1 - CABLE FASTENER WITH 1 TEK SS SCREW "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
4	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
6	TH115 -WELD METAL CARTRIDGE - 1 SHIPPED - 5 BACKORDERED	
4	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$772.54

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
PEAK FLOW TREATMENT

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
130	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
3	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
3	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
4	83ST1 - SS TEK SCREW W/ SEALING WASHER	
3	9710 -CU CLAD GR ROD 3/4" X 10 FT	
20	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
22	A23BT - ALUM POINT BT1/2" X 15"	
1	A24BT - ALUM POINT BT 1/2" X 12"	
400	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
1	A492 -ALUM FLUE LINER BASE 1/2 "	
6	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
22	A6492 - ALUM STANDING SEAM BASE 1/2 " - 16 SHIPPED - 6 BACKORDERED	
4	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
6	A72&83ST2 - CABLE FASTENER WITH 1-1/2 TEK SS SCREW "	
180	A75 - ALUM STANDING SEAM CABLE HOLDER	
8	A75 - ALUM STANDING SEAM CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
7	TH115 -WELD METAL CARTRIDGE - BACKORDERED	
6	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$1,271.79

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
SECONDARY TREATMENT BUILDING

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
110	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
2	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
2	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
4	83ST1 - SS TEK SCREW W/ SEALING WASHER	
2	9710 -CU CLAD GR ROD 3/4" X 10 FT	
20	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
10	A23BT - ALUM POINT BT1/2" X 15"	
2	A24BT - ALUM POINT BT 1/2" X 12"	
275	A3 -ALUM CABLE MAIN 95# PER M	
2	A492 -ALUM FLUE LINER BASE 1/2 "	
4	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
10	A638N2 -ALUM ADHESIVE BASE 1/2 "	
4	A655 -ALUM BONDING LUG	
95	A683 -ALUM ADHESIVE CABLE HOLDER	
4	A683 -ALUM ADHESIVE CABLE HOLDER	
10	A72&83ST2 - CABLE FASTENER WITH 1-1/2 TEK SS SCREW "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
5	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
6	TH115 -WELD METAL CARTRIDGE - BACKORDERED	
4	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$735.12

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
DISINFECTION

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
110	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
2	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
2	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
4	83ST1 - SS TEK SCREW W/ SEALING WASHER	
2	9710 -CU CLAD GR ROD 3/4" X 10 FT	
20	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
10	A23BT - ALUM POINT BT1/2" X 15"	
2	A24BT - ALUM POINT BT 1/2" X 12"	
300	A3 -ALUM CABLE MAIN 95# PER M	
2	A492 -ALUM FLUE LINER BASE 1/2 "	
2	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
10	A638N2 -ALUM ADHESIVE BASE 1/2 "	
4	A655 -ALUM BONDING LUG	
100	A683 -ALUM ADHESIVE CABLE HOLDER	
4	A683 -ALUM ADHESIVE CABLE HOLDER	
10	A72&83ST2 - CABLE FASTENER WITH 1-1/2 TEK SS SCREW "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
5	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
6	TH115 -WELD METAL CARTRIDGE - BACKORDERED	
4	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$742.27

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

TERMS:
NET 30 DAYS
SHIP VIA:

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA

SOLIDS PROCESSING BLDG & AEROBIC DIGESTER GROUNDING FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
110	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
2	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
2	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
8	83ST1 - SS TEK SCREW W/ SEALING WASHER	
4	83ST1 - SS TEK SCREW W/ SEALING WASHER	
2	9710 -CU CLAD GR ROD 3/4" X 10 FT	
20	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
14	A23BT - ALUM POINT BT1/2" X 15"	
4	A24BT - ALUM POINT BT 1/2" X 12"	
400	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
6	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
2	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
14	A638N2 -ALUM ADHESIVE BASE 1/2 "	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
4	A646N2 -ALUM NARROW WALL BASE 1/2 "	
4	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
130	A683 -ALUM ADHESIVE CABLE HOLDER	
8	A683 -ALUM ADHESIVE CABLE HOLDER	
20	A72&83ST1 - CABLE FASTENER WITH 1 TEK SS SCREW "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
6	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
6	TH115 -WELD METAL CARTRIDGE - BACKORDERED	
4	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$920.03

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbslightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
BIOSOLIDS STORAGE

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
100	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
2	656N - BR BONDING PLATE	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
2	747ADCS - THRU-WALL OR THRU-ROOF CONNECTOR	
2	83ST1 - SS TEK SCREW W/ SEALING WASHER	
2	9710 -CU CLAD GR ROD 3/4" X 10 FT	
10	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
4	A23BT - ALUM POINT BT1/2" X 15"	
75	A3 -ALUM CABLE MAIN 95# PER M	
4	A638N2 -ALUM ADHESIVE BASE 1/2 "	
2	A655 -ALUM BONDING LUG	
30	A683 -ALUM ADHESIVE CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
2	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
6	TH115 -WELD METAL CARTRIDGE - BACKORDERED	
4	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$484.61

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsinlightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
BIOSOLIDS STORAGE TANK

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
120	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
8	83ST1 - SS TEK SCREW W/ SEALING WASHER	
4	9710 -CU CLAD GR ROD 3/4" X 10 FT	
40	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
3	A21ABT -ALUM POINT BT 1/2" X 24"	
22	A23BT - ALUM POINT BT1/2" X 15"	
700	A3 -ALUM CABLE MAIN 95# PER M	
25	A3 -ALUM CABLE MAIN 95# PER M	
4	A341 -BM CABLE CONNECTOR	
10	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
8	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
25	A637U2 -ALUM UNIVERSAL BASE 1/2 "	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
8	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
250	A683 -ALUM ADHESIVE CABLE HOLDER	
30	A683 -ALUM ADHESIVE CABLE HOLDER	
20	A72&83ST2 - CABLE FASTENER WITH 1-1/2 TEK SS SCREW "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
11	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
4	TH115 -WELD METAL CARTRIDGE - BACKORDERED	
4	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$1,302.89

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robblinslightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
CLARIFIER #1

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
80	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
5	83ST1 - SS TEK SCREW W/ SEALING WASHER	
3	9710 -CU CLAD GR ROD 3/4" X 10 FT	
25	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
19	A21ABT -ALUM POINT BT 1/2" X 24"	
350	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
22	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
5	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
19	A631B2 -ALUM PIPE AND HANDRAIL BASE 1/2 "	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
38	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
5	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
120	A683 -ALUM ADHESIVE CABLE HOLDER	
30	A683 -ALUM ADHESIVE CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
4	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M5048 -THERMAL WELD MOLD	
1	M5105 -THERMAL WELD MOLD	
4	TH115 -WELD METAL CARTRIDGE - BACKORDERED	
3	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$1,375.03

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
CLARIFIER #2

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
80	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
5	83ST1 - SS TEK SCREW W/ SEALING WASHER	
38	84BF - #14 X 1-1/4" SS PAN HEAD SCREW	
3	9710 -CU CLAD GR ROD 3/4" X 10 FT	
25	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
19	A21ABT -ALUM POINT BT 1/2" X 24"	
350	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
19	A42AN2 -TEE POINT BASE - 11 SHIPPED - 8 BACKORDERED	
22	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
5	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
5	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
120	A683 -ALUM ADHESIVE CABLE HOLDER	
30	A683 -ALUM ADHESIVE CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
4	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
4	TH115 -WELD METAL CARTRIDGE	
3	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$859.89

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbslightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
CLARIFIER #3

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
80	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
5	83ST1 - SS TEK SCREW W/ SEALING WASHER	
38	84BF - #14 X 1-1/4" SS PAN HEAD SCREW	
3	9710 -CU CLAD GR ROD 3/4" X 10 FT	
25	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
19	A21ABT -ALUM POINT BT 1/2" X 24"	
350	A3 -ALUM CABLE MAIN 95# PER M	
30	A3 -ALUM CABLE MAIN 95# PER M	
19	A42AN2 -TEE POINT BASE	
22	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
5	A53A -ALUM COMBINATION SPLICER	
1	A55B -ALUM BONDING LUG	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
5	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
120	A683 -ALUM ADHESIVE CABLE HOLDER	
30	A683 -ALUM ADHESIVE CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
4	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
4	TH115 -WELD METAL CARTRIDGE	
3	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$859.89

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbslightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
OXIDATION DITCHES

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
180	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
20	83ST1 - SS TEK SCREW W/ SEALING WASHER	
8	9710 -CU CLAD GR ROD 3/4" X 10 FT	
100	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
46	A19A84BT - ALUM POINT BT 1/2" X 84"	
49	A21ABT -ALUM POINT BT 1/2" X 24"	
1700	A3 -ALUM CABLE MAIN 95# PER M	
60	A3 -ALUM CABLE MAIN 95# PER M	
8	A341 -BM CABLE CONNECTOR	
46	A42AN2 -TEE POINT BASE - BACKORDERED	
103	A52S -ALUM PARALLEL CABLE SPLICER - 78 SHIPPED - 25 BACKORDERED	
8	A52S -ALUM PARALLEL CABLE SPLICER	
20	A53A - ALUM COMBINATION SPLICER	
2	A55B -ALUM BONDING LUG	
49	A631B2 -ALUM PIPE AND HANDRAIL BASE 1/2 "	
2	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
200	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD - BACKORDERED	
2	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD - BACKORDERED	
20	A655 -ALUM BONDING LUG	
2	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
550	A683 -ALUM ADHESIVE CABLE HOLDER	
30	A683 -ALUM ADHESIVE CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
2	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
19	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
4	TH115 -WELD METAL CARTRIDGE -BACKORDERED	
8	TH150 -WELD METAL CARTRIDGE - BACKORDERED	

LOT: \$5,149.42

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbslightning.com

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA
EQUALIZATION TANK

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
1	55B - BR BONDING LUG	
200	6 - CU CABLE MAIN 188# PER M	
1	63B - BR PIPE BONDING CLAMP 1-3/4" TO 2-1/2" OD	
1	63C -BR PIPE BONDING CLAMP 2- 1/2" TO 4-1/2" OD	
1	677D6 - CU PIPE BONDING STRAP 4-1/2" TO 6" OD	
8	83ST1 - SS TEK SCREW W/ SEALING WASHER	
5	9710 -CU CLAD GR ROD 3/4" X 10 FT	
40	A11C - ALUM #4 AWG WIRE SECONDARY 40# PER M	
26	A21ABT -ALUM POINT BT 1/2" X 24"	
700	A3 -ALUM CABLE MAIN 95# PER M	
25	A3 -ALUM CABLE MAIN 95# PER M	
5	A341 -BM CABLE CONNECTOR	
9	A52S -ALUM PARALLEL CABLE SPLICER	
4	A52S -ALUM PARALLEL CABLE SPLICER	
8	A53A -ALUM COMBINATION SPLICER	
21	A631B5 -ALUM PIPE AND HANDRAIL BASE 5/8 "	
1	A635A -ALUM CROSS RUN CABLE SPLICER	
5	A637U2 -ALUM UNIVERSAL BASE 1/2 "	
1	A63A -ALUM PIPE BONDING CLAMP 3/4" TO 1-1/2" OD	
1	A63B -ALUM PIPE BONDING CLAMP 1- 3/4" TO 2-1/2" OD	
8	A655 -ALUM BONDING LUG	
1	A677D4 -ALUM PIPE BONDING STRAP 2" TO 4" OD	
250	A683 -ALUM ADHESIVE CABLE HOLDER	
30	A683 -ALUM ADHESIVE CABLE HOLDER	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
1	A80C10&A80E6 - 3/8 X 1" SS BOLT WITH 3/8" SS NUT "	
9	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
1	M1G - GRAY ADHESIVE COMPOUND 10.1 OZ	
4	TH115 -WELD METAL CARTRIDGE	
5	TH150 -WELD METAL CARTRIDGE - BACKORDERED	
1	A55B -ALUM BONDING LUG	

LOT: \$1,517.59

ROBBINS LIGHTNING INC

124 EAST SECOND STREET
POST OFFICE BOX 440
MARYVILLE MO 64468
660-582-3156 FAX 660-582-7636
www.robbsnlightning.com

INVOICE

DATE: AUGUST 10, 2021

INVOICE # 97065
P O # 200382-125-16313

BILL TO:
PRICE ELECTRIC INC
405 NORTH TROY RD
ROBINS IA 52328

SHIP TO:
PRICE ELECTRIC
C/O INDIANOLA WWTP
POC: JJ DEMOSS 319-393-6406
10939 GRIMES STREET
INDIANOLA IA 50125

INDIANOLA WATER RESOURCE RECOVERY FACILITY
INDIANOLA, IOWA

TERMS:
NET 30 DAYS
SHIP VIA:
FED EX FREIGHT

QUAN.	DESCRIPTION	PRICE
	ELECTRICAL SERVICE BUILDING	\$1,299.20
	ADMINISTRATION VEHICLE STORAGE AREA	\$2,085.06
	HEADWORKS	\$1,129.94
	GRIT BUILDING	\$772.54
	PEAK FLOW TREATMENT	\$1,271.79
	SECONDARY TREATMENT BUILDING	\$735.12
	DISINFECTION	\$742.27
	SOLIDS PROCESSING BLDG & AEROBIC DIGESTER GROUNDING	\$920.03
	BIOSOLIDS STORAGE	\$484.61
	BIOSOLIDS STORAGE TANK	\$1,302.89
	CLARIFIER # 1	\$1,375.03
	CLARIFIER # 2	\$859.89
	CLARIFIER # 3	\$859.89
	OXIDATION DITCHES	\$5,149.42
	EQUALIZATION TANK	\$1,517.59
	SUBTOTAL - ALL MATERIAL	\$20,505.27
	FREIGHT	\$838.50
	GRAND TOTAL	\$21,343.77

Corn States Metal Fabricators
PO Box 65635
West Des Moines, IA 50265
515-225-7961 E-Mail: tammyb@cornstates.com

To:

Corn States Metal Fabricators
PO Box 65635
West Des MOines, IA 50265

Invoice ID: 15790-duct
Invoice Date: 09-15-2021
Due Date: 10-15-2021
Customer ID: CORN0656
Purchase Order #: Indianola WTP

<u>Item</u>	<u>Description</u>	<u>Amount</u>
1	ADMIN Building Ductwork Peak	20,820.00

line 244

Amount Billed \$20,82.00
Total Tax

DATE DUE: 10-15-2021 Amount Due \$20,820.00

All invoices are net 30 days. Overdue invoices are subject to a 2.5% monthly fee.
We now accept Visa, MasterCard, and Discover.

Millennium Technology of Iowa Corp

1454 30th St, Ste 207

West Des Moines, IA 50266

Phone # (515) 223-6048

INVOICE

Invoice # 28955

Invoice Date 8/18/2021

Bill To
Corn States Metal Fabricators Attn: Accounts Payable PO Box 65635 West Des Moines, IA 50265

Ship To
Corn States Metal Fabricators Attn: DUSTIN HOHNEKE 1323 Maple Street West Des Moines, IA 50265

Customer ID	Customer PO	Payment Terms	
CORNST-E/15	6786-15790	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Matt	R&L	8/18/2021	9/17/2021

Quantity	Description	Unit Price	Amount
	(5) IR HEATERS & ACCESSORIES PER QUOTE 31225	9,670.00	9,670.00
line 256 RECEIVED AUG 20 2021 CORN STATES METAL Date Rec. <u>8/20/21</u> P.O. No. <u>6786-15790</u> RDG <u>#2</u>			
Total			\$9,670.00
Payments/Credits			\$0.00
Balance Due			\$9,670.00

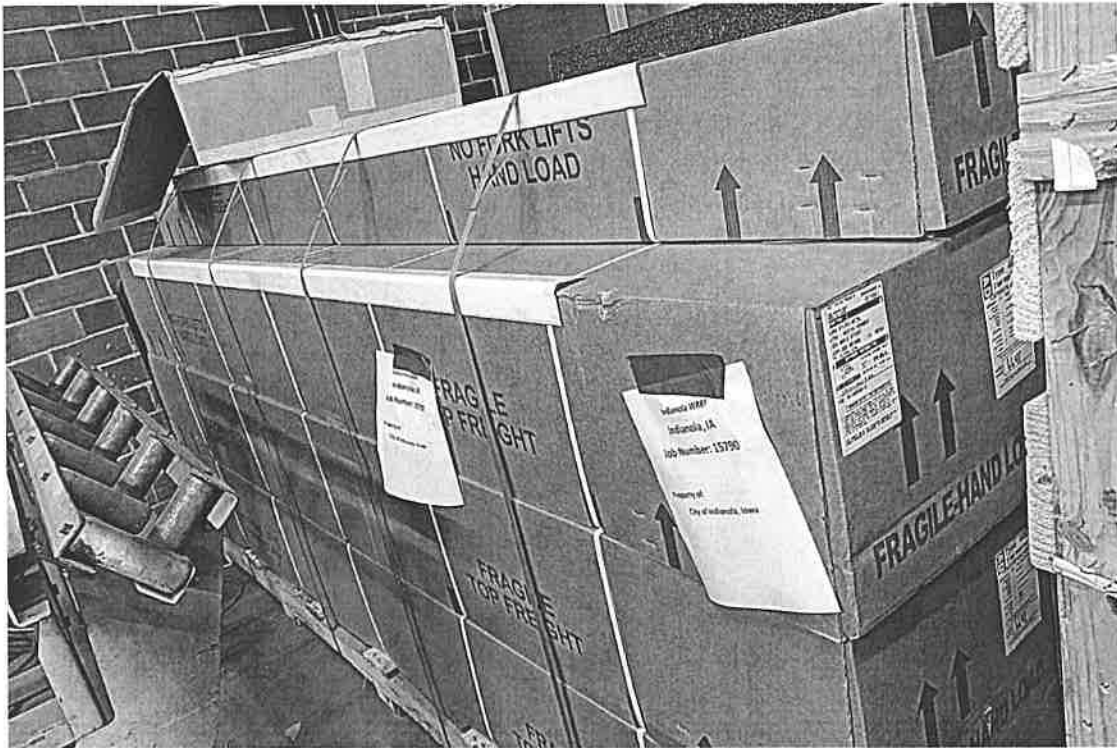
Thank you for your business!

Payments not received by the due date are subject to 1.5% monthly interest charge

Start-up on equipment cannot be performed until equipment on invoice is paid in full.

A minimum 2.0% processing fee applies to all payments made with Visa or Mastercard.

Please contact Desiree Johnson at mtiaccounting@milltechhvac.com or 515.452.0261 for any questions on this invoice.





CORNSTA-01

CZUSPANN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/6/2021

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 Two Rivers Insurance Services 4500 Westown Parkway, Suite 150 West Des Moines, IA 50266	CONTACT NAME: Elizabeth Aslin	
	PHONE (A/C, No, Ext): (515) 327-2029 6331	FAX (A/C, No):
INSURED Corn States Metal Fabricators, Inc. PO Box 65635 West Des Moines, IA 50265	E-MAIL ADDRESS: certificates@tworiversins.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: United Fire & Casualty Company	NAIC # 13021
	INSURER B: Lafayette Insurance Company	18295
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

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			60384448	7/1/2021	7/1/2022	EACH OCCURRENCE \$ 1,000,000			
	CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000			
							MED EXP (Any one person) \$ 5,000			
							PERSONAL & ADV INJURY \$ 1,000,000			
							GENERAL AGGREGATE \$ 2,000,000			
							PRODUCTS - COMP/OP AGG \$ 2,000,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:									
	POLICY ☒ PRO-JECT ☒ LOC									
	OTHER:									
A	AUTOMOBILE LIABILITY			60384448	7/1/2021	7/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000			
	☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per person) \$			
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$			
							PROPERTY DAMAGE (Per accident) \$			
A	☒ UMBRELLA LIAB ☒ OCCUR			60384448	7/1/2021	7/1/2022	EACH OCCURRENCE \$ 10,000,000			
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$ 10,000,000			
	DED ☒ RETENTION \$ 0									
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			30302818	7/1/2021	7/1/2022	☒ PER STATUTE ☐ OTH-ER			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☒ Y ☒ N	N/A				E.L. EACH ACCIDENT \$ 1,000,000			
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000			
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000			
A	Equipment Floater						60384448	7/1/2021	7/1/2022	Leased/Rented Equip 200,000
A	Equipment Floater						60384448	7/1/2021	7/1/2022	Installation 300,000

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

Project: Indianola Water Resource Recovery Facility

Stored Materials:

Electrical Services Building Propeller Fans \$7,487

ADMIN Building Propeller Fans \$7,488

Headworks Building HVAC Ducts \$3,020

Peak Flow Building HVAC Ducts \$2,190

Grit building Terminal Heat Transfer Units \$1,520

SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

City of Indianola, Iowa
City Hall
110 N. 1st Street
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



AGENCY CUSTOMER ID: CORNSTA-01

CZUSPANN

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Two Rivers Insurance Services		NAMED INSURED Corn States Metal Fabricators, Inc.	
POLICY NUMBER SEE PAGE 1		PO Box 65635 West Des Moines, IA 50265	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
Solids Processing Building HVAC Ducts \$7,320
BioSolids Storage Building Heat Transfer Units \$15,480
ADMIN Building HVAC Ducts \$20,820
ADMIN Building Fuel Fired Unit Heaters \$9,670

PARTIAL WAIVER OF LIEN

Application No. 16

STATE OF ILLINOIS}
 } ss.
PEORIA COUNTY }

September 30, 2021

TO ALL WHOM IT MAY CONCERN:

WHEREAS, we the undersigned, WILLIAMS BROTHERS CONSTRUCTION INC. have been employed by
City of Indianola to furnish labor and/or material for the building known as:

Indianola Water Resource Recovery Facility

Situated on Lot:
10939 Grimes St.
Indianola IA 50125

in the city of Indianola, County of Warren and State of Iowa.

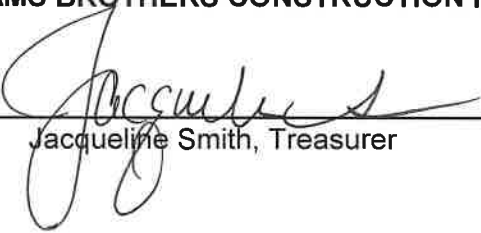
NOW, THEREFORE, KNOW YE That the undersigned, for and in consideration of One Million
Nine Hundred Ninety Six Thousand Six and 13/100 \$1,996,006.13 Dollars,
and other good and valuable considerations, the receipt whereof is hereby acknowledged, do we hereby
waive and release any and all lien or claim or right of lien on said above described building and premises
under the Statutes of the State of Iowa relating to Mechanic's Liens, on account of labor or materials, or
both, furnished by the undersigned to or on account of the said City of Indianola
for said building or premises up to and including the day of September 30, 2021

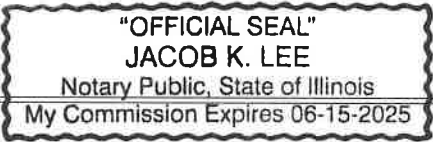
GIVEN under our hands and sealed this day and year first above written.

WILLIAMS BROTHERS CONSTRUCTION INC. (SEAL)

Subscribed and sworn to before me this September 30, 2021

Notary Public : 

By:  (SEAL)
Jacqueline Smith, Treasurer





MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Approval of Pay Application No 3 to Vanderpool Construction for the South Plant Lift Station Improvements in an amount not to exceed \$187,122.82.

Introduction: Vanderpool Construction is the contractor on the South Plant Lift Station Improvement Project.

Background: This application is for work performed through September 28, 2021.

Discussion: Items included in this application include partial wet well structure, site electrical & controls, porous backfill under generator/ transformer, subdrain under generator/ transformer, and stored materials for electrical materials, piping, appurtenances, valves, & the handrail.

Budget Impact: \$187,122.82

Recommendation: Full payment of Pay Application No 3.

Attachments: 1. ltr-100821-S.PlantLS-PayApp3



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

▷ HRGREEN.COM

October 8, 2021

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

Re: SOUTH PLANT LIFT STATION IMPROVEMENTS
Contractor's Application for Payment No. 3

Dear Rick:

Attached is an electronic copy of Payment Application No. 3 from Vanderpool Construction Inc. for the South Plant Lift Station Improvements project. Items included in this application include partial wet well structure, site electrical & controls, porous backfill under generator/ transformer, subdrain under generator/ transformer, and stored materials for electrical materials, piping, appurtenances, valves, & the handrail.

The total request for Payment Application No. 3 is \$187,122.82. As of this Pay Application, Vanderpool Construction has been paid 33 % of the contract. We have reviewed and recommend full partial payment of Payment Application No. 3 as submitted by Vanderpool. 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:\2020\201161\Construction\Payment\Pay_Estimates\#3\ltr-092921-S.PlantLS_Vanderpool_Pay_Request3.docx

AIA Type Document
Application and Certification for Payment

Pg 1 of 4

TO (OWNER): City of Indianola
110 N 1st St
Indianola, IA 50125

PROJECT: Indianola South Lift Station

APPLICATION NO: 3
PERIOD TO: 9/28/2021

DISTRIBUTION TO:
_ **OWNER**
_ **ARCHITECT**
_ **CONTRACTOR**

FROM (CONTRACTOR): Vanderpool Construction Inc
1100 N. 14th St
Indianola, IA 50125

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. **ORIGINAL CONTRACT SUM**\$ 966,000.00

2. **Net Change by Change Orders**\$ 0.00

3. **CONTRACT SUM TO DATE** (Line 1 + 2). \$ 966,000.00

4. **TOTAL COMPLETED AND STORED TO DATE** \$ 335,862.17

5. **RETAINAGE:**

a. 5.00 % of Completed Work \$ 11,196.30

b. 5.00 % of Stored Material \$ 5,596.80

Total retainage (Line 5a + 5b) \$ 16,793.10

6. **TOTAL EARNED LESS RETAINAGE** \$ 319,069.07
(Line 4 less Line 5 Total)

7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**
(Line 6 from prior Certificate)\$ 131,946.25

8. **CURRENT PAYMENT DUE**\$ 187,122.82

9. **BALANCE TO FINISH, INCLUDING RETAINAGE**
(Line 3 less Line 6) \$ 646,930.93

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

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

CONTRACTOR: Vanderpool Construction Inc
1100 N. 14th St Indianola, IA 50125

By: Jamie Crubaugh Digitally signed by Jamie Crubaugh
DN: C=US, E=jamie@vanderpoolinc.com,
O="Vanderpool Construction, Inc.",
CN=Jamie Crubaugh
Date: 2021.10.08 15:02:11-05'00' **Date:** _____

State of: _____

County of: _____

Subscribed and Sworn to before me this _____ Day of _____ 20 ____

Notary Public: _____

My Commission Expires : _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to 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 \$ \$187,122.82

(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 to the amount certified.)

ARCHITECT: Joseph Frankl **Date:** 10/8/2021

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.

AIA Type Document
Application and Certification for Payment

Pg 2 of 4

TO (OWNER): City of Indianola
110 N 1st St
Indianola, IA 50125

PROJECT: Indianola South Lift Station

APPLICATION NO: 3
PERIOD TO: 9/28/2021

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): Vanderpool Construction Inc
1100 N. 14th St
Indianola, IA 50125

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
100	Access Road and Onsite Grading		.0000	38,000.00		0.00	.000%	0.00	0.00	0.00	.00	38,000.00
200	Pump Station - Structures		.0000	190,000.00	20.000%	38,000.00	40.000%	76,000.00	5,020.29	119,020.29	62.64	70,979.71
202	Pump Station - Pumps		.0000	105,000.00		0.00	.000%	0.00	0.00	0.00	.00	105,000.00
204	Pump Station - Piping, Valves, Etc.		.0000	50,000.00		0.00	.000%	0.00	43,027.56	43,027.56	86.06	6,972.44
210	Measurement Flume Manhole		.0000	21,000.00		0.00	.000%	0.00	11,800.00	11,800.00	56.19	9,200.00
220	Influent Manhole		.0000	14,000.00		0.00	.000%	0.00	0.00	0.00	.00	14,000.00
230	EQ Return Manhole		.0000	6,200.00		0.00	.000%	0.00	0.00	0.00	.00	6,200.00
240	Influent Gravity Sewer DIP 16	25.000	320.0000	8,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	8,000.00
250	Influent Gravity Sewer PVC 12	56.000	195.0000	10,920.00	.000	0.00	.000	0.00	0.00	0.00	.00	10,920.00
260	EQ Return Gravity Sewer PVC 8	35.000	120.0000	4,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,200.00
270	Garage Drain Line PVC 4	57.000	55.0000	3,135.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,135.00
280	Sanitary Sewer Cleanout	1.000	700.0000	700.00	.000	0.00	.000	0.00	0.00	0.00	.00	700.00
290	Forcemain PVC 10	125.000	175.0000	21,875.00	.000	0.00	.000	0.00	0.00	0.00	.00	21,875.00
400	Site Electrical - Install		.0000	170,000.00		0.00	20.762%	35,296.00	43,516.23	78,812.23	46.36	91,187.77
402	Site Electrical - Controls		.0000	160,000.00		0.00	34.375%	55,000.00	0.00	55,000.00	34.38	105,000.00
404	Site Electrical - Demo		.0000	20,000.00		0.00	.000%	0.00	0.00	0.00	.00	20,000.00
410	Driveway PCC 7	67.000	75.0000	5,025.00	.000	0.00	.000	0.00	0.00	0.00	.00	5,025.00
420	Sidewalk PCC 4	23.000	105.0000	2,415.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,415.00
430	Pipe Bollards	4.000	650.0000	2,600.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,600.00
440	Silt Fence	700.000	2.0000	1,400.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,400.00
450	Seeding Fertilizing and Mulching	1.000	4,600.0000	4,600.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,600.00

AIA Type Document
Application and Certification for Payment

Pg 3 of 4

TO (OWNER): City of Indianola
110 N 1st St
Indianola, IA 50125

PROJECT: Indianola South Lift Station

APPLICATION NO: 3
PERIOD TO: 9/28/2021

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): Vanderpool Construction Inc
1100 N. 14th St
Indianola, IA 50125

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
500	Handrail	109.000	100.0000	10,900.00	.000	0.00	.000	0.00	8,572.09	8,572.09	78.64	2,327.91
510	Modular Block Retaining Wall w/ Stairs	300.000	40.0000	12,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	12,000.00
520	Remove Fence and Install Gate		.0000	2,300.00		0.00	.000%	0.00	0.00	0.00	.00	2,300.00
530	Remove and Reinstall Fence		.0000	800.00		0.00	.000%	0.00	0.00	0.00	.00	800.00
540	Steel Landscape Edging	90.000	8.0000	720.00	.000	0.00	.000	0.00	0.00	0.00	.00	720.00
550	Porous Backfill under Generator/Transformer	340.000	30.0000	10,200.00	.000	0.00	170.000	5,100.00	0.00	5,100.00	50.00	5,100.00
560	Subdrain under Generator/Transformer	204.000	15.0000	3,060.00	.000	0.00	102.000	1,530.00	0.00	1,530.00	50.00	1,530.00
570	River Rock around Transformer/Generator	54.000	75.0000	4,050.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,050.00
600	Pipe Plugs	10.000	550.0000	5,500.00	.000	0.00	.000	0.00	0.00	0.00	.00	5,500.00
610	Demo Existing Flume Structure		.0000	13,000.00		0.00	.000%	0.00	0.00	0.00	.00	13,000.00
620	Demo Existing Site Paving		.0000	2,600.00		0.00	.000%	0.00	0.00	0.00	.00	2,600.00
630	Demo and Granular Fill Existing Wet Well		.0000	7,000.00		0.00	.000%	0.00	0.00	0.00	.00	7,000.00
640	Demo and Granular Fill Existing Manholes	2.000	900.0000	1,800.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,800.00
650	Remove and Replace Valve Box	1.000	1,000.0000	1,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,000.00
900	Mobilization		.0000	44,000.00	25.000%	11,000.00	.000%	0.00	0.00	11,000.00	25.00	33,000.00
910	Construction Staking		.0000	4,500.00	25.000%	1,125.00	.000%	0.00	0.00	1,125.00	25.00	3,375.00

AIA Type Document
Application and Certification for Payment

TO (OWNER): City of Indianola
110 N 1st St
Indianola, IA 50125

PROJECT: Indianola South Lift Station

APPLICATION NO: 3
PERIOD TO: 9/28/2021

DISTRIBUTION TO:
_ **OWNER**
_ **ARCHITECT**
_ **CONTRACTOR**

FROM (CONTRACTOR): Vanderpool Construction Inc
1100 N. 14th St
Indianola, IA 50125

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
920	Compaction and Concrete Testing		.0000	3,500.00	10.000%	350.00	15.000%	525.00	0.00	875.00	25.00	2,625.00
REPORT TOTALS				\$966,000.00		\$50,475.00		\$173,451.00		\$335,862.17		
									\$111,936.17			\$630,137.83



Allied Systems, Inc
2200 E. Douglas Ave.
Des Moines, IA 50313

Invoice

Phone # 515-223-6642

Fax # 515-224-4648

Date

Number

5/27/21

56470

Bill To

Vanderpool Construction
1100 N. 14th Street
Indianola, IA 50125

Ship To

QUAIL MEADOWS
%VANDERPOOL CONSTRUCTION
2005 S. JEFFERSON WAY
INDIANOLA, IA 50125
JAMIE 515-961-4682

P.O. Number	Terms	Due Date	Rep	Job Name	Reference/Quote No.
ILS20-003	Net 30	6/26/21	LLL	INDIANOLA SOUTH PLANT LS	
Qty	Item	Description			
1	*OEP	VPC Fiberglass metering manhole, flume, bracket, staff gauge, cover, 60" dia, 72" deep structure			
1	FREIGHT	FREIGHT TO JOBSITE			
		TOTAL FLUME: \$11,800.00			
		PROGRESS BILLING			

Remit To: Allied Systems, Inc.
2200 E. Douglas Ave, Des Moines, IA 50313

Subtotal \$11,800.00

Sales Tax (0.0%) \$0.00

Total \$11,800.00

**Allied Systems, Inc.**2200 E. Douglas Ave.
Des Moines, IA 50313**Invoice****Date** **Number**

Phone # 515-223-6642 Fax # 515-224-4648

6/16/21 56609

Bill ToVanderpool Construction
1100 N. 14th Street
Indianola, IA 50125**Ship To**INDIANOLA SOUTH PLANT
%VANDERPOOL CONSTRUCTION
2005 S. JEFFERSON WAY
INDIANOLA, IA 50125
JAMIE 515-961-4682

P.O. Number	Terms	Due Date	Rep	Job Name	Reference/Quote No.
ILS20-003	Net 30	7/16/21	LLL	INDIANOLA SOUTH PLANT LS	

Qty	Item	Description
3	PMR1	MPE PMR1 Pump Monitor Relay
1	*USF FABRICATION	USF Fabrication 1000173750 HATCH APS 40 X 37, CLEAR OPENING: 36 3/16 X 36 MATERIAL: ALUMINUM, WEIGHT: 96.76 LBS ANGLE FRAME, PEDESTRIAN LOADING, SINGLE DOOR OPTIONS INCLUDED: SPRINGS OPEN HORIZONTAL, SLAMLOCK STANDARD, RECESSED PADLOCK OVERSIZED STD, BITUMINOUS PAINT, MILL FINISH
1	*USF FABRICATION	USF FABRICATION 1000002207 HATCH APT 36 X 108 CLEAR OPENING MATERIAL: ALUMINUM, WEIGHT: 291 LBS ANGLE FRAME, PEDESTRIAN LOADING, TRIPLE DOOR OPTIONS INCLUDED: INDEPENDENT DOORS, SPRINGS OPEN HORIZONTAL, SLAMLOCK STANDARD, RECESSED PADLOCK OVERSIZED STD, BITUMINOUS PAINT, MILL FINISH
		TOTAL PROGRESS BILLING: \$5,020.29
		SEE ALSO INVOICE 56470

Remit To: Allied Systems, Inc.
2200 E. Douglas Ave, Des Moines, IA 50313

Subtotal	\$5,020.29
Sales Tax (0.0%)	\$0.00
Total	\$5,020.29

Mellen & Associates, Inc.

3404 South 11th Street
Council Bluffs, IA 51501

Phone: (712) 322-9333
Fax: (712) 322-6557
www.melleninc.com

Invoice

Customer No.: VANDERPOOL
Invoice No.: 27042

Bill To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

Ship To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

ARI-Ind lift stat

Date		P.O. Number		Ship Via		Terms	
06/04/21		21-003		FFA		Net 30	
Required	Quantity Shipped	B.O.	Item Number	Description		Unit Price	Amount
1	1			2" D26 Combination Air Valve ARI model D-26 Combination Air Release Valve W/ Backflush Kit		4706.00	4706.00

Invoice subtotal 4706.00

Invoice total 4706.00

Past due invoices will be subject to a service charge of 1.5% per month.

Mellen & Associates, Inc.

3404 South 11th Street
Council Bluffs, IA 51501

Phone: (712) 322-9333
Fax: (712) 322-6557
www.melleninc.com

Invoice

Customer No.: VANDERPOOL
Invoice No.: 27232

Bill To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

Ship To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

Dezurik-Ind.Lift Sta

Date	P.O. Number		Ship Via		Terms	
07/14/21	21-003		FFA		Net 30	

Required	Quantity Shipped	B.O.	Item Number	Description	Unit Price	Amount
3	3			6" PEF Dezurik PEF plug valve, Flanged with Handwheel Operator	1404.00	4212.00
1	1			8" PEF Dezurik PEF plug valve, Flanged with Handwheel Operator	1156.00	1156.00

Invoice subtotal 5368.00

Invoice total 5368.00

Past due invoices will be subject to a service charge of 1.5% per month.

Mellen & Associates, Inc.

3404 South 11th Street
Council Bluffs, IA 51501

Phone: (712) 322-9333
Fax: (712) 322-6557
www.melleninc.com

Invoice

Customer No.: VANDERPOOL
Invoice No.: 27360

Bill To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

Ship To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

Dezurik-Ind.Lift Sta

Date		P.O. Number		Ship Via		Terms	
08/05/21		21-003		FFA		Net 30	
Required	Quantity Shipped	B.O.	Item Number	Description		Unit Price	Amount
3	3			6" Swing Check Valve APCO Swing Check Valve, Lever/Spring operation, Flanged		996.00	2988.00

Invoice subtotal 2988.00

Invoice total 2988.00

Past due invoices will be subject to a service charge of 1.5% per month.

Mellen & Associates, Inc.

3404 South 11th Street
Council Bluffs, IA 51501

Phone: (712) 322-9333
Fax: (712) 322-6557
www.melleninc.com

Invoice

Customer No.: VANDERPOOL
Invoice No.: 27602

Bill To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

Ship To: **Vanderpool Construction, Inc.**
1100 N 14th Street
INDIANOLA, IA 50125

Trumbull-Ind Lift St

Date		P.O. Number		Ship Via		Terms	
09/23/21		21-003		FFA		Net 30	
Required	Quantity Shipped	B.O.	Item Number	Description		Unit Price	Amount
1	1			4" Mud Valve Trumbull resilient seat mud valve, 2" nut, 8' Extension, Stem Guide and Floor Box		1737.00	1737.00

Invoice subtotal 1737.00

Invoice total 1737.00

Past due invoices will be subject to a service charge of 1.5% per month.



Invoice

Invoice # 13473
 Date 9/9/2021

Bill To
 Vanderpool Construction
 1100 N 14th St.
 Indianola, IA 50125

Balance Due **\$8,572.09**

Due Date **9/9/2021**

P.O. No.	Terms	Project		
	Due on receipt	South Plant Lift Station-Indianola		
Description		Quantity	Rate	Amount
Fabricate , mill finished (in lieu of satin finish) 2- line aluminum pipe railings as shown on information provided by e-mail dated 2-24-21 - approximately 108 lf -42" high with mounting plates per estimate 12857.			6,125.00	6,125.00
Tax Exempt Project				
Powder coat approximately 108 lf of aluminum railings, Cardinal - Grey Hammer #C013-GR08 in lieu of quoted mill finish aluminum per estimate 13118.			2,447.09	2,447.09
Tax Exempt Project				
7% Sales Tax			7.00%	0.00
PLEASE NOTE, THERE WILL BE AN ADDITIONAL 4% FEE TO PAY WITH A CREDIT CARD.		Total		
		\$8,572.09		
		Less Payments/Credits		
		\$0.00		
		Balance Due		
		\$8,572.09		



Land Pool
Construction











MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: October 18, 2021
Subject: Resolution approving Change Order No 4 and Pay Application No 4 for the Square Reconstruction Project.

Introduction:

Background: As the Council is aware, the Square Reconstruction Project is underway. The contractor has completed utility construction, including storm sewer and water main, has completed paving of mainlines and curb/gutter, and has begun permeable paver installation. Sidewalk construction has begun and is ongoing. Attached to this memo is Change Order No 4 and Pay Application No 4.

Change Order No 4, in the amount of \$26,973 is requested for additional quantities and labor required to support maintenance and watering of the plantings in the square and to lower a storm sewer manhole installed by the County.

Pay application No 4, in the amount of \$454,785.29, is requested from Absolute Concrete Construction Company. This amount includes work completed to date, including mainline paving and construction of the curb lines, approximately 70% of the Phase 1 permeable pavers, and the beginning of the removal of sidewalks in preparation for reconstruction.

Discussion:

Budget Impact:

Recommendation: Staff recommends approval of Change Order #4 and Pay Application #4

Attachments:

1. Downtown Square CO#4_Signed
2. Downtown Square Pay App#4_Signed
3. RES Square Recon Pay 4 and CO 4

CHANGE ORDER FORM



**BOLTON
& MENK**



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

Change Order Number: 4

Change Order Date: October 18, 2021

Purpose of Change Order:

Item 117 includes all labor, equipment, and materials needed to install one meter pit in each corner of the city square to monitor yard hydrant water use. This item excludes supplying and installing meters.

Item 118 includes all labor, equipment, and materials needed to make one major manhole adjustment to an existing storm sewer manhole on the North side of Salem at station 75+50, within the driveway for the county courthouse Southwest parking lot. This item excludes a casting and/or a precast top.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
DIVISION 1					
117	METER PIT	EA	4.00	\$ 5,355.75	\$ 21,423.00
118	ONE MAJOR MANHOLE ADJUSTMENT	LS	1.00	\$ 5,550.00	\$ 5,550.00

Change Order Number: 4 makes the following adjustments to the contract: **\$ 26,973.00**

Contractor Accepted: Absolute Concrete Construction Inc.

[Signature]
Signature

9.29.21
Date

Engineer Approved: Bolton & Menk, Inc.

[Signature]
Signature

08 OCT 2021
Date

Owner Accepted: City of Indianola

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 8,499,759.80
1	June 22, 2021	\$ 14,919.55
2	August 16, 2021	\$ 24,257.13
3	September 20, 2021	\$ 21,645.00
4	October 18, 2021	\$ 26,973.00
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15		

Revised Contract Amount **\$ 8,587,554.48**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: October 18, 2021
PAYMENT REQUEST # 4
PAYMENT PERIOD: From: September 1, 2021 Through: September 25, 2021

Contract Summary

Original Contract Amount:	\$	8,499,759.80	
Net change by Change Orders:	\$	87,794.68	
Revised Contract Amount: (line 1 ± 2)	\$	8,587,554.48	
Total completed and stored to date:	\$	1,789,456.28	
Retainage: 5 % of Completed Work:	\$	89,472.81	
Total Earned less Retainage:	\$	1,699,983.47	
Less previous applications for payment:	\$	1,245,198.18	
SUBTOTAL	\$		454,785.29

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 454,785.29

Balance to finish, including retainage: \$ 6,887,571.01

Contract Time Remaining (If applicable) 742.00 CALENDAR DAYS

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

Construction Contractor Approval: Absolute Concrete Construction Inc.

Signature:  Firm Name: _____ Date: 10-1-21

Engineer / Consultant Approval: Bolton & Menk, Inc.

Signature:  Firm Name: _____ Date: 08 OCT 2021

City of Indianola Approval:

Signature: _____ Date: _____

Submit to: Akhilesh Pal, P.E. - Public Works Director

E-mail: apal@indianolaiowa.gov **Phone:** (515) 961-9415

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2021	\$ 214,430.91
2	August 16, 2021	\$ 574,177.32
3	September 20, 2021	\$ 456,589.95
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 1,245,198.18

Record of Change Orders

No.	Date	Amount
1	June 22, 2021	\$ 14,919.55
2	August 16, 2021	\$ 24,257.13
3	September 20, 2021	\$ 21,645.00
4	October 18, 2021	\$ 26,973.00
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TOTAL \$ 87,794.68

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 3, 2021
Original Completion Date:	October 30, 2023
Added by Change Order:	
Contract Time to Date:	910.00
Time Used to Date:	168.00
Contract Time Remaining:	<u>742.00</u>

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	DIVISION 1										
1	AMENDED PLANTING SOIL	CY	352.00		352.00	\$ 85.00	\$ 29,920.00		\$ -	352.00	0.00%
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00	\$ 11,200.00		\$ -	140.00	0.00%
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00	\$ 95,400.00		\$ -	360.00	0.00%
4	EXCAVATION, CLASS 10	CY	8,313.60		8,313.60	\$ 18.00	\$ 149,644.80	2,459.20	\$ 44,265.60	5,854.40	29.58%
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	\$ 70,000.00	3,120.50	\$ 12,482.00	14,379.50	17.83%
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00	\$ 44,400.00	2,944.80	\$ 17,668.80	4,455.20	39.79%
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	\$ 218,750.00	2,845.00	\$ 35,562.50	14,655.00	16.26%
8	SUBBASE, MODIFIED, 4 IN.	SY	5,425.00		5,425.00	\$ 10.50	\$ 56,962.50	63.10	\$ 662.55	5,361.90	1.16%
9	TRENCH FOUNDATION	TON	100.00		100.00	\$ 55.00	\$ 5,500.00		\$ -	100.00	0.00%
10	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	700.00		700.00	\$ 85.00	\$ 59,500.00		\$ -	700.00	0.00%
11	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, SDR 26, 8 IN.	LF	1,024.00		1,024.00	\$ 425.00	\$ 435,200.00		\$ -	1,024.00	0.00%
12	SANITARY SEWER SERVICE, PVC, SDR 23.5, 6 IN.	EA	38.00		38.00	\$ 5,000.00	\$ 190,000.00		\$ -	38.00	0.00%
13	STORM SEWER, TRENCHED, RCP, 12 IN.	LF	110.00		110.00	\$ 145.00	\$ 15,950.00		\$ -	110.00	0.00%
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	\$ 279,000.00	330.00	\$ 49,500.00	1,530.00	17.74%
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	\$ 79,625.00	411.00	\$ 71,925.00	44.00	90.33%
16	STORM SEWER, TRENCHED, RCP, 24 IN.	LF	270.00		270.00	\$ 200.00	\$ 54,000.00	265.00	\$ 53,000.00	5.00	98.15%
17	STORM SEWER, TRENCHED, RCP, 36 IN.	LF	380.00		380.00	\$ 275.00	\$ 104,500.00	380.00	\$ 104,500.00	-	100.00%
18	REMOVAL OF STORM SEWER, LESS THAN 36 IN.	LF	1,110.00		1,110.00	\$ 30.00	\$ 33,300.00	707.00	\$ 21,210.00	403.00	63.69%
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00	\$ 108,750.00	1,393.00	\$ 34,825.00	2,957.00	32.02%
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00	\$ 34,160.00	20.00	\$ 560.00	1,200.00	1.64%
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00	\$ 25,000.00	7.00	\$ 7,000.00	18.00	28.00%
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00	\$ 11,000.00	16.00	\$ 4,400.00	24.00	40.00%
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	\$ 9,900.00	37.00	\$ 2,035.00	143.00	20.56%
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00		2,700.00	\$ 110.00	\$ 297,000.00	454.00	\$ 49,940.00	2,246.00	16.81%
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00		1,462.00	\$ 15.00	\$ 21,930.00	618.00	\$ 9,270.00	844.00	42.27%
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00		52.00	\$ 2,300.00	\$ 119,600.00	8.00	\$ 18,400.00	44.00	15.38%
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	1.00	2.00	\$ 3,500.00	\$ 7,000.00	1.00	\$ 3,500.00	1.00	50.00%
28	WATER SERVICE CURB STOP AND BOX	EA	53.00		53.00	\$ 865.00	\$ 46,905.00	9.00	\$ 7,965.00	44.00	16.98%
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00	\$ 165,000.00		\$ -	1.00	0.00%
30	VALVE, GATE, 6 INCH	EA	1.00		1.00	\$ 1,800.00	\$ 1,800.00		\$ -	1.00	0.00%
31	VALVE, GATE, 8 INCH	EA	8.00		8.00	\$ 2,300.00	\$ 18,400.00	2.00	\$ 4,600.00	6.00	25.00%
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00	\$ 28,000.00	1.00	\$ 7,000.00	3.00	25.00%
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00	\$ 27,200.00	2.00	\$ 13,600.00	2.00	50.00%
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00	\$ 3,800.00		\$ -	1.00	0.00%
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00		6.00	\$ 1,000.00	\$ 6,000.00	2.00	\$ 2,000.00	4.00	33.33%
36	SANITARY MANHOLE, SW-301, 48 INCH	EA	6.00		6.00	\$ 7,100.00	\$ 42,600.00		\$ -	6.00	0.00%
37	STORM MANHOLE, SW-401, 48 INCH	EA	15.00		15.00	\$ 5,500.00	\$ 82,500.00	3.00	\$ 16,500.00	12.00	20.00%
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	\$ 52,800.00	4.75	\$ 41,800.00	1.25	79.17%
39	STORM MANHOLE, SW-401, 72 INCH	EA	1.00		1.00	\$ 12,000.00	\$ 12,000.00	1.00	\$ 12,000.00	-	100.00%
40	INTAKE, SW-501	EA	28.00		28.00	\$ 4,500.00	\$ 126,000.00	11.00	\$ 49,500.00	17.00	39.29%
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	\$ 4,500.00	0.75	\$ 3,375.00	0.25	75.00%
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00		6.00	\$ 3,200.00	\$ 19,200.00		\$ -	6.00	0.00%
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	\$ 18,000.00	2.00	\$ 12,000.00	1.00	66.67%
44	CONNECTION TO EXISTING MANHOLE, SANITARY SEWER	EA	6.00		6.00	\$ 5,500.00	\$ 33,000.00		\$ -	6.00	0.00%
45	REMOVE MANHOLE	EA	9.00		9.00	\$ 1,000.00	\$ 9,000.00	3.00	\$ 3,000.00	6.00	33.33%
46	REMOVE INTAKE	EA	18.00		18.00	\$ 1,000.00	\$ 18,000.00	7.00	\$ 7,000.00	11.00	38.89%
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00		3,700.00	\$ 65.00	\$ 240,500.00		\$ -	3,700.00	0.00%
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	\$ 926,500.00	3,046.86	\$ 258,983.10	7,853.14	27.95%
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00	\$ 32,500.00		\$ -	250.00	0.00%
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00	\$ 542,000.00	1,419.23	\$ 113,538.40	5,355.77	20.95%
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00	\$ 5,500.00		\$ -	55.00	0.00%
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	\$ 58,200.00	508.70	\$ 6,104.40	4,341.30	10.49%
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00	\$ 193,500.00	22.30	\$ 1,003.50	4,277.70	0.52%
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00	\$ 48,000.00	40.80	\$ 2,040.00	919.20	4.25%
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00	\$ 16,150.00		\$ -	170.00	0.00%
56	SIDEWALK UNIT PAVER W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00	\$ 105,625.00		\$ -	4,225.00	0.00%
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00	\$ 32,000.00	60.00	\$ 3,000.00	580.00	9.38%
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00	\$ 13,200.00		\$ -	240.00	0.00%
59	PAVEMENT REMOVAL	SY	24,700.00		24,700.00	\$ 14.00	\$ 345,800.00	6,733.30	\$ 94,266.20	17,966.70	27.26%
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00	\$ 216,800.00	1,814.92	\$ 72,596.80	3,605.08	33.49%
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00	\$ 59,850.00	324.85	\$ 14,618.25	1,005.15	24.42%
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50	\$ 322,500.00		\$ -	5,160.00	0.00%
63	PCC EDGE RESTRAINT, 2 FT	LF	2,100.00		2,100.00	\$ 25.00	\$ 52,500.00		\$ -	2,100.00	0.00%
64	PAINTED PAVEMENT MARKINGS, DURABLE	STA	65.00		65.00	\$ 575.00	\$ 37,375.00	18.93	\$ 10,884.75	46.07	29.12%
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	\$ 19,710.00		\$ -	27.00	0.00%
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00		15.00	\$ 325.00	\$ 4,875.00		\$ -	15.00	0.00%
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00		45.00	\$ 425.00	\$ 19,125.00		\$ -	45.00	0.00%
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	\$ 75,000.00	0.20	\$ 15,000.00	0.80	20.00%
69	SOD	SQ	100.00		100.00	\$ 75.00	\$ 7,500.00		\$ -	100.00	0.00%
70	DECIDUOUS SHRUBS	EA	60.00		60.00	\$ 150.00	\$ 9,000.00		\$ -	60.00	0.00%
71	PERENNIAL GROUND COVER (1 GAL.)	EA	2,134.00		2,134.00	\$ 20.00	\$ 42,680.00		\$ -	2,134.00	0.00%
72	DECIDUOUS TREE	EA	43.00		43.00	\$ 550.00	\$ 23,650.00		\$ -	43.00	0.00%
73	TREE GRATE AND FRAME	EA	24.00		24.00	\$ 500.00	\$ 12,000.00		\$ -	24.00	0.00%
74	SWPPP PREPARATION	LS	1.00		1.00	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	-	100.00%
75	SWPPP MANAGEMENT	LS	1.00		1.00	\$ 13,500.00	\$ 13,500.00	0.20	\$ 2,700.00	0.80	20.00%
76	FILTER SOCK, 8 INCH	LF	1,500.00		1,500.00	\$ 2.50	\$ 3,750.00	1,909.00	\$ 4,772.50	(409.00)	127.27%
77	TEMPORARY RECP, TYPE 3 A	SY	270.00		270.00	\$ 3.00	\$ 810.00		\$ -	270.00	0.00%
78	EROSION CONTROL MULCHING, HYDROMULCHING	AC	2.00		2.00	\$ 2,000.00	\$ 4,000.00		\$ -	2.00	0.00%
79	INLET PROTECTION DEVICE, DROP IN	EA	41.00		41.00	\$ 265.00	\$ 10,865.00	9.00	\$ 2,385.00	32.00	21.95%
80	VAULT, FILL	EA	1.00		1.00	\$ 7,400.00	\$ 7,400.00		\$ -	1.00	0.00%
81	CISTERN ABANDONMENT	EA	3.00		3.00	\$ 8,000.00	\$ 24,000.00	2.00	\$ 16,000.00	1.00	66.67%
82	MOBILIZATION	LS	1.00		1.00	\$ 1,000,000.00	\$ 1,000,000.00	0.35	\$ 350,000.00	0.65	35.00%
83	CONCRETE WASHOUT	LS	1.00		1.00	\$ 10,000.00	\$ 10,000.00	0.20	\$ 2,000.00	0.80	20.00%
84	MONUMENT TYPE 1 (ARCHWAY MONUMENT)	EA	-		-	\$ 200,000.00	\$ -		\$ -	-	0.00%
85	MONUMENT TYPE 2 (GATEWAY MONUMENT)	EA	-		-	\$ 75,000.00	\$ -		\$ -	-	0.00%
86	MONUMENT TYPE 3 (HIGHWAY MONUMENT)	EA	-		-	\$ 75,000.00	\$ -		\$ -	-	0.00%
87	STEEL BENCH	EA	9.00		9.00	\$ 3,250.00	\$ 29,250.00		\$ -	9.00	0.00%
88	LITTER RECEPTACLE	EA	6.00		6.00	\$ 3,000.00	\$ 18,000.00		\$ -	6.00	0.00%
89	BIKE RACK	EA	6.00		6.00	\$ 925.00	\$ 5,550.00		\$ -	6.00	0.00%
90	EVENT POWER PEDESTAL	EA	7.00		7.00	\$ 1,500.00	\$ 10,500.00		\$ -	7.00	0.00%
91	1' CONCRETE BAND	LF	1,270.00		1,270.00	\$ 35.00	\$ 44,450.00		\$ -	1,270.00	0.00%
92	PLANTER CURB	LF	430.00		430.00	\$ 85.00	\$ 36,550.00		\$ -	430.00	0.00%
93	SEAT WALL	LF	108.00		108.00	\$ 125.00	\$ 13,500.00		\$ -	108.00	0.00%
94	BIO-RETENTION ROCK CHAMBER	TON	35.00		35.00	\$ 100.00	\$ 3,500.00		\$ -	35.00	0.00%
95	RAIN GUARDIAN TURRET	EA	5.00		5.00	\$ 7,500.00	\$ 37,500.00		\$ -	5.00	0.00%

Date printed: 9/29/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

96	NYLOPLAST OUTLET STRUCTURE, 12 INCH DIAMETER	EA	5.00		5.00	\$ 1,400.00	\$ 7,000.00		\$ -	5.00	0.00%
97	SALVAGE STREET LIGHT POLE	EA	12.00		12.00	\$ 350.00	\$ 4,200.00	14.00	\$ 4,900.00	(2.00)	116.67%
98	PLANTER POT	EA	4.00		4.00	\$ 2,125.00	\$ 8,500.00		\$ -	4.00	0.00%
99	GFCI RECEPTACLE	EA	32.00		32.00	\$ 950.00	\$ 30,400.00		\$ -	32.00	0.00%
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$ 1,650.00	\$ 85,800.00		\$ -	52.00	0.00%
101	SERVICE CABINET	EA	2.00		2.00	\$ 4,350.00	\$ 8,700.00		\$ -	2.00	0.00%
102	HANDHOLE	EA	59.00		59.00	\$ 750.00	\$ 44,250.00		\$ -	59.00	0.00%
103	3/4 INCH PVC CONDUIT TRENCHED	LF	1,699.00		1,699.00	\$ 10.50	\$ 17,839.50		\$ -	1,699.00	0.00%
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$ 12.50	\$ 83,412.50	166.00	\$ 2,075.00	6,507.00	2.49%
105	2" INCH PVC CONDUIT TRENCHED	LF	650.00		650.00	\$ 16.50	\$ 10,725.00		\$ -	650.00	0.00%
106	3" INCH PVC CONDUIT TRENCHED	LF	945.00		945.00	\$ 21.00	\$ 19,845.00		\$ -	945.00	0.00%
107	1-1/2" HDPE CONDUIT HDD	LF	866.00		866.00	\$ 24.00	\$ 20,784.00		\$ -	866.00	0.00%
108	#6 AWG CONDUCTOR	LF	26,943.00		26,943.00	\$ 2.00	\$ 53,886.00		\$ -	26,943.00	0.00%
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$ 1.50	\$ 7,824.00		\$ -	5,216.00	0.00%
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$ 1.50	\$ 5,491.50		\$ -	3,661.00	0.00%
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$ 1.25	\$ 1,555.00		\$ -	1,244.00	0.00%
112	YARD HYDRANT	EA	16.00		16.00	\$ 2,300.00	\$ 36,800.00	3.00	\$ 6,900.00	13.00	18.75%
113	PERMEABLE PAVER MONITORING WELL	EA	6.00		6.00	\$ 2,000.00	\$ 12,000.00	3.00	\$ 6,000.00	3.00	50.00%
114	"PEDESTRIAN ACCESS OPEN" SIGN	LS		1.00	1.00	\$ 3,496.50	\$ 3,496.50	0.81	\$ 2,632.17	0.19	81.00%
115	TEMPORARY STORM SEWER	LS		1.00	1.00	\$ 10,323.00	\$ 10,323.00	1.00	\$ 10,323.00	-	100.00%
116	CLAY PIPE CONNECTIONS	LS		1.00	1.00	\$ 21,645.00	\$ 21,645.00	1.00	\$ 21,645.00	-	100.00%
117	METER PIT	EA		4.00	4.00	\$ 5,355.75	\$ 21,423.00	1.00	\$ 5,355.75	3.00	25.00%
118	ONE MAJOR MANHOLE ADJUSTMENT	LS		1.00	1.00	\$ 5,550.00	\$ 5,550.00		\$ -	1.00	0.00%
DIVISION 2											
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$ 90.00	\$ 3,420.00	38.00	\$ 3,420.00	-	100.00%
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$ 50.00	\$ 3,265.00	65.30	\$ 3,265.00	-	100.00%
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 2,875.00	\$ 2,875.00	1.00	\$ 2,875.00	-	100.00%
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$ 700.00	\$ 15,750.00	9.36	\$ 6,552.00	13.14	41.60%
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$ 325.00	\$ 5,200.00	16.00	\$ 5,200.00	-	100.00%
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$ 200.00	\$ 2,000.00	10.00	\$ 2,000.00	-	100.00%
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$ 115.00	\$ 575.00	5.00	\$ 575.00	-	100.00%
D2.8	TYPE A SIGN, SHEET ALUMINUM	EA	4.00	4.00	8.00	\$ 425.00	\$ 3,400.00	6.00	\$ 2,550.00	2.00	75.00%
D2.9	CONCRETE MEDIAN, 4" SLOPED CURB	SY		27.30	27.30	\$ 183.15	\$ 5,000.00	27.30	\$ 5,000.00	-	100.00%
D2.10	GROOVES CUT FOR PAVEMENT MARKINGS	STA		3.00	3.00	\$ 149.85	\$ 449.55	2.72	\$ 407.59	0.28	90.67%
D2.11	BOLLARDS	EA		4.00	4.00	\$ 555.00	\$ 2,220.00	4.00	\$ 2,220.00	-	100.00%
D2.12	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA		6.00	6.00	\$ 166.50	\$ 999.00	3.20	\$ 532.80	2.80	53.33%
D2.13	MOBILIZATION	LS		1.00	1.00	\$ 1,054.50	\$ 1,054.50	1.00	\$ 1,054.50	-	100.00%
D2.14	ADDITIONAL TRAFFIC SIGNAL MODIFICATIONS	LS		1.00	1.00	\$ 834.13	\$ 834.13	1.00	\$ 834.13	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 8,587,554.48

\$ 1,789,456.28

-79.16%

CONTRACT PRICE DETAIL - Funding Break Down

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	Civ. Quantity Complete	City Value of Work Complete	City - Sanitary Sewer Quantity Complete	City Sanitary Sewer Value of Work Complete	SRE Quantity Complete	SRE Value of Work Complete	IMU - Water Quantity Complete	IMU - Water Value of Work Complete	TOTAL VALUE OF COMPLETED WORK
	DIVISION 1														
1	AMENDED PLANTING SOIL	CY	352.00		352.00	\$ 85.00		\$ -		\$ -		\$ -		\$ -	\$ -
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00		\$ -		\$ -		\$ -		\$ -	\$ -
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00		\$ -		\$ -		\$ -		\$ -	\$ -
4	EXCAVATION, CLASS 10	CY	8,313.60		8,313.60	\$ 18.00		\$ -		\$ -	2459.20	\$ 44,265.60		\$ -	\$ 44,265.60
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	3120.50	\$ 12,482.00		\$ -		\$ -		\$ -	\$ 12,482.00
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00		\$ -		\$ -	2944.80	\$ 17,668.80		\$ -	\$ 17,668.80
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	2845.00	\$ 35,562.50		\$ -		\$ -		\$ -	\$ 35,562.50
8	SUBBASE, MODIFIED, 4 IN.	SY	5,425.00		5,425.00	\$ 10.50	63.10	\$ 662.55		\$ -		\$ -		\$ -	\$ 662.55
9	TRENCH FOUNDATION	TON	100.00		100.00	\$ 55.00		\$ -		\$ -		\$ -		\$ -	\$ -
10	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	700.00		700.00	\$ 85.00		\$ -		\$ -		\$ -		\$ -	\$ -
11	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, SDR 26, 8 IN.	LF	1,024.00		1,024.00	\$ 425.00		\$ -		\$ -		\$ -		\$ -	\$ -
12	SANITARY SEWER SERVICE, PVC, SDR 23.5, 6 IN.	EA	38.00		38.00	\$ 5,000.00		\$ -		\$ -		\$ -		\$ -	\$ -
13	STORM SEWER, TRENCHED, RCP, 12 IN.	LF	110.00		110.00	\$ 145.00		\$ -		\$ -		\$ -		\$ -	\$ -
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	277.00	\$ 41,550.00		\$ -	53.00	\$ 7,950.00		\$ -	\$ 49,500.00
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	411.00	\$ 71,925.00		\$ -		\$ -		\$ -	\$ 71,925.00
16	STORM SEWER, TRENCHED, RCP, 24 IN.	LF	270.00		270.00	\$ 200.00	265.00	\$ 53,000.00		\$ -		\$ -		\$ -	\$ 53,000.00
17	STORM SEWER, TRENCHED, RCP, 36 IN.	LF	380.00		380.00	\$ 275.00	380.00	\$ 104,500.00		\$ -		\$ -		\$ -	\$ 104,500.00
18	REMOVAL OF STORM SEWER, LESS THAN 36 IN.	LF	1,110.00		1,110.00	\$ 30.00	707.00	\$ 21,210.00		\$ -		\$ -		\$ -	\$ 21,210.00
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00		\$ -		\$ -	1393.00	\$ 34,825.00		\$ -	\$ 34,825.00
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00		\$ -		\$ -	20.00	\$ 560.00		\$ -	\$ 560.00
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00		\$ -		\$ -	7.00	\$ 7,000.00		\$ -	\$ 7,000.00
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00		\$ -		\$ -	16.00	\$ 4,400.00		\$ -	\$ 4,400.00
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	37.00	\$ 2,035.00		\$ -		\$ -		\$ -	\$ 2,035.00
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00		2,700.00	\$ 110.00		\$ -		\$ -		\$ -	454.00	\$ 49,940.00	\$ 49,940.00
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00		1,462.00	\$ 15.00		\$ -		\$ -		\$ -	618.00	\$ 9,270.00	\$ 9,270.00
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00		52.00	\$ 2,300.00		\$ -		\$ -		\$ -	8.00	\$ 18,400.00	\$ 18,400.00
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	1.00	2.00	\$ 3,500.00		\$ -		\$ -		\$ -	1.00	\$ 3,500.00	\$ 3,500.00
28	WATER SERVICE CURB STOP AND BOX	EA	53.00		53.00	\$ 885.00		\$ -		\$ -		\$ -	9.00	\$ 7,965.00	\$ 7,965.00
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00		\$ -		\$ -		\$ -		\$ -	\$ -
30	VALVE, GATE, 6 INCH	EA	1.00		1.00	\$ 1,800.00		\$ -		\$ -		\$ -		\$ -	\$ -
31	VALVE, GATE, 8 INCH	EA	8.00		8.00	\$ 2,300.00		\$ -		\$ -		\$ -	2.00	\$ 4,600.00	\$ 4,600.00
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00		\$ -		\$ -		\$ -	1.00	\$ 7,000.00	\$ 7,000.00
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00		\$ -		\$ -		\$ -	2.00	\$ 13,600.00	\$ 13,600.00
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00		\$ -		\$ -		\$ -		\$ -	\$ -
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00		6.00	\$ 1,000.00		\$ -		\$ -		\$ -	2.00	\$ 2,000.00	\$ 2,000.00
36	SANITARY MANHOLE, SW-301, 48 INCH	EA	6.00		6.00	\$ 7,100.00		\$ -		\$ -		\$ -		\$ -	\$ -
37	STORM MANHOLE, SW-401, 48 INCH	EA	15.00		15.00	\$ 5,500.00	3.00	\$ 16,500.00		\$ -		\$ -		\$ -	\$ 16,500.00
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	4.75	\$ 41,800.00		\$ -		\$ -		\$ -	\$ 41,800.00
39	STORM MANHOLE, SW-401, 72 INCH	EA	1.00		1.00	\$ 12,000.00	1.00	\$ 12,000.00		\$ -		\$ -		\$ -	\$ 12,000.00
40	INTAKE, SW-501	EA	28.00		28.00	\$ 4,500.00		\$ -		\$ -	11.00	\$ 49,500.00		\$ -	\$ 49,500.00
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	0.75	\$ 3,375.00		\$ -		\$ -		\$ -	\$ 3,375.00
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00		6.00	\$ 3,200.00		\$ -		\$ -		\$ -		\$ -	\$ -
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	2.00	\$ 12,000.00		\$ -		\$ -		\$ -	\$ 12,000.00
44	CONNECTION TO EXISTING MANHOLE, SANITARY SEWER	EA	6.00		6.00	\$ 5,500.00		\$ -		\$ -		\$ -		\$ -	\$ -
45	REMOVE MANHOLE	EA	9.00		9.00	\$ 1,000.00	3.00	\$ 3,000.00		\$ -		\$ -		\$ -	\$ 3,000.00
46	REMOVE INTAKE	EA	18.00		18.00	\$ 1,000.00	7.00	\$ 7,000.00		\$ -		\$ -		\$ -	\$ 7,000.00
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00		3,700.00	\$ 65.00		\$ -		\$ -		\$ -		\$ -	\$ -
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	3046.86	\$ 258,983.10		\$ -		\$ -		\$ -	\$ 258,983.10
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00		\$ -		\$ -		\$ -		\$ -	\$ -
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00	744.70	\$ 59,576.00		\$ -	674.53	\$ 53,962.40		\$ -	\$ 113,538.40
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00		\$ -		\$ -		\$ -		\$ -	\$ -
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	508.70	\$ 6,104.40		\$ -		\$ -		\$ -	\$ 6,104.40
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00	22.30	\$ 1,003.50		\$ -		\$ -		\$ -	\$ 1,003.50
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00	40.80	\$ 2,040.00		\$ -		\$ -		\$ -	\$ 2,040.00
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00		\$ -		\$ -		\$ -		\$ -	\$ -
56	SIDEWALK UNIT PAVER W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00		\$ -		\$ -		\$ -		\$ -	\$ -
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00	60.00	\$ 3,000.00		\$ -		\$ -		\$ -	\$ 3,000.00
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00		\$ -		\$ -		\$ -		\$ -	\$ -
59	PAVEMENT REMOVAL	SY	24,700.00		24,700.00	\$ 14.00	6733.30	\$ 94,266.20		\$ -		\$ -		\$ -	\$ 94,266.20
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00		\$ -		\$ -	1814.92	\$ 72,596.80		\$ -	\$ 72,596.80
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00		\$ -		\$ -	324.85	\$ 14,618.25		\$ -	\$ 14,618.25
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50		\$ -		\$ -		\$ -		\$ -	\$ -
63	PCC EDGE RESTRAINT, 2 FT	LF	2,100.00		2,100.00	\$ 25.00		\$ -		\$ -		\$ -		\$ -	\$ -
64	PAINTED PAVEMENT MARKINGS, DURABLE	STA	65.00		65.00	\$ 575.00	18.93	\$ 10,884.75		\$ -		\$ -		\$ -	\$ 10,884.75
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00		\$ -		\$ -		\$ -		\$ -	\$ -
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00		15.00	\$ 325.00		\$ -		\$ -		\$ -		\$ -	\$ -
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00		45.00	\$ 425.00		\$ -		\$ -		\$ -		\$ -	\$ -
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	0.20	\$ 15,000.00		\$ -		\$ -		\$ -	\$ 15,000.00
69	SOD	SQ	100.00		100.00	\$ 75.00		\$ -		\$ -		\$ -		\$ -	\$ -
70	DECIDUOUS SHRUBS	EA	60.00		60.00	\$ 150.00		\$ -		\$ -		\$ -		\$ -	\$ -
71	PERENNIAL GROUND COVER (1 GAL.)	EA	2,134.00		2,134.00	\$ 20.00		\$ -		\$ -		\$ -		\$ -	\$ -
72	DECIDUOUS TREE	EA	43.00		43.00	\$ 550.00		\$ -		\$ -		\$ -		\$ -	\$ -
73	TREE GRATE AND FRAME	EA	24.00		24.00	\$ 500.00		\$ -		\$ -		\$ -		\$ -	\$ -
74	SWPPP PREPARATION	LS	1.00		1.00	\$ 2,000.00	1.00	\$ 2,000.00		\$ -		\$ -		\$ -	\$ 2,000.00

City of Indianola
RESOLUTION NO. 2021-

**RESOLUTION APPROVING CHANGE ORDER NO 4 AND PAY APPLICATION NO 4
FOR THE SQUARE RECONSTRUCTION PROJECT**

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

WHEREAS, additional quantities and labor to install yard hydrants and for the adjustment of an existing manhole that were identified during construction, are needed on the project as described on the attached Change Order No 4; and

WHEREAS, Absolute Concrete Construction Inc. has submitted Pay Application No 4 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Change Order No 4 and Pay Application No 4 as attached.

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

1. Change Order No 4 in the amount of \$26,973.00 is hereby approved
2. Pay Application No 4 in the amount of \$454,785.29 shall be paid
3. The Mayor is hereby authorized to sign the documents on behalf of the City of Indianola

PASSED AND APPROVED this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council

From: Rick Graves, Water Resource Recovery Director

Date: October 18, 2021

Subject: Resolution authorizing the purchase of a pickup for the Water Resource Recovery Department and the determination of property to be surplus and authorizing the sale of property.

Introduction: This is a FY22 Capital Improvement Project.

Background: As part of the CIP, we are replacing the 2007 Ford pickup and Maintainer 6000 service body for a 2022 Dodge 5500 with a Palfinger PSC 6025 Service Body.

Discussion: The staff looked at three different service bodies and chose the Palfinger from Aspen Equipment. Aspen is offering \$15,000 trade-in for our current truck. I am going to try and sell the truck outright and if I can get more money than what they are offering, the total cost for the new truck will be less than what they quoted. If the council approves this purchase, the new truck will arrive next April or May 2022. I will try and sell our current truck in March or April prior to the arrival of the new one.

Budget Impact: The purchase of the Palfinger service truck is part of the FY22 CIP Budget. The quote received is through the State of Minnesota contract. This allowed me to only get one quote, seeing how the pricing is set.

Recommendation: I recommend purchasing the Palfinger PSC 6025 Service Body on a 2022 Dodge Ram pickup from Aspen Equipment in Des Moines for \$125,350.00 if I cannot sell the current truck we have outright at a higher amount.

Attachments:

1. CITY OF INDIANOLA WATER POLLUTION-98-PAL-44449-14-11-v1 - Sales Order
2. 3D Drawing
3. Res 2021 - authorize purchase of vehicle for WRRD

EQUIPMENT ORDER AND AGREEMENT

Cust Name: City Of Indianola - Water	Quote Number:	Quote Date: 9/10/2021
Address: 11870 Hoover Street Indianola Ia 50125	CITY OF INDIANOLA WATER POLLUTION-98-PAL-44449-14-11-v1	Order Date: NEED
Contact:	Ship To:	Date Wanted: REQUIRED
Phone: 515-961-9416	Ship Via:	PO# REQUIRED
Fax:	Pick-up/Delivery Instructions:	Sales Person: David Phillips
Dealership:	REQUIRED	Chassis Purchaser: NA
Contact:	F.O.B.: Ankeny, IA	Order Type: Installed
Bill To:	AEC#	Express Warranties: Manufacturer's Standard
	Special Instructions:	

Qty	Part/Specification Number	Description	Price
1	2.172 PCB39-11SSCS Body Specification:	11' SSSC Raised - 44"H sidepacks, Street side and Curb side 1st and 2nd raised to 60"H PCB 39 Series 11' heavy duty galvanized steel crane body Standard right rear crane mounting compartment Two (2) grab handles 44" high side compartments (optional compartments may be raised to 60" Eight (8) recessed cargo tie downs (6,000 lb. capacity) Fully integrated and sealed automotive style harness kit and electrical system with easy access power distribution panel FMVSS 108 LED light and reflector kit Entire body electro coat (E-Coat) primer Compartments coated with White Line-X Ultra finish Understructure and bottom of compartments undercoated Body installation kit - Class 5 chassis cab Designed to accept up to 39,000 ft/lb rated crane 84" CA, 19,500 Lb. GVWR chassis.	\$14,916.00
1	2.173 Install 39 Series Body	Mount body, install FMVSS lighting, Route fuel/DEF fillers, 1 pr. mudflaps	\$3,326.00
4	8.113 43001	Galvanized E-Track, 10' section Install E-Track on load space walls, two rows per side	\$500.00
1	2.174 OSCB8901	21" Workbench Tailshelf with through compartment, 1/4" top plate work surface and integrated hitch receiver tube installed	\$2,191.00
1	2.178 OS5016904	Rear Power Out (crane side) Power Down Stabilizers	\$4,297.00
1	2.182 OSCB9001	PSC Crane Mounting (12" X 12", 14.75" x 14.75")	
1	2.185 OSCB0403	Master Locking System Installed - 11' PCB 39 Body (all models)	\$504.00
1	2.186 OSSB2301	PALFINGER Stamped Tailgate	\$154.00
1	2.191 OSCB9101	52" Rack Height (measured top of headache rack to top of frame rail)	\$596.00
1	2.194 OSSB0703	Rear fuel fill cutout - includes (1) aluminum fuel fill cup OS3450331	\$77.00
1	2.197 OSCB8101	Boom support mounting bracket FOR 25' CRANES	\$66.00
1	2.207 OS5020191	PCB39-11FT BODY - Streetside front vertical compartment (LV1) Aluminum Drawer Unit 5-3", 2-5" , 1-7" x 25" wide (8 drawers)	\$1,832.00
2	2.205 OS5041265	Adjustable Aluminum divider tray - 18" x 29" x 3" LV1 compartment PCB39-11FT BODY - Streetside second vertical compartment (LV2)	\$204.00
1	2.215 OS5020179	Aluminum Drawer Unit 5-3", 2-5" , 1-7" x 20" wide (8 drawers)	\$1,669.00
2	2.213 OS5041264	Adjustable Aluminum divider tray - 18" x 25" x 3" LV1 compartment PCB39-11FT BODY - Streetside horizontal compartment (LH)	\$204.00
1	2.229 OS5020190	Aluminum Drawer Unit 2-5" x 47" wide (2 drawers)	\$951.00
1	Drawer Modification	Upgrade Drawer Set to Custom (1) 7" Drawer with Liner Q-41375 - No Cost	
1	2.223 OS5041270	Adjustable Aluminum divider tray - 18" x 50" x 3" LH / RH compartment PCB39-11FT BODY - Streetside rear vertical compartment (LR)	\$149.00

Continued On Next Page

BY SIGNING THIS ORDER AND AGREEMENT, PURCHASER ACKNOWLEDGES THAT IT HAS READ AND ACCEPTED ALL OF THE TERMS AND CONDITIONS OF SALE SET FORTH HEREIN AND ON PAGE 2 OF THIS ORDER, AND WARRANTS TO SELLER THAT IT HAS CAREFULLY REVIEWED THIS ENTIRE AGREEMENT (INCLUDING THE DISCLAIMER OF WARRANTIES).

Accepted: Aspen Equipment Co

 By: _____
 Title: _____
 Date: _____

Accepted by:

 Firm Name of Purchaser: _____
 Received by: _____
 Title: _____ Date: _____



CORPORATE HEADQUARTERS: 9150 Pillsbury Avenue South, Bloomington, MN 55420-3686 - Phone: (952)888-2525 - Fax: (952)656-7157 - Website: www.aspenequipment.com

EQUIPMENT ORDER AND AGREEMENT

Cust Name: City Of Indianola - Water Pollu	Quote Number:	Quote Date: 9/10/2021
Address: 11870 Hoover Street Indianola Ia 50125	OF INDIANOLA WATER POLLUTION-98-PAL-44449-14	Order Date: NEED
Contact:	Ship To:	Date Wanted: REQUIRED
Phone: 515-961-9416	Ship Via:	PO# REQUIRED
Fax:	Pick-up/Delivery Instructions:	Sales Person: David Phillips
Dealership:	REQUIRED	Chassis Purchaser: NA
Contact:	F.O.B.: Ankeny, IA	Order Type: Installed
Bill To:	AEC#	Express Warranties: Manufacturer's Standard
	Special Instructions:	

Qty	Part/Specification Number	Description	Price
3	2.232 OS5040679	Adjustable Aluminum divider tray - 18" x 26" x 3" LR compartment PCB39-11FT BODY - Curbside front vertical compartment (RV1)	\$306.00
3	2.240 OS5041261	Adjustable Aluminum divider tray - 18" x 11" x 3" requires interior partition kit	\$252.00
1	2.244 OS5030460	Interior partition kit - 60"H (bolt in) - Includes 1 swivel hook	\$149.00
1	2.246 OSCB1538	2 Swivel Material Hooks Installed (0-2-0) 7" down from compartment top Forward of Partition Kit	\$45.00
1	8.125 331390	Stainless steel louvered vent for compartment venting	\$110.00
1	8.651 Shelf	Fabricate and install permanent shelf in cabinet or tool box PCB39-11FT BODY - Curbside second vertical compartment (RV2)	\$297.00
4	2.248 OS5041264	Adjustable Aluminum divider tray - 18" x 21" x 3" LV2 / RV2 compartment	\$364.00
1	8.503 110V Outlet-Interior	Install 110V GFI duplex outlet with gang box, interior mount. Wired to power source 120V for Air Compressor - Install in RV2 Compt PCB39-11FT BODY - Curbside horizontal compartment (RH)	\$383.00
1	2.263 OS5020190	Aluminum Drawer Unit 2-5" x 47" wide (2 drawers)	\$968.00
1	Drawer Modification	Upgrade Drawer Set to Custom (1) 7" Drawer with Liner Q-41375 - No Cost	
1	2.257 OS5041270	Adjustable Aluminum divider tray - 18" x 50" x 3" LH / RH compartment PCB39-11FT BODY - Crane Compartment	\$149.00
1	2.266 Crane Comp	Hose Reel Mounting Shelf Included	
1	8.398 L 4545 123 7	Reel Craft power cord reel, dual G.F.I. outlet, 45' 12 AWG cable	\$707.00
1	8.404 CUSTOM	Routing of hose reel through body wall	\$285.00
1	2.268 OS5030046	Flexible bumper mounted step (installation is not available for ship out body) Install Step Parallel with Body (Sideways)	\$307.00
1	2.270 OS5030075	Removable sliding vise mounting bracket. Mounted on Curbside	\$182.00
1	2.278 OS5050020	Standard coating - E-Coat primed with Line-X Ultra inside compartments	
1	2.279 OS5050023	Body finish topcoat - PCB43 (White Ford Z1, Ford YZ, RAM PW7)	\$1,691.00
1	2.1040 OS5050043	Add Line-X Bedliner on load space, tops, front panels, rear panels behind the outriggers and bumper to a top coated body	\$1,403.00
1	2.1002 OS5030060	Oil reservoir - 30 gallon (top deck mount in cargo area) Approx. 9.5" deep x 22" tall x 36" wide	\$908.00
1	2.803 Bulkhead Divider	Fabricate and install removable aluminum bulhead divider in cargo area Divider to Protect Hydraulic Oil Tank	\$597.00
1	7.02 Hotshift PTO 1075586	Hotshift PTO for Automatic Transmission (Light truck) Diesel 15GPM (CCCS)	\$2,658.00
1	7.12 Tandem Section DM pump	Tandem section ≈ 3200 PSI direct mount pump	\$1,880.00
1	7.18 Dodge Adder	Adder for PTO & pump install on Dodge chassis (Floor panel removal req'd)	\$3,421.00
1	2.1005 OS5041519	FIXED FLOW CONTROL VALVE, 5GPM (Used with P5C5025, P5C5025 and compressor simultaneous operation, high flow capacity single pumps required, check the crane and compressor specs for combined required flow ratings)	\$290.00
1	2.1022 OSCB8302	3 Light Hole Tail Light Boxes in lieu of standard 2 Light Hole Tail Light Box	\$66.00
1	2.1023	Install 3 light tail light box	\$40.00
2	8.276 3861A	ECCO 2" x 6" Grommet Mount Amber LED Strobe, Class 1	\$302.00
2	8.369 50-60700-3	Rubber Grommet for strobe lights,	\$6.00

Continued On Next Page

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Accepted: Aspen Equipment Co

By: _____
Title: _____
Date: _____

Accepted by: _____

Firm Name of Purchaser: _____

Received by: _____

Title: _____

Date: _____



CORPORATE HEADQUARTERS: 9150 Pillsbury Avenue South, Bloomington, MN 55420-3686 - Phone: (952)888-2525 - Fax: (952)656-7157 - Website: www.aspenequipment.com

EQUIPMENT ORDER AND AGREEMENT

Cust Name: City Of Indianola - Water Poll	Quote Number:	Quote Date: 9/10/2021
Address: 11870 Hoover Street Indianola Ia 50125	OF INDIANOLA WATER POLLUTION-98-PAL-44449-14	Order Date: NEED
	Ship To:	Date Wanted: REQUIRED
	Ship Via:	PO#: REQUIRED
Contact:	Pick-up/Delivery Instructions:	Sales Person: David Phillips
Phone: 515-961-9416	REQUIRED	Chassis Purchaser: NA
Fax:	F.O.B.: Ankeny, IA	Order Type: Installed
Dealership:	AEC#:	Express Warranties: Manufacturer's Standard
Contact:	Special Instructions:	
Bill To:		

Qty	Part/Specification Number	Description	Price
2	8.271 3510A	ECCO 1.1" x 3.3" Surface Mount Amber LED Strobe, Class 1	\$418.00
		Install Small Strobes on Front Grille	
2	8.314 Strobe Installation PR	Mount strobe pair, route wire to switch, tie-up and guard.	\$1,012.00
1	8.317 Wire Hot	Wire Strobes Hot	\$127.00
1	8.295 R2LPPA	Whelen 15" Low Profile LINEAR Amber Strobe Bar, Permanent Mount, Class 1	\$371.00
		Install strobe bar on headache rack	
1	8.313 Strobe Installation EA	Mount strobe, route wire to switch, tie-up and guard.	\$317.00
1	2.1024 OS5030112	Install tail lights and harness	\$88.00
1	2.1025 OS5030131	Body Control System (BCS) and Installation (Front and Rear Power Distribution Box	\$633.00
1	2.1026	NOTE: For install harness - enter a 1 in both columns	\$86.00
1	2.1028 OS5030066	Body Interior LED strip lighting in 7 compartments (crane box has integral light)	\$440.00
1	2.1029	Install above	\$234.00
1	2.1034 OS5030171	LED flood light kit (four lights) - includes harnesses for up to 6 lights	\$456.00
1	2.1035	Install above	\$102.00
1	1.0 PSC6025H Crane Specification:	Model PSC 6025 hydraulic telescopic service crane Palfinger model PSC 6025 telescopic service crane specifications: 25' reach capability, two hydraulic extensions 6,000 Lb. vertical lift capacity, Crane rating 38,500 ft_lbs /-25 to +75 degree boom elevation 410 degrees rotation Four-spool proportional control valve Hydraulic planetary drive winch Two-block damage prevention system Hydraulic system required Double acting cylinders with load holding valves on all cylinders Electric overload shutdown system Radio remote control Crane hook and load line block Ecoat primer White finish topcoat Crane mounting kit Available for use on vehicles above 14,001 GVWR	\$20,276.00
1	6.19 KSC01083A	Fully proportional control valve. ONLY AVAILBALE ON THE PSC6025	\$744.00
1	6.16 KMG10005A	Boom tip light for 25ft boom length	\$685.00
1	2.794 Boom Rest	Fabricate, paint and install small fixed post type boomrest	\$977.00
1	6.105 KMG04788AS	Radio remote controller storage kit	\$45.00
1	6.108 EZ5086	Silicone cover for radio remote control	\$55.00

Continued On Next Page

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Accepted: Aspen Equipment Co

By: _____
Title: _____
Date: _____

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EQUIPMENT ORDER AND AGREEMENT

Cust Name: City Of Indianola - Water Pollution	Quote Number: OF INDIANOLA WATER POLLUTION-98-PAL-44449-14	Quote Date: 9/10/2021
Address: 11870 Hoover Street Indianola Ia 50125	Ship To:	Order Date: NEED
Contact:	Ship Via:	Date Wanted: REQUIRED
Phone: 515-961-9416	Pick-up/Delivery Instructions: REQUIRED	PO#: REQUIRED
Fax:	F.O.B.: Ankeny, IA	Sales Person: David Phillips
Dealership:	AEC#:	Chassis Purchaser: NA
Contact:	Special Instructions:	Order Type: Installed
Bill To:		Express Warranties: Manufacturer's Standard

Qty	Part/Specification Number	Description	Price
1	7.2	Install Hyd Crane	\$1,532.00
1	2.808	Start Stop	\$823.00
1	2.804	Spring Build-up SM	\$518.00
1	8.004	Backup Camera	\$506.00
State of Minnesota Contract 194223, 184023, 174524			
1	14.2	Install 7500 watt gen set	\$4,746.00
1	14.2	Install gen set panel	\$1,287.00
1	State Contract	Air Compressors - State Contract C# 174524 Valid Through 12/31/2021	
1	RAM	2022 RAM 5500 Reg Cab 84" CA 4x4 6.7L I6 Cummins Turbo Diesel 6-Speed Auto Aisin AS69RC HD Transmission 19,500 lb GVWR 225/70R19.5G All Traction Tires with Steel Wheels HD Vinyl Seats 115V Auxiliary Power Outlet with 400W Inverter in Cab Chrome Appearance Group Cold Weather Group Engine Block Heater HD Front Suspension Max Tow Package ParkView Rear Backup Camera Trailer Brake Control Transfer Case Skid Plate Shield MOPAR Tubular Side Steps Added Aluminum Wheels Includes 2022 Palfiger RAM Incentive MN STATE CONTRACT REFLECTS A 6% SAVINGS OVER STANDARD PRICING	\$54,470.00
Trade-In			
2007 Ford F-550 4x2 Gas Maintainer Crane Body/Crane/Inverter Serial# 4732-1020-6000TT / VIN EA87015			
Tax Note: Applicable sales tax and/or FET estimates will be confirmed and added to the final invoice			

Description of Trade-in and allowance - Purchaser warrants that (1) he has now, and will have on the date of delivery to Seller, clear and marketable title to the following described equipment: (2) that there are no liens or encumbrances on said equipment: and (3) that, upon Seller's request, he will execute a Bill of Sale of said equipment on Seller's form. If any equipment owned by Purchaser is to be traded in as part of the purchase of equipment, but the same is not delivered to Seller until a time later than the date of delivery of the equipment, Seller shall have the right to reappraise said trade-in equipment at the time of the actual delivery to Seller, and said reappraisal value shall determine the trade-allowance for said equipment.

Year	Make/Model	Complete Description - Include Attachments	Serial#	Allowance
2007	Ford F-550 4x2 Gas	Maintainer Crane Body/Crane/Inverter	4732-1020-6000TT / VIN EA87015	\$15,000.00

Payment Terms of Sales Order:			C.O.D.	Price
Sales Order Total				\$140,350.00
Trade in Allowance				\$15,000.00
Sales Tax % 0.000%				\$0.00
Non-Taxable Freight / Delivery: \$0.00				\$0.00
Estimated FET \$0.00				\$0.00
Transit Tax \$0.00				\$0.00
Registration Fee \$0.00				\$0.00
Down Payment				\$0.00
Unpaid Balance				\$125,350.00

BY SIGNING THIS ORDER AND AGREEMENT, PURCHASER ACKNOWLEDGES THAT IT HAS READ AND ACCEPTED ALL OF THE TERMS AND CONDITIONS OF SALE SET FORTH HEREIN AND ON PAGE 2 OF THIS ORDER, AND WARRANTS TO SELLER THAT IT HAS CAREFULLY REVIEWED THIS ENTIRE AGREEMENT (INCLUDING THE DISCLAIMER OF WARRANTIES).

Accepted: Aspen Equipment Co

By: _____

Title: _____

Date: _____

Accepted by: _____

Firm Name of Purchaser: _____

Received by: _____

Title: _____

Date: _____



EQUIPMENT ORDER AND AGREEMENT

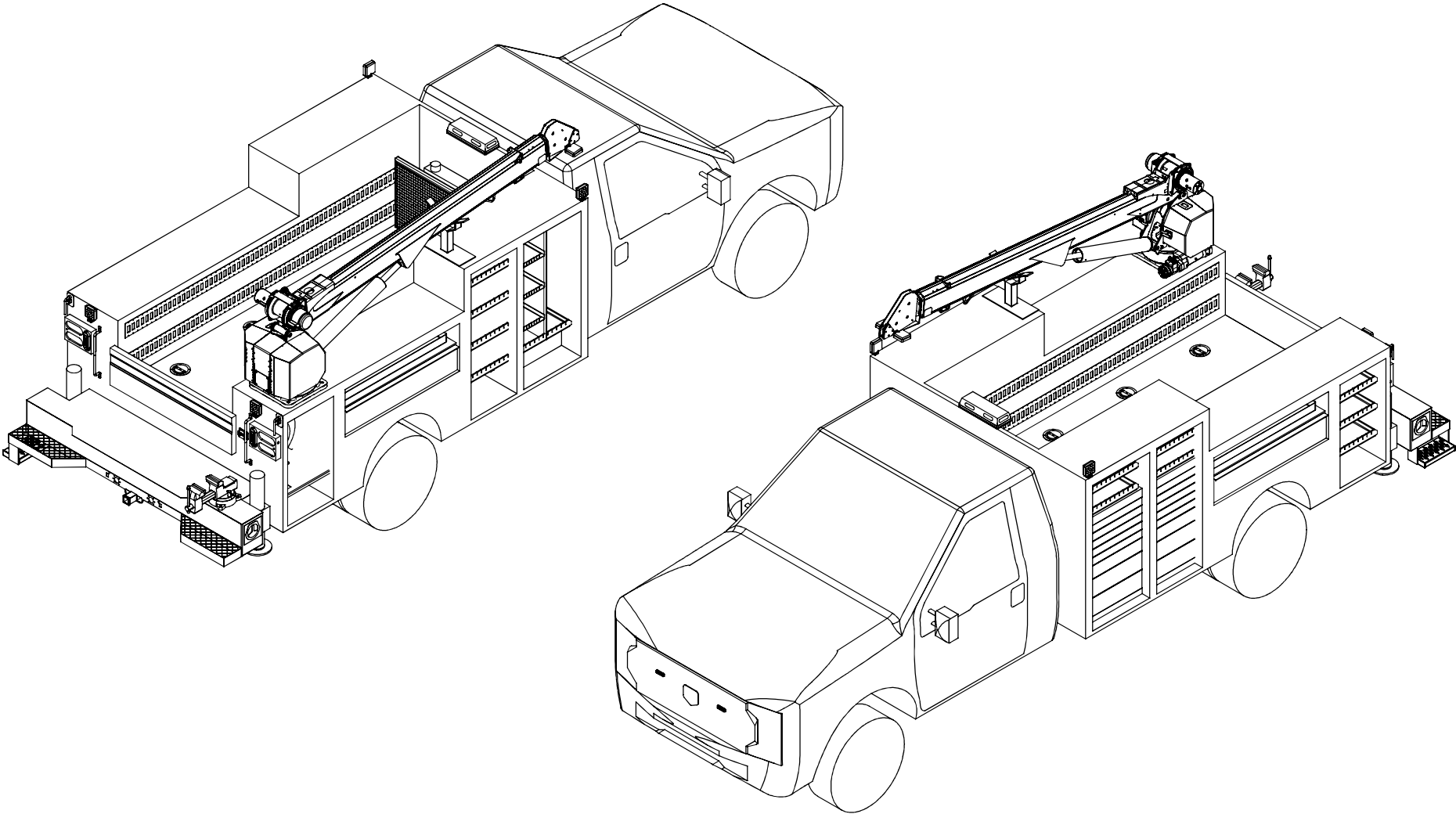
TERMS AND CONDITIONS OF SALE

1. **TERMS OF SALE.** The terms and conditions set forth herein ("Terms") govern the sale of the equipment referenced on the reverse side (the "Equipment") by Aspen Equipment Co. ("Seller") to the purchasing party ("Purchaser"). If Purchaser has executed Seller's "Standard Terms and Conditions of Sale," a Security Agreement, Lease Agreement, or other agreement supplied and approved by Seller, the terms and conditions of such agreements shall supplement and be interpreted consistently with the Terms (the "Supplemental Terms"). To the extent of any inconsistencies between the Terms and the Supplemental Terms, the Terms shall prevail. Any terms and conditions set forth on Purchaser's purchase orders or other forms supplied by Purchaser which are in addition to or are different from the Terms or the Supplemental Terms are objected to and rejected by Seller, and shall be of no force or effect.
2. **PAYMENT TERMS.** Purchaser shall purchase the Equipment for the price stated on the reverse side. Unless otherwise specified, the terms of payment are net cash on receipt of invoice. If payment is not made on or by the due date, the full unpaid balance shall be subject to interest until paid at the rate of the lesser of 1½% per month or the highest rate permitted by applicable law.
3. **DELIVERY DATE.** The proposed delivery date of the Equipment is an estimate. Seller shall not be liable for delay in delivery or for damages suffered by Purchaser by reason of such delay when such delay is directly or indirectly caused by, or in any manner arises from, acts of God, acts of Purchaser, acts of civil or military authorities, governmental actions or requirements, fires, strikes, floods, accidents, terrorism, shortages of cars, fuels, supplies, labor, materials or manufacturing facilities on the part of Seller or any of its vendors or suppliers or any other cause or causes (whether or not similar in nature to any of those previously specified) whether within or beyond Seller's control.
4. **SHIPMENT AND PACKAGING.** The Equipment furnished to Purchaser will be shipped F.O.B. point of shipment, and possession in such goods shall pass to Purchaser upon Seller's delivery to the carrier at the point of shipment. Equipment will be packaged in accordance with Seller's standard procedures. All packaging and shipping costs shall be paid by Purchaser.
5. **LIABILITY LIMITATION. SELLER'S LIABILITY TO PURCHASER FROM ANY CAUSE WHATSOEVER ARISING OUT OF THE SALE OF THE EQUIPMENT SHALL BE LIMITED TO THE PURCHASE PRICE OF THE EQUIPMENT, OR, AT SELLER'S SOLE DISCRETION, TO THE REPLACEMENT THEREOF. IN NO EVENT IS SELLER RESPONSIBLE TO PURCHASER FOR ANY INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, ANY DIRECT OR INDIRECT LOST PROFITS, REGARDLESS OF WHETHER THOSE DAMAGES WERE FORESEEABLE.**
6. **INSPECTION OF EQUIPMENT; RETURNS.** Purchaser shall promptly inspect the Equipment upon delivery. The Equipment may not be returned to Seller without providing written notice of that intent (which notice must be delivered within five (5) days following delivery of the Equipment), and without obtaining Seller's prior written consent. In the absence of such notice, Purchaser shall be deemed to have accepted the Equipment as delivered. Purchaser is responsible for the costs of returning the Equipment without being damaged, and the returned Equipment is subject to a 20% handling charge, except if the Equipment is found upon return to have been defective.
7. **WARRANTY.** Seller will assign and transfer to Purchaser any assignable or transferable manufacturers' warranties, if any, applicable to the Equipment. **EXCEPT AS SET FORTH ABOVE, SELLER DISCLAIMS ALL REPRESENTATIONS, WARRANTIES AND CONDITIONS OF ANY KIND (WHETHER ARISING BY IMPLICATION OR BY OPERATION OF LAW) WITH RESPECT TO THE EQUIPMENT, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES, CONDITIONS OR REPRESENTATIONS AS TO MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR ANY OTHER MATTER.** Purchaser acknowledges that (a) Purchaser makes the final selection, in all respects of the Equipment; (b) Seller is not a manufacturer of the Equipment; (c) Purchaser accepts the Equipment with all faults, subject only to the manufacturer's written warranties, if any; (d) unless otherwise specifically stated on the reverse side, used Equipment is sold "AS IS" and "WITH ALL FAULTS," and is not subject to any warranty by manufacturer or Seller; (e) notwithstanding any warranty, if any, by the manufacturer or Seller, neither manufacturer or Seller shall be liable for the costs of repairs made outside of Seller's or manufacturer's place of business, unless authorized in writing; and (f) no payment required to be made by Purchaser shall be delayed awaiting settlement of any claim.
8. **SUCCESSORS AND ASSIGNS.** These Terms bind and inure to the benefit of the Purchaser and Seller and their respective successors and permitted assigns. Purchaser may not assign any interest in, nor delegate any obligation under these Terms, without Seller's prior written consent.
9. **SECURITY AGREEMENT.** To secure the performance of all of Purchaser's obligations to Seller (including without limitation, all loans, advances, debts, liabilities and obligations owing by Purchaser to Seller, of every kind and description, direct or indirect, absolute or contingent, due or to become due, now existing or hereafter arising), Purchaser hereby grants to Seller a security interest in the Equipment, any proceeds of the foregoing, and any trade-ins, replacements or substitutions of the Equipment. Such interest shall be enforceable by Seller in accordance with the provisions of Article IX of Minnesota Uniform Commercial Code. Until Purchaser has performed all obligations on the part of Purchaser to be performed under the Terms, Purchaser agrees: (a) to keep the Equipment in good condition and repair at its own expense; (b) not to sell, assign, pledge, mortgage, encumber, suffer the creation of any lien, nor dispose of the Equipment or any part thereof, nor make any material change in the Equipment, without the prior written consent of Seller, except in the ordinary course of business; (c) to pay all taxes, charges and assessments of every character levied or assessed against the Equipment; (d) to keep the Equipment insured, at its own expense, against all physical loss or damage, of whatsoever kind and nature and however caused, excepting only loss or damage occasioned by so-called uninsurable perils, such as war risk, nuclear energy peril and normal wear and tear, in an amount not less than the remaining balance due to the Seller with deductible amounts not to exceed \$250.00 per loss, and to place such insurance through agencies or brokers and with insurance companies acceptable to Seller, with the proceeds thereon payable to Seller and Purchaser as their interest may appear; (e) to execute all documents which may be necessary for the perfection and recording of Seller's security interest in the Equipment; and (f) Seller is authorized to file one or more financing statements describing the collateral and to take all other actions as are necessary to perfect Seller's security interest.
10. **TRADE-INS.** If any equipment owned by Purchaser is to be traded in as part of the purchase of Equipment, but the same is not delivered to Seller until a time later than the date of delivery of the Equipment, Seller shall have the right to reappraise said trade-in equipment at the time of actual delivery to Seller, and said reappraisal value shall determine the trade-in allowance for said equipment. Purchaser represents and warrants that (a) Purchaser now has, and will have on the date of delivery to Seller, clear and marketable title to all trade-in equipment, (b) there are no liens or encumbrances on said equipment, and (c) upon Seller's request, Purchaser will execute a bill of sale for said equipment in form satisfactory to Seller.
11. **DAMAGES.** If, upon tender of delivery of Equipment by Seller to Purchaser, Purchaser fails or refuses for any reason to complete the purchase transaction, Seller may in its discretion retain any down payment and any trade-in equipment as liquidated damages; or, at its option, Seller may resell or retain the trade-in equipment, and shall apply any down payment and the amount received on resale, or the fair market value of said equipment (if no resale) as of the date of Purchaser's breach, in reduction of Seller's damages, costs and expenses. Notwithstanding the foregoing, this section shall not limit Seller's right to pursue any other available remedies at law or in equity.
12. **EVENTS OF DEFAULT BY PURCHASER.** The following shall be deemed to be events of default by Purchaser: (a) the failure by Purchaser to comply with any of the Terms; (b) any cessation or interruption of Purchaser's business as a going concern; (c) any assignment by Purchaser for the benefit of creditors; (d) the institution of any proceeding under the Bankruptcy Act, voluntary or involuntary, by or against Purchaser; (e) the commencement of any insolvency or receivership proceeding voluntary or involuntary, against Purchaser; (f) the occurrence of any unusual or unreasonable depreciation in the value of the Equipment; or (g) the determination by Seller that it is insecure, for whatever reason, with respect to the Equipment or Purchaser's obligations hereunder. Upon Purchaser's default, the entire unpaid balance of any amounts owed to Seller, together with accrued interest thereon, shall be immediately due and payable and Seller may exercise all rights and remedies available to it under the Minnesota Uniform Commercial Code as now enacted or as may be from time to time amended and in conjunction with, and in addition to or substitution for those rights and remedies, at Seller's discretion, Seller may, in conformity with law and without liability to Purchaser therefore, (a) enter upon Purchaser's premises to take possession of, assemble and collect the Equipment or to render it unusable, or (b) require Purchaser to assemble the Equipment and make it available at a place Seller designates which is mutually convenient to allow Seller to take possession or dispose of the Equipment. Notwithstanding the foregoing, this section shall not limit Seller's right to pursue any other available remedies at law or in equity.
13. **ATTORNEYS' FEES AND COSTS.** Purchaser agrees to pay Seller or its assignees all costs and expenses incurred by Seller in enforcing the Terms, including reasonable attorneys' fees.
14. **GOVERNING LAW; VENUE.** All matters between Seller and Purchaser shall be determined according to the laws of the State of Minnesota and any action shall be venued in the state or federal courts situated in Hennepin County, Minnesota, and the parties agree that all such claims shall be heard and determined exclusively in any such court.
15. **AMENDMENTS.** No change or modification of the Terms shall be binding on Seller unless the change or modification is in writing and signed by Seller.
16. **EXCHANGES.** Seller may desire to exchange, for other property of like-kind and qualifying use, within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and the treasury regulations promulgated thereunder, fee title in the Equipment. Seller expressly reserves the rights to assign its rights, but not its obligations, under any agreement between Seller and Purchaser to Cole Taylor Deferred Exchange Corporation, as qualified intermediary, as provided in IRC Reg 1.1031 (k)-1(g)(4), on or before the relevant transfer of the property, as defined under Minnesota law. All fees for the facilitation of the 1031 tax deferred exchange shall be paid by Seller.
17. **WAIVER.** The waiver by Seller of any breach by Purchaser of any of the Terms may not be construed to be a waiver as to the subsequent application of any other Terms.
18. **SEVERABILITY.** If any Term is held by a court of competent jurisdiction to be unenforceable, the remaining Terms shall remain in full force and effect.

Signature: _____

Date: _____

REV.	DESCRIPTION	DATE	DESIGNER	APPROVED
A	RELEASED	-		



UNLESS OTHERWISE SPECIFIED

DECIMAL
1/16" = 0.0625"

200' = 1" = 200'

FRACTIONAL
1/8" = 0.125"

ANGULAR
1" = 1"

CONFIDENTIAL

ASPEN EQUIPMENT CO.

DESIGNER: TROY T. COLE

CHECKED BY: TROY T. COLE

DATE: 02/27/2020

NOTE: FOR CONCEPTUAL LAYOUT PURPOSES ONLY

ACTUAL PRODUCT MAY VARY FROM DRAWING

SCALE: 1/20

DO NOT SCALE DRAWING

DESCRIPTION:
PAL PRO 39-11SSCS

CUSTOMER: CITY OF INDIANOLA

SIZE: 8

WORK ORDER: -

PART NO.: -

REV: A

WEIGHT:

QTY: 1

SHEET 3 OF 5

City of Indianola
RESOLUTION NO 2021-

**RESOLUTION AUTHORIZING THE PURCHASE OF A PICKUP
FOR THE WATER RESOURCE RECOVERY DEPARTMENT
AND THE DETERMINATION OF PROPERTY TO BE SURPLUS AND AUTHORIZING SALE OF PROPERTY**

WHEREAS, the City of Indianola Water Resource Recovery Facility Department owns a 2007 Ford pickup and maintainer 6000 service body; and

WHEREAS, the Fiscal Year 22 CIP budget includes funding to replace the vehicle with a 2022 Dodge 5500 with a Palfinger PSC 6025 service body; and

WHEREAS, the City will no longer use the 2007 Ford and City staff is recommending disposal of it; and

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

WHEREAS, Aspen Equipment has offered \$15,000 trade-in for the current truck; and

WHEREAS, the City Council believes it to be in the best interest of the City to sell the property in a commercially reasonable manner or trade-in, whichever amount is greater; and

WHEREAS, after a review of service body trucks available, the Indianola Water Resource Recovery Department recommends the bid through the State of Minnesota contract with Aspen Equipment; and

WHEREAS, the Indianola Water Resource Recovery Department and Director of Finance are recommending awarding the purchase of the new vehicle to Aspen Equipment at a cost not to exceed \$125,350.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa that the above-described property is determined to be surplus property and City staff is hereby authorized to determine the commercially reasonable manner to dispose of said property and to take all steps necessary, including execution of any transfer documents, required to carry out the sale of the property.

BE IT FURTHER RESOLVED that a 2022 Water Resource Recovery Department pickup shall be purchased from Aspen Equipment in an amount not to exceed \$125,350 and the Mayor or City Manager is authorized and directed to execute on behalf of the City and the City Clerk is authorized and directed to attest to said signature and to affix the seal of the City to the documents required to purchase the vehicle.

Approved this 18th day of October 2022.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: October 18, 2021
Subject: Resolution authorizing the purchase of a 2021 Ford Explorer for the Community Development Department.

Introduction:

Background: As the Council is aware, as part of the FY22 budget, the position of Code Enforcement Officer was added to the Community Development Department for purposes of conducting residential rental housing inspections, which is required by the Iowa Code once a community reaches a population of 15,000. With the addition of this new position, an additional vehicle is needed. This vehicle will be used by the Building and Zoning Official, and the Building and Zoning Official's current vehicle will be used by the Code Enforcement Officer.

Discussion: This vehicle was ordered through the Iowa Department of Administrative Services Cooperative Purchasing Program. The City of Indianola purchasing policy allows an exemption for "Joint Cooperative Groups: Bids from Joint cooperative bidding groups will be considered the same as the exception for Other Governmental Agency Bidding, if a majority of the group members are local government agencies". The Iowa Department of Administrative Services Cooperative Purchasing Program is a joint cooperative bidding group.

The Iowa Department of Administrative Services Cooperative Purchasing Program bid price is attached to this resolution. It is for a 2021 Ford Explorer for \$27,321.00.

Budget Impact:

Recommendation: As the quoted price is within budget, Staff recommends the purchase be approved.

Attachments:

1. State Bid
2. Stivers Invoice
3. Resolution

SUV Group 3 - Mid-Size 4 Door AWD or 4X4 SUV, Automatic Transmission or CVT

Examples: Explorer, Grand Cherokee, GMC Acadia, Traverse

DEALER NAME: **STIVERS**

Make:	FORD
Model Name:	EXPLORER
Exact Model Code:	K8B
Trim Pkg. Common Name:	BASE
Exact Trim Pkg. Code:	100A
Engine Code:	99B
Transmission Code:	44T
State GVWR:	NA
Payload Capacity:	NA
Cargo Capacity Behind Rear Seat:	18.2 CU. FT.

BASE VEHICLE SPECIFICATIONS		
Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)
Wheelbase length	Wheelbase: 112 to 121 inches.	STATE WHEELBASE: 119
Engine		
Base Engine	V6 engine, E85 FFV engine must be provided if available in V6; include all required options and other pertinent information. E85 FFV Engine? Y	Cylinders: 6 Liters:3.3 HP: 285 Torque:260
Engine Block Heater	Or cold climate package	41H
Drive Axle		
Rear Axle	Traction control	STD
Transfer Case	with Hi/Low ranges, if available must provide	AWD ONLY
Electrical		
Power Point	Located in Driver Area	STD
Doors & Windows		
Doors	Power door locks with remote keyless entry	STD
Key Sets with Fobs	2 Fobs with push button start or 2 keys and fobs w/o push button start	STD
Rear Window	Defroster, Wiper and Washer	STD
Windows	Privacy glass behind "B" pillar, Factory installed if available must provide; dealer installed if factory installed not available.	STD
Wipers	Intermittent Wipers	STD
Exterior		
License Plate Holders	Front and Rear license plate holders	STD
Mirrors	Power exterior foldaway	STD
Floor		
Floor Covering	Full floor carpeting & OEM mats	STD
Interior		
Air Conditioning	Front AC with all required options.	STD
Bluetooth	Dealer installed when factory installed is not available.	STD
Gauge Package	Oil pressure, coolant temperature, voltmeter	STD
Interior Package	Full interior insulation/trim package, to include door/side wall panels, full headliner, dome lamp.	STD
Radio	AM/FM with internal clock	STD
Steering Column	Tilt with cruise control	STD
Safety		
Brakes	Power 4 Wheel Anti-lock	STD
Daytime Running Lights	If available must provide	942
Reverse Backup Camera	Factory installed only.	STD
Traction Control		STD
Seating		
Driver and Front Passenger	Front bucket seats, Power 6-way driver; passenger seats with manual driver/passenger lumbar support. Cloth upholstery.	STD
Rear Passenger	One 3-person rear split bench seat w/folding backs, all w/cloth upholstery, Nominally flat cargo area with rear seats folded.	STD
Seating Capacity	Five (5) Passenger Seating minimum	7 PASS
Tires & Wheels		
Tires	Heavy-duty, "LT" ("P" passenger not acceptable) all-terrain radial tires; All-season tires acceptable only when "LT" all terrain radials not available.	All Terrain or All Season provided? ALL SEASON
Spare	If available must provide	Is spare full size? N

BASE VEHICLE PRICE CONFIGURED AS PER ABOVE: **\$27,321.00**

Delivery Cost to Department of Administrative Services, Des Moines **\$0.00**

SUV GROUP 3.1 TOTAL VEHICLE PRICE INCLUDING BASE COST AND DELIVERY: \$27,321.00

My 2022 price is \$28,126.00

FINAL BID PRICE

Examples: Explorer, Grand Cherokee, GMC Acadia, Traverse

STIVERS

ADDITIONAL OPTIONS			
Engine	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)	Cost
Engine Block Heater	Or cold climate package	STD	DEDUCT COST: -\$25.00
Doors & Windows			
Key Sets, Additional	2 Fobs with push button start or 2 keys and fobs w/o push button start	DLR	\$400.00
Exterior			
Trailer Tow Package	Class IV receiver hitch, 2-inch shaft, 7 wire trailer wiring receptacle at hitch. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	52T Factory Installed? Y	\$545.00
Safety			
Adaptive Cruise Control		NA	
Auto High-Beam Headlamps		STD	
Backup Alarm	Backup alarm; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	DLR Factory Installed? N	\$250.00
Cross-Traffic Alert	BLIS or equivalent system.	STD	
Evasive Steering Assist		NA	
Lane-Keeping System		STD	
Park Assist		NA	
Pre-Collision Assist (AEB)	Pre-Collision Assist with Auto Emergency Brake	STD	
Reverse Sensing System	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD Factory Installed? Y	
Voice-Activated Navigation System		NA	
Other			
Options not listed above	Discount percentage off MSRP for options \$2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.	Enter Percentage Discount MSRP:	1

DELIVERY			
Delivery Price Per Mile	Price per mile to deliver vehicle anywhere in State of Iowa	Per Mile Charge	\$3.50
Delivery FOB	Delivery Cost to Department of Administrative Services, in Des Moines, IA	Enter miles in whole number:	\$0.00



Ed Stivers Ford Lincoln Inc.

1450 East Hickman Road

Waukee, IA 50263

Phone: (515) 987-3697 800-747-2744

VEHICLE INVOICE

Date: October 11, 2021

Invoice: G758

Sold To: CITY OF INDIANOLA

110 NORTH 1ST ST

City: INDIANOLA

State: IA Zip: 50125

Terms COD

Year	Make	New / Used	Serial or VIN Number	Each	Total
2021	FORD EXPLORER		1FMSK8BB9MGC34257		27,321.00
			Amount Due		27,321.00

City of Indianola
RESOLUTION NO. 2021-

**RESOLUTION AUTHORIZING THE PURCHASE OF A 2021 FORD EXPLORER
FOR THE COMMUNITY DEVELOPMENT DEPARTMENT**

WHEREAS, the Community Development Department budgeted \$28,000 for the purchase of a new vehicle in FY22; and

WHEREAS, this vehicle would be used by the Building and Zoning Official, and the Building and Zoning Officials vehicle will be used by the Code Enforcement Officer, a position that was approved with the FY22 budget; and

WHEREAS, this vehicle was ordered through the Iowa Department of Administrative Services Cooperative Purchasing Program; and

WHEREAS, the City of Indianola purchasing policy allows for the following exemption: "Joint Cooperative Groups: Bids from Joint cooperative bidding groups will be considered the same as the exception for Other Governmental Agency Bidding, if a majority of the group members are local government agencies"; and

WHEREAS, the Iowa Department of Administrative Services Cooperative Purchasing Program is a joint cooperative bidding group as stated; and

WHEREAS, the Iowa Department of Administrative Services Cooperative Purchasing Program bid price is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the purchase of a 2021 Ford Explorer through the Iowa Department of Administrative Services Cooperative Purchasing Program for \$27,321.00 is hereby approved, and the Community and Economic Development Director is hereby authorized to execute documents on behalf of the City to purchase said vehicle.

PASSED AND APPROVED this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council
From:
Date: October 18, 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:

Elizabeth Moats, Part-time Library Assistant, shall go from pay range CE1-1 \$13.896/hour to pay range CE1-1.5 \$14.157/hour, effective October 24, 2021;

Jacy West, Adult Services and Program Librarian, shall go from pay range CE6-1 \$49,844.15/year to pay range CE6-1.5 \$50,652.18/year, effective October 10, 2021;

Passed and approved this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



—Office of the Mayor—

PROCLAMATION

Arts and Humanities Month

WHEREAS, the importance of culture in America is recognized during National Arts and Humanities Month each October; and

WHEREAS, the arts and humanities epitomizes the accumulated wisdom, intellect, creativity and imagination of humankind; and

WHEREAS, arts and humanities play a vital role in our communities and lives by amplifying social issues and driving change; and

WHEREAS, the humanities help our community explore our history and culture; and

WHEREAS, public support for the arts enhances our community and stimulates our economy.

NOW, THEREFORE, I, Mayor Pepper, do hereby proclaim October as Arts and Humanities Month throughout the City of Indianola. I extend my great appreciation to those individuals who contribute to the arts as an artist or through their public service, leadership, donations and investments in order to increase the beauty and culture around us.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Indianola, Iowa this 18th day of October 2021.

Pam Pepper, Mayor





MEMORANDUM

To: Mayor and City Council
From: Andy Lent, City Clerk/CFO
Date: October 18, 2021
Subject: Sponsored Project Program

Introduction: Public Hearing and Resolution on Sponsored Project.

Background: The City of Indianola was awarded a grant from the Iowa Finance Authority under the Sponsored Project program slightly more than \$1.7 Million to address storm water improvements in connection with the Square Streetscape Improvement Project.

Discussion: The Sponsored Project grant requires the amendment of a SRF loan by reducing the interest rate on the loan allowing the City to use the reduced interest for stormwater improvements. Since this is a loan amendment, a public hearing must be held first.

Budget Impact: Slightly more than \$1.7 Million in grant funding for storm water improvements.

Recommendation: Hold Public Hearing and Approve Resolution to Amend the SRF Loan

Attachments: 1. Res 2021 - SRF Loan

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

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

- Public hearing on the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- Resolution instituting proceedings to take additional action.

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

October 18, 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: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of 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, of the City of Indianola, State of Iowa, 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, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan and Disbursement Agreement and the issuance of the Notes had been published pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan and Disbursement Agreement and the issuance of the Notes to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,800,000 SEWER REVENUE CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2021, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE AUTHORIZATION OF A
LOAN AND DISBURSEMENT AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$1,800,000 SEWER
REVENUE CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings 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, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and 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 in the manner required by law of not to exceed \$1,800,000 Sewer Revenue Capital Loan Notes, for the foregoing purposes.

Section 2. That this Council does hereby consent to the terms and conditions of the SRF Loan Program, which terms and conditions and the disclosures provided with respect thereto are hereby acknowledged, accepted and approved.

Section 3. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is

reasonably expected that the sewer fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

Section 4. That the Clerk, with the assistance of bond counsel, is hereby authorized and directed to proceed with the preparation of such documents and proceedings as shall be necessary to authorize the City's participation in the SRF Loan Program, to select a suitable date for final Council authorization of the required Loan and Disbursement Agreement and issuance of the Note to evidence the City's obligations thereunder, and to take such other actions as the Council shall deem necessary to permit the completion of a loan on a basis favorable to the City and acceptable to this Council.

PASSED AND APPROVED this 18th day of October, 2021.

Mayor

ATTEST:

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: Jackie Raffety, Deputy Clerk

Date: October 18, 2021

Subject: Public Hearing 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.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, City Clerk/CFO
Date: October 18, 2021
Subject: Resolution authorizing a loan and disbursement agreement and the issuance of not-to-exceed \$1,800,000 sewer revenue capital loan notes.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, Deputy Clerk
Date: October 18, 2021
Subject: Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.

Introduction: In the event a property owner fails to pay nuisance abatement costs within the required notice period, Iowa law allows for a lien to be placed upon that property.

Background: Seven property owners have not paid nuisance abatement costs within the required notice period.

Discussion: The City can assess liens against the property for the cost of nuisance abatement after the list has been published as required by law.

Budget Impact: Assessment value is \$3137.91.

Recommendation: Staff recommends the authorization of the certificate of liens to the Warren County Treasurer and the publication of the list.

Attachments:

1. Res 2021- authorizing certificate of liens
2. Notice of Assessment for packet 10182021

**City of Indianola
RESOLUTION NO. 2021-**

**A RESOLUTION AUTHORIZING THE CERTIFICATION OF LIENS TO THE
WARREN COUNTY TREASURER FOR PURPOSES OF ASSESSING THE COST OF
NUISANCE ABATEMENT AGAINST PROPERTY**

WHEREAS, those properties listed on the attached Exhibit have unpaid nuisance abatement costs with the City of Indianola; and

WHEREAS, in the event that a property owner fails to make payment within the required notice period the Iowa law allows for a lien to be placed upon that property; and

WHEREAS, a notice has been sent to each property owner requesting payment within 30 days, the deadline for which has now expired; and

WHEREAS, the City now wishes to authorize assessment of a lien against the property for the cost of nuisance abatement.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Indianola hereby authorizes the assessment of a lien against the property listed on the attached Exhibit.

BE IT FURTHER RESOLVED that the City Clerk is authorized to certify said list to the Warren County Treasurer and to publish the list as is required by law.

BE IT FURTHER RESOLVED that all assessments exceeding \$500.00 may be paid in up to ten (10) annual installments, to be paid in the same manner and with the same interest rate provided for assessments against benefited property under state law.

Passed and approved this 18th day of October 2021.

Pam Pepper, Mayor

Attest:

Andrew J. Lent, City Clerk/CFO

NOTICE OF FILING OF ASSESSMENTS FOR NUISANCE ABATEMENT

To the person(s) owning land located within the City of Indianola, Warren County, Iowa, particularly described as follows:

Parcel #	Legal Description	Property Owner	Property Address	Amount	Admin Fee 001-1700-47100	Reason	Amount Pd and Date	Receipt #	Amount Unpaid
48120290040	CHESHIRE ADD N 1/2 LOT 4 & E 45' N 1/2 LOT 3 BLK 29	Wubben, Scott	105 S E	\$179.62		Tall grass and weeds			\$179.62
48200130040	EAST INDIANOLA LOT 4 & W 40' LOT 5 BLK 13	Gilsalazar, Karla	208 S 4 th	\$1125.00		Trash, debris			\$1,125.00
48390160060	JONES & WINDLES ADD LOT 6 & W 1/2 LOT 5 BLK 16	Ebbo Eastern Management, LLC	411 W Salem	\$304.62		Tall grass and weeds			\$304.62
48715000080	SUNSET KNOLLS LOT 8	Mead, Ian	605 E Kentucky	\$279.62		Tall grass and weeds			\$279.62
48775011000	AMENDED PLAT OF WESTERN HILLS PLAT 1 OUT LOT A	TF32	1001 N L	\$329.62		Tall grass and weeds			\$329.62
48170020070	CROWN POINT LOT 7 & E 20' LOT 8 BLK B	Putney, Carrie	1009 E Salem	\$229.62		Tall grass and weeds			\$229.62
48280000330	GREEN HILLS ADD LOT 33	Walker, Carr	1001 Caroline Terrace	\$689.81		Tall grass, weeds, junk and debris			\$689.81



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, City Clerk/CFO
Date: October 18, 2021
Subject: Resolution approving a contract with Kiya Koda for animal control services.

Introduction: Resolution to approve agreement between Kiya Koda and City of Indianola

Background: Animal control services have been provided by the Kiya Koda Humane Society for the City of Indianola. Recently, a three-year agreement between the City and Kiya Koda expired.

Discussion: City staff has negotiated the attached agreement with Kiya Koda that sets the cost for basic animal control services at a monthly rate of \$4,000 in FY22, \$4,250 in FY23 and \$4,500 in FY24. The City would be responsible for the housing and medical costs of animals not claimed or adopted.

Budget Impact:

FY22 (October 21-June 22): \$36,000

FY23: \$51,000

FY24: \$54,000

Recommendation: Approval of the Resolution

Attachments:

1. Res 2021- Approve Agreement-Kiya Koda
2. Kiya Koda Contract

RESOLUTION 2021-

**RESOLUTION TO APPROVE AGREEMENT FOR
THE CARE AND DISPOSAL OF
CERTAIN DOMESTIC ANIMALS FOR THE CITY OF INDIANOLA, IOWA**

WHEREAS, the Kiya Koda Humane Society (Kiya Koda) provides animal control services for the City of Indianola (City); and

WHEREAS, the attached agreement between Kiya Koda and the City is necessary to establish obligations and expectations of each party, and

WHEREAS, payment from the City for basic animal control services for three years have been negotiated for three years at the monthly rate of:

- Remaining FY2022 (date of agreement to June 30, 2022): \$4,000
- FY2023 (July 1, 2022 to June 30, 2023): \$4,250
- FY2024 (July 1, 2023 to June 30, 2024): \$4,500:

; and

WHEREAS, animal control services are necessary for the public safety of the citizens of Indianola.

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

1. The attached agreement between the City of Indianola and Kiya Koda Human Society is approved, and
2. The Mayor is authorized to sign the attached agreement on behalf of the City of Indianola.

Passed and approved this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

**AGREEMENT FOR THE CARE AND DISPOSAL OF CERTAIN DOMESTIC
ANIMALS FOR THE CITY OF INDIANOLA, IOWA**

This AGREEMENT made and entered into, by and between the city of INDIANOLA, Warren County, Iowa hereafter referred to the "City" and the Kiya Koda Humane Society, with its principal place of business located in Indianola, Iowa, hereafter referred to as the "Society", and

WHEREAS, it is mutually agreed the Society will perform all city functions with regard to the housing, care and disposal of dogs/cats and "at large" within Indianola, Iowa.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. That the society will provide for the shelter, care and disposal of dogs/cats.
2. The society will not pick up or accept feral cats. Cats must be domesticated and safe to handle. Any feral cat that comes to the society will be euthanized at the City's expense.
3. That the society will collect stray, licensed and unlicensed dogs/cats running "at large" within the City or those in violation of ordinance or law.
4. That the society shall be given responsibility for the destruction or other disposition of seized dogs/cats, not redeemed as provided for by ordinance, state law and the disposal of dead dogs/cats.
5. That the society shall respond to communications seeking assistance in the capture, restraint and removal of dogs/cats.
6. That the City Police/Public Works Department shall be available to assist with vicious animals, which the Society is not able to handle. Any animal restrained by the City Police or Public Works Department shall be turned over to the Society as soon as possible for treatment and/or disposal.

7. That the Society further agrees to work with City police to investigate complaints made relative to cruel or inhumane treatment to dogs/cats.
8. That the Society shall keep accurate records of all calls, inquiries, complaints or responses regarding animals covered by this agreement.
9. That when a stray dog/cat is picked up with identification, its owner, caretaker or person in possession will be notified by the Society. The Society agrees to attempt notification. The Society shall hold the dog or cat seven (7) days after notification or attempted notification.

Any other dog/cat which does not carry a rabies vaccination, is unlicensed, carries no identification or is otherwise not known by the Society shall be retained by the Society for seven (7) days before it is adopted out or destroyed.

If it is necessary to keep the dog/cat for a period of time (TEN DAYS) because of suspicion of rabies, or bite to human, the City shall pay the required fees and charges (\$30 PICKUP FEE AND \$15 BOARDING FEE PER DAY) in the event that no redemption of the dog, cat, or animal is made by its owner; however, in the event the owner, possessor or caretaker is known, such charges shall be assessed against that owner, possessor, or caretaker.

If an aggressive dog comes into the possession of the Society from the City, the dog will be housed the required seven (7) days. If no owner is found and the dog is still considered aggressive an additional euthanasia fee will be added to the monthly bill.

All animals must be contained prior to pick up.

10. That the City agrees that it shall pay to the Society the sum of \$4000 per month. The financial obligations as set out in this agreement of the City to the Society shall be paid unto the

Society on a monthly basis. The City further agrees that this payment will begin the month immediately following the approval of this contract and that the amount will increase to \$4,250 per month on July 1, 2022 and \$4,500 per month on July 1, 2023.

11. The Society agrees to hold the City harmless from any damages, costs, suit, cause of action or claim arising from the services provided under this agreement by the Society, its member, employee or other party acting under its authority, direction or control.
12. That this agreement may be terminated by either party by giving the other party sixty (60) days written notice of said termination.

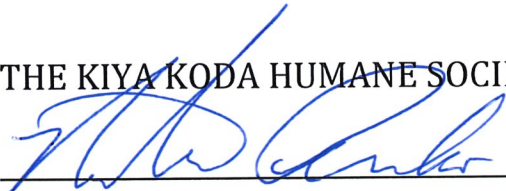
This Contract between the City and the Society shall be in force and effect from the _____ day of _____, 2021 through successive one-year periods unless terminated by either party hereto as provided for in Section 10 of this contract. Contract will be reviewed on a yearly basis with any changes noted.

Dated this _____ day of _____, 2021

FOR THE CITY OF INDIANOLA

Pamela Pepper
Mayor

THE KIYA KODA HUMANE SOCIETY



Nathan Rasko
President, Board of Directors



MEMORANDUM

To: Mayor and City Council
From: Rick Graves, Water Resource Recovery Director
Date: October 18, 2021
Subject: Resolution authorizing the purchase of a generator for the Wesley Lift Station.

Introduction:

Background: During the annual maintenance of the Wesley Lift Station generator, the contractor discovered that it is obsolete and that some of the parts are no longer available. The generator is a vital component to the operation of the lift station and if it were not operable during a power outage, the pumps would not run and there would be a potential for sanitary sewer overflows (SSO's). Please see the attached email from the City's contractor, 3E, and letter from the City's engineer, HR Green, stating their findings and recommendation.

Discussion: I received three quotes for a replacement generator and one quote for installation. The Cummins 20kW generator is the closest in size to the current generator at the Wesley Lift Station, which is 17 kW. The other two companies did not have a generator this size. Ardent Lighting was selected as the installer. They have been associated with upgrading 5 of the 7 lift stations and just completed the electrical and fiber upgrades to Wesley a couple months ago.

Company	Cost	kilowatts (kW)
Cummins	\$23,500.00	20
Interstate Power Systems	\$23,500.00	30
Zeigler Cat	\$32,723.00	40
Ardent Lighting	\$4,300.00	Installer

Budget Impact: The purchase of the replacement generator will come from the \$30,000 set aside in my FY22 CIP budget for 2 replacement lift station pumps. Due to the critical need of having an operating generator in case of a utility outage, I thought it would be best to use the funds for the generator instead of replacement pumps.

Recommendation: I recommend purchasing the Cummins C20D6 20 kW diesel generator from Cummins Sales and Service in Des Moines and Ardent Lighting from Knoxville to install the generator for a total amount of \$27,800.00.

Attachments: 1. ltr-20210908-WesleyGeneratorReplacementRecommendation-jpf
2. 3E Email

3. Quote REV 4 - Wesley Lift Station - Diesel
4. Ardent Lighting
5. Res 2021- authorizing purchase of generator



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

▷ HRGREEN.COM

September 9, 2021

Mr. Rick Graves
Wastewater Superintendent
City of Indianola
110 N. First Street
Indianola, IA 50125

Re: Wesley Lift Station Generator Replacement - Emergency Status

Dear Rick,

This letter is regarding the replacement the engine generator at the Wesley sanitary lift station. Per correspondence from the generator supplier, 3E, we understand that the existing generator is obsolete and that some engine parts are no longer available. Additionally, 3E has stated that certain wiring components are no longer available. Should the generator fail, it may not be possible to get it back in operation. If the generator were not operable during a utility outage, the lift station would be left without power and the pumps could not operate.

Wesley is a critical sanitary lift station that needs to be operational with a backup generator in the event of utility power outage. We believe the replacement of the generator constitutes an emergency condition to avoid potential sanitary sewer overflows (SSOs) during loss of utility power. Section 384.103(2) of the Iowa Code allows for an "emergency" project to proceed without the delay of advertising and public letting. We recommend that direct quotes from manufacturers/contractors are used to select the replacement generator, and that you get the replacement generator installed.

If you have questions, or need further assistance, please don't hesitate to contact me.

Sincerely,

HR GREEN, INC

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

Joe Frankl, PE

Project Manager - Water | Associate

\\hrgreen.com\HRG\Data\2020\200923\Wesley & QM Generator Replacement\ltr-20210908-
WesleyGeneratorReplacementRecommendation-jpf.docx

Rick Graves

From: Rick Babcock <Rick.Babcock@3e-co.com>
Sent: Friday, August 13, 2021 9:01 AM
To: Rick Graves
Subject: Wesley Lift Generator

Follow Up Flag: Follow up
Flag Status: Flagged

Rick,
The generator at Wesley Lift is getting to be obsolete. Some engine part are no longer available. Plug wires cannot be found for this unit.

Rick Babcock | Service manager
rick.babcock@3e-co.com |



3E Electrical Engineering & Equipment Company
Generator Division
P: 515.266.8890 | F: 515.266.1181
1808 Delaware Avenue | Des Moines, IA 50317
www.3E-co.com



October 5th, 2021

<u>Item</u>	<u>Description</u>	<u>Qty</u>
GEN-1	C20D6, Diesel Genset, 60Hz, 20kW U.S. EPA, Stationary Emergency Application Duty Rating-Standby Power (ESP) Emission Certification, EPA, Tier 4i, NSPS CI Stationary Emergency Alternator-60HZ, 4L, 240/120V, 1 Phase, 120C, 40C Ambient, Increased Motor Starting (IMS) • Exciter/Regulator-Permanent Magnet Generator, 3 Phase Sensor • Voltage-120/240, 1 Phase, 3 Wire PowerCommand1.1 Controller • Control Mounting-Right Facing • Gauge-Oil Pressure • Meters-AC Output Analog (kVA) • Stop Switch-Emergency Load Connection-Single Circuit Breaker, Location A, 100A, 2P, 600 Volts AC, UL Engine Governor-Electronic, Isochronous Engine Starter-12 Volt DC Motor Engine Air Cleaner-Normal Duty Battery Charging Alternator Battery Charger-6 Amp, Regulated – 120V Engine Cooling-Radiator, High Ambient Air Temperature, 50C Shutdown-Low Coolant Level Engine Coolant-50% Antifreeze, 50% Water Mixture Coolant Heater – 120V Engine Oil Genset Warranty-2 Year	1
	Enclosure and Fuel Tank Aluminum Sound Attenuated Level 1 Enclosure, with Exhaust System Enclosure Color-Sandstone, Aluminum Enclosure-Wind Load 180 MPH, ASCE7-10 Extension-Coolant Drain Extension-Oil Drain Larger Battery Rack Fuel Tank-Regional, Dual Wall, Subbase, 24 Hour Minimum Listing-UL 2200 Low Fuel Level Switch, 40% Mechanical Fuel Gauge 5 Gallon Lockable Spill Containment Fuel Fill Box Switch-Fuel Tank, Rupture Basin	
ATS-1	OTECA, OTEC Transfer Switch-Electronic Control: 125A Listing-UL 1008/CSA Certification Application-Utility to Genset Cabinet-Type 4x Stainless Poles-3 (Solid Neutral) Frequency-60 Hz System-Single Phase, 2 or 3 Wire Voltage-240 Volts AC Genset Starting Battery-12V DC PC40 Control Interface-Communications Network, MODBUS RTU Module Control Panel, Security Key Cover Transfer Switch Warranty-1 Year Comprehensive	1

Service	Startup Assistance and 2 Hour Load Bank - Starting Batteries	1
Freight	Freight to Jobsite - Offloading by Others	1
Note	Fuel for Testing and Turn-Over by Others	1

TOTAL: \$ 23,500.00

Quote value does not include any tax.

NOTES:

Proposal is for equipment only, offloading, rigging, and installation by others.
Fuel and permits, unless listed above, is not included.
Cummins Standard Start-up and testing is included. Additional tests, such as NETA testing, if required, is by others
Coordination Study not provided.

Please feel free to contact me if you require any additional information; or if you have any further questions or concerns that I may be of assistance with.

Thank you for choosing Cummins.

Submitted by:

Michael Norquist, Outside Sales -Commercial
michael.norquist@cummins.com

SUBMITTALS. An order for the equipment covered by this quotation will be accepted on a hold for release basis. Your order will not be released and scheduled for production until written approval to proceed is received in our office. Such submittal approval shall constitute acceptance of the terms and conditions of this quotation unless the parties otherwise agree in writing.

THERE ARE ADDITIONAL CONTRACT TERMS AND CONDITIONS ATTACHED TO THIS QUOTATION, INCLUDING LIMITATIONS OF WARRANTIES AND LIABILITIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN. BY ACCEPTING THIS QUOTATION, CUSTOMER ACKNOWLEDGES THAT THE CONTRACT TERMS AND CONDITIONS HAVE BEEN READ, FULLY UNDERSTOOD AND ACCEPTED.

Authorized Signature

Date

Company Name

Printed Name & Title

Purchase Order No

<Rest of the page is intentionally left blank>

TERMS AND CONDITIONS FOR SALE OF POWER GENERATION EQUIPMENT

These Terms and Conditions for Sale of Power Generation Equipment, together with the Quote, Sales Order, and/or Credit Application on the front side or attached hereto, are hereinafter referred to as this "Agreement" and shall constitute the entire agreement between the customer identified in the quote ("Customer") and Cummins Inc. ("Cummins") and supersede any previous representation, statements, agreements or understanding (oral or written) between the parties with respect to the subject matter of this Agreement. No prior inconsistent course of dealing, course of performance, or usage of trade, if any, constitutes a waiver of, or serves to explain or interpret, the Terms and Conditions set forth in this Agreement. Electronic transactions between Customer and Cummins will be solely governed by the Terms and Conditions of this Agreement, and any terms and conditions on Customer's website or other internet site will be null and void and of no legal effect on Cummins. In the event Customer delivers, references, incorporates by reference, or produces any purchase order or document, any terms and conditions related thereto shall be null and void and of no legal effect on Cummins.

SCOPE

Cummins shall supply power generation equipment and any related parts, materials and/or services expressly identified in this Agreement (collectively, "Equipment"). No additional services, parts or materials are included in this Agreement unless agreed upon by the parties in writing. The Quote is based upon the assumption that the Equipment will be reasonably available and is not subject to unusual market fluctuations. In the event of unusual and/or unanticipated price fluctuations and/or shortage of materials ("Fluctuations"), Cummins reserves the right to adjust the estimated delivery time and/or the price to reflect such Fluctuations. Subject to the foregoing, any Quote is valid for 60 days, and the price is firm provided drawings are approved and returned within 60 days after submission and ship date is not extended beyond published lead times. Any delays may result in escalation charges. A Sales Order for Equipment is accepted on hold for release basis. The Sales Order will not be released and scheduled for production until written approval to proceed is received. A Quote is limited to plans and specifications section set forth in the Quote. No other sections shall apply. Additional requirements for administrative items may require additional costs. The Quote does not include off unit wiring, off unit plumbing, offloading, rigging, installation, exhaust insulation or fuel, unless otherwise stated. Cummins makes no representation or assurance as to the Equipment complying with any Buy America or Buy American laws, regulations, or requirements unless specifically provided in the Quote.

SHIPPING; DELIVERY; DELAYS

Unless otherwise agreed in writing by the parties, Equipment shall be delivered FOB origin, freight prepaid to first destination. For consumer and mobile products, freight will be charged to Customer. Unless otherwise agreed to in writing by the parties, packaging method, shipping documents and manner, route and carrier and delivery shall be as Cummins deems appropriate. Cummins may deliver in installments. A reasonable storage fee, as determined by Cummins, may be assessed if delivery of the Equipment is delayed, deferred, or refused by Customer. Offloading, handling, and placement of Equipment and crane services are the responsibility of Customer and not included unless otherwise stated. All shipments are made within normal business hours, Monday through Friday. Any delivery, shipping, installation, or performance dates indicated in this Agreement are estimated and not guaranteed. Further, delivery time is subject to confirmation at time of order and will be in effect after engineering drawings have been approved for production. Cummins shall use best efforts to meet estimated dates, but shall not be liable to customer or any third party for any delay in delivery, shipping, installation, or performance, however occasioned, including any delays in performance that result from Fluctuations or directly or indirectly from acts of Customer or any unforeseen event, circumstance, or condition beyond Cummins' reasonable control including, but not limited to, acts of God, actions by any government authority, civil strife, fires, floods, windstorms, explosions, riots, natural disasters, embargos, wars, strikes or other labor disturbances, civil commotion, terrorism, sabotage, late delivery by Cummins' suppliers, fuel or other energy shortages, or an inability to obtain necessary labor, materials, supplies, equipment or manufacturing facilities.

AS A RESULT OF THE OUTBREAK OF THE DISEASE COVID-19 ARISING FROM THE NOVEL CORONAVIRUS, TEMPORARY DELAYS IN DELIVERY, LABOUR OR SERVICES FROM CUMMINS AND ITS SUB-SUPPLIERS OR SUBCONTRACTORS MAY OCCUR. AMONG OTHER FACTORS, CUMMINS' DELIVERY OBLIGATIONS ARE SUBJECT TO CORRECT AND PUNCTUAL SUPPLY FROM OUR SUB-SUPPLIERS OR SUBCONTRACTORS, AND CUMMINS RESERVES THE RIGHT TO MAKE PARTIAL DELIVERIES OR MODIFY ITS LABOUR OR SERVICE. WHILE CUMMINS SHALL MAKE EVERY COMMERCIALY REASONABLE EFFORT TO MEET THE DELIVERY, SERVICE OR COMPLETION OBLIGATIONS SET FORTH HEREIN, SUCH DATES ARE SUBJECT TO CHANGE.

PAYMENT TERMS; CREDIT; RETAINAGE

Unless otherwise agreed to by the parties in writing and subject to credit approval by Cummins, payments are due thirty (30) days from the date of the invoice. If Customer does not have approved credit with Cummins, as solely determined by Cummins, payments are due in advance or at the time of supply of the Equipment. If payment is not received when due, in addition to any rights Cummins may have at law, Cummins may charge Customer eighteen percent (18%) interest annually on late payments, or the maximum amount allowed by law. Customer agrees to pay Cummins' costs and expenses (including reasonable attorneys' fees) related to Cummins' enforcement and collection of unpaid invoices, or any other enforcement of this Agreement by Cummins. Retainage is not acceptable nor binding, unless required by statute or accepted and confirmed in writing by Cummins prior to shipment.

TAXES; EXEMPTIONS

Unless otherwise stated, the Quote excludes all applicable local, state and federal sales and/or use taxes, permits and licensing. Customer must provide a valid resale or exemption certificate prior to shipment of Equipment or applicable taxes will be added to the invoice.

TITLE; RISK OF LOSS

Unless otherwise agreed in writing by the parties, title and risk of loss for the Equipment shall pass to Customer upon delivery of the Equipment by Cummins to freight carrier or to Customer at pickup at Cummins' facility.

INSPECTION AND ACCEPTANCE

Customer shall inspect the Equipment upon delivery, before offloading, for damage, defects, and shortage. Any and all claims which could have been discovered by such inspection shall be deemed absolutely and unconditionally waived unless noted by Customer on the bill of lading. Where Equipment is alleged to be non-conforming or defective, written notice of defect must be given to Cummins within three (3) days from date of delivery after which time Equipment shall be deemed accepted. Cummins shall have a commercially reasonable period of time in which to correct such non-conformity or defect. If non-conformity or defect is not eliminated to Customer's satisfaction, Customer may reject the Equipment (but shall protect the Equipment until returned to Cummins) or allow Cummins another opportunity to undertake corrective action. In the event startup of the Equipment is included in the services, acceptance shall be deemed to have occurred upon successful startup.

LIEN; SECURITY AGREEMENT

Customer agrees that Cummins retains all statutory lien rights. To secure payment, Customer grants Cummins a Purchase Money Security Interest in the Equipment. If any portion of the balance is due to be paid following delivery, Customer agrees to execute and deliver such security agreement, financing statements, deed of trust and such other documents as Cummins may request from time to time in order to permit Cummins to obtain and maintain a perfected security interest in the Equipment; or in the alternative, Customer grants Cummins a power of attorney to execute and file all financing statements and other documents needed to perfect this security interest. Cummins may record this Agreement, bearing Customer's signature, or copy of this Agreement in lieu of a UCC-1, provided that it shall not constitute an admission by Cummins of the applicability or non-applicability of the UCC nor shall the failure to file this form or a UCC-1 in any way affect, alter, or invalidate any term, provision, obligation or liability under this Agreement. The security interest shall be superseded if Customer and Cummins enter into a separate security agreement for the Equipment. Prior to full payment of the balance due, Equipment will be kept at Customer's location noted in this Agreement, will not be moved without prior notice to Cummins, and is subject to inspection by Cummins at all reasonable times.

CANCELLATION; CHARGES

Orders placed with and accepted by Cummins may not be cancelled except with Cummins' prior written consent. If Customer seeks to cancel all or a portion of an order placed pursuant to this Agreement, and Cummins accepts such cancellation in whole or in part, Customer shall be assessed cancellation charges as follows: (i) 10% of total order price if cancellation is received in Cummins' office after Cummins has provided submittals and prior to releasing equipment to be manufactured; (ii) 25% of total order price if cancellation is received in Cummins' office after receipt of submittal release to order, receipt of a purchase order for a generator already on order with the factory, or is asked to make any hardware changes to the equipment already on order with the factory; (iii) 50% of total order price if cancellation is received in Cummins' office 60 or fewer days before the scheduled shipping date on the order; or (iv) 100% of total order price if cancellation is received in Cummins' office after the equipment has shipped from the manufacturing plant.

MANUALS

Unless otherwise stated, electronic submittals and electronic operation and maintenance manuals will be provided, and print copies may be available upon Customer's request at an additional cost.

TRAINING; START UP SERVICES; INSTALLATION

Startup services, load bank testing, and owner training are not provided unless otherwise stated. Site startup will be subject to the account being current and will be performed during regular Cummins business hours, Monday to Friday. Additional charges may be added for work requested to be done outside standard business hours, on weekends, or holidays. One visit is allowed unless specified otherwise in the Quote. A minimum of two-week prior notice is required to schedule site startups and will be subject to prior commitments and equipment and travel availability. A signed site check sheet confirming readiness will be required, and Cummins personnel may perform an installation audit prior to the startup being completed. Any issues identified by the installation audit shall be corrected at the Customer's expense prior to the start-up. Portable load banks for site test (if offered in the Quote) are equipped with only 100 feet of cable. Additional lengths may be arranged at an extra cost. Cummins is not responsible for any labor or materials charged by others associated with start-up and installation of Equipment, unless previously agreed upon in writing. Supply of fuel for start-up and/or testing, fill-up of tank after start-up, or change of oil is not included unless specified in the Quote. All installation/execution work at the site including, but not limited to: civil, mechanical, electrical, supply of wall thimbles, exhaust extension pipe, elbows, hangers, expansion joints, insulation and cladding materials, fuel/oil/cooling system piping, air ducts, and louvers/dampers is not included unless specified in the Quote. When an enclosure or sub-base fuel tank (or both) are supplied, the openings provided for power cable and fuel piping entries, commonly referred to as "stub-ups", must be sealed at the site by others before commissioning. All applications, inspections and/or approvals by authorities are to be arranged by Customer.

MANUFACTURER'S WARRANTY

Equipment purchased hereunder is accompanied by an express written manufacturer's warranty ("Warranty") and, except as expressly provided in this Agreement, is the only warranty offered on the Equipment. A copy of the Warranty is available upon request. While this Agreement and the Warranty are intended to be read and applied in conjunction, where this Agreement and the Warranty conflict, the terms of the Warranty shall prevail.

WARRANTY PROCEDURE

Prior to the expiration of the Warranty, Customer must give notice of a warrantable failure to Cummins and deliver the defective Equipment to a Cummins location or other location authorized and designated by Cummins to make the repairs during regular business hours. Cummins shall not be liable for towing charges, maintenance items such as oil filters, belts, hoses, etc., communication expenses, meals, lodging, and incidental expenses incurred by Customer or employees of Customer, "downtime" expenses, overtime expenses, cargo damages and any business costs and losses of revenue resulting from a warrantable failure.

LIMITATIONS ON WARRANTIES THE REMEDIES PROVIDED IN THE WARRANTY AND THIS AGREEMENT ARE THE SOLE AND EXCLUSIVE WARRANTIES AND REMEDIES PROVIDED BY CUMMINS TO THE CUSTOMER UNDER THIS AGREEMENT. EXCEPT AS SET OUT IN THE WARRANTY AND THIS AGREEMENT, AND TO THE EXTENT PERMITTED BY LAW, CUMMINS EXPRESSLY DISCLAIMS ALL OTHER REPRESENTATIONS, WARRANTIES, ENDORSEMENTS, AND CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY STATUTORY OR COMMON LAW IMPLIED REPRESENTATIONS, WARRANTIES AND CONDITIONS OF FITNESS FOR A PURPOSE OR MERCHANTABILITY.

The limited warranty does not cover Equipment failures resulting from: (a) inappropriate use relative to designated power rating; (b) inappropriate use relative to application guidelines; (c) inappropriate use of an EPA-SE application generator set relative to EPA's standards; (d) normal wear and tear; (e) improper and/or unauthorized installation; (f) negligence, accidents, or misuse; (g) lack of maintenance or unauthorized or improper repair; (h) noncompliance with any Cummins published guideline or policy; (i) use of improper or contaminated fuels, coolants, or lubricants; (j) improper storage before and after commissioning; (k) owner's delay in making Equipment available after notification of potential Equipment problem; (l) replacement parts and accessories not authorized by Cummins; (m) use of battle short mode; (n) owner or operator abuse or neglect such as: operation without adequate coolant, fuel, or lubricants; over fueling; over speeding; lack of maintenance to lubricating, fueling, cooling, or air intake systems; late servicing and maintenance; improper storage, starting, warm-up, running, or shutdown practices, or for progressive damage resulting from a defective shutdown or warning device; or (o) damage to parts, fixtures, housings, attachments and accessory items that are not part of the generating set.

INDEMNITY

Customer shall indemnify, defend and hold harmless Cummins from and against any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, brought against or incurred by Cummins related to or arising out of this Agreement or the Equipment supplied under this Agreement (collectively, the "Claims"), where such Claims were caused or contributed to by, in whole or in part, the acts, omissions, fault or negligence of the Customer. Customer shall present any Claims covered by this indemnity to its insurance carrier unless Cummins directs that the defense will be handled by Cummins' legal counsel at Customer's expense.

LIMITATION OF LIABILITY NOTWITHSTANDING ANY OTHER TERM OF THIS AGREEMENT, IN NO EVENT SHALL CUMMINS, ITS OFFICERS, DIRECTORS, EMPLOYEES, OR AGENTS BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION DOWNTIME, LOSS OF PROFIT OR REVENUE, LOSS OF DATA, LOSS OF OPPORTUNITY, DAMAGE TO GOODWILL, ENHANCED DAMAGES, MONETARY REQUESTS RELATING TO RECALL EXPENSES AND REPAIRS TO PROPERTY, AND/OR DAMAGES CAUSED BY DELAY) IN ANY WAY RELATED TO OR ARISING FROM CUMMINS' SUPPLY OF EQUIPMENT UNDER THIS AGREEMENT OR THE USE OR PERFORMANCE OF EQUIPMENT SUPPLIED UNDER THIS AGREEMENT. IN NO EVENT SHALL CUMMINS' LIABILITY TO CUSTOMER OR ANY THIRD PARTY CLAIMING DIRECTLY THROUGH CUSTOMER OR ON CUSTOMER'S BEHALF UNDER THIS AGREEMENT EXCEED THE TOTAL COST OF EQUIPMENT SUPPLIED BY CUMMINS UNDER THIS AGREEMENT GIVING RISE TO THE CLAIM. BY ACCEPTANCE OF THIS AGREEMENT, CUSTOMER ACKNOWLEDGES CUSTOMER'S SOLE REMEDY AGAINST CUMMINS FOR ANY LOSS SHALL BE THE REMEDY PROVIDED HEREIN EVEN IF THE EXCLUSIVE REMEDY UNDER THE WARRANTY IS DEEMED TO HAVE FAILED OF ITS ESSENTIAL PURPOSE.

DEFAULT; REMEDIES

Customer shall be in breach and default if: (a) any of the payments or amounts due under this Agreement are not paid; (b) Customer fails to comply, perform, or makes any misrepresentation relating to any of the Customer's obligations or covenants under this Agreement; or (c) prior to full payment of the balance due, Customer ceases to do business, becomes insolvent, makes an assignment for the benefit of its creditors, appoints a receiver, commences an action for dissolution or liquidation, or becomes subject to bankruptcy proceedings, or the Equipment is attached, levied upon, seized under legal process, is subjected to a lien or encumbrance, or transferred by operation of law or otherwise to anyone other than Cummins.

Upon the occurrence of any event of Customer's default, Cummins, at its sole option and without notice, shall have the right to exercise concurrently or separately any one or all of the following remedies, which shall be cumulative and not alternative: (a) to declare all sums due, and to become due, under this Agreement immediately due and payable; (b) to commence legal proceedings, including collection actions and specific performance proceedings, to enforce performance by Customer of any and all provisions of this Agreement, and to be awarded damages or injunctive relief for the Customer's breach; (c) to require the Customer to deliver the Equipment to Cummins' branch specified on the face of this Agreement; (d) to exercise one or more of the rights and remedies available to a secured party under applicable law; and (e) to enter, without notice or liability or legal process, onto any premises where the Equipment may be located, using force permitted by law, and there to disconnect, remove and repossess the Equipment, the Customer having waived further right to possession after default. A waiver of any event of default by Cummins shall not be a waiver as to any other or subsequent default.

CUSTOMER REPRESENTATIONS; RELIANCE

Customer is responsible for obtaining, at its cost, permits, import licenses, and other consents in relation to the Equipment, and if requested by Cummins, Customer shall make these permits, licenses, and consents available to Cummins prior to shipment. Customer represents that it is familiar with the Equipment and understands operating instructions and agrees to perform routine maintenance services. Until the balance is paid in full, Customer shall care for the Equipment properly, maintain it in good operating condition, repair and appearance; and Customer shall use it safely and within its rated capacity and only for purpose it was designed. Even if Customer's purchase of Equipment from Cummins under this Agreement is based, in whole or in part, on specifications, technical information, drawings, or written or verbal advice of any type from third parties, Customer has sole responsibility for the accuracy, correctness and completeness of such specifications, technical information, drawings, or advice. Cummins make no warranties or representations respecting the accuracy, correctness and completeness of any specifications, technical information, drawings, advice or other information provided by Cummins. Cummins makes no warranties or representations respecting the suitability, fitness for intended use, compatibility, integration or installation of any Equipment supplied under this Agreement. Customer has sole responsibility for intended use, for installation and design and performance where it is part of a power, propulsion, or other system. Limitation of warranties and remedies and all disclaimers apply to all such technical information, drawings, or advice. Customer acknowledges and agrees by accepting delivery of the Equipment that the Equipment purchased is of the size, design, capacity and manufacture selected by the Customer, and that Customer has relied solely on its own judgment in selecting the Equipment.

CONFIDENTIALITY

Each party shall keep confidential any information received from the other that is not generally known to the public and at the time of disclosure, would reasonably be understood by the receiving party to be proprietary or confidential, whether disclosed in oral, written, visual, electronic, or other form, and which the receiving party (or agents) learns in connection with this Agreement including, but not limited to: (a) business plans, strategies, sales, projects and analyses; (b) financial information, pricing, and fee structures; (c) business processes, methods, and models; (d) employee and supplier information; (e) specifications; and (f) the terms and conditions of this Agreement. Each party shall take necessary steps to ensure compliance with this provision by its employees and agents.

GOVERNING LAW AND JURISDICTION

This Agreement and all matters arising hereunder shall be governed by and construed in accordance with the laws of the State of Indiana without giving effect to any choice or conflict of law provision. The parties agree that the courts of the State of Indiana shall have exclusive jurisdiction to settle any dispute or claim arising in connection with this Agreement.

INSURANCE

Upon Customer's request, Cummins will provide to Customer a Certificate of Insurance evidencing Cummins' relevant insurance coverage.

ASSIGNMENT

This Agreement shall be binding on the parties and their successors and assigns. Customer shall not assign this Agreement without the prior written consent of Cummins.

INTELLECTUAL PROPERTY

Any intellectual property rights created by either party, whether independently or jointly, in the course of the performance of this Agreement or otherwise related to Cummins pre-existing intellectual property or subject matter related thereto, shall be Cummins' property. Customer agrees to assign, and does hereby assign, all right, title, and interest to such intellectual property to Cummins. Any Cummins pre-existing intellectual property shall remain Cummins' property. Nothing in this Agreement shall be deemed to have given Customer a licence or any other rights to use any of the intellectual property rights of Cummins.

MISCELLANEOUS

Cummins shall be an independent contractor under this Agreement. All notices under this Agreement shall be in writing and be delivered personally, mailed via first class certified or registered mail, or sent by a nationally recognized express courier service to the addresses set forth in this Agreement. No amendment of this Agreement shall be valid unless it is writing and signed by the parties hereto. Failure of either party to require performance by the other party of any provision hereof shall in no way affect the right to require such performance at any time thereafter, nor shall the waiver by a party of a breach of any of the provisions hereof constitute a waiver of any succeeding breach. Any provision of this Agreement that is invalid or unenforceable shall not affect the validity or enforceability of the remaining terms hereof. These terms are exclusive and constitute entire agreement. Customer acknowledges that the provisions were freely negotiated and bargained for and Customer has agreed to purchase of the Equipment pursuant to these terms and conditions. Acceptance of this Agreement is expressly conditioned on Customer's assent to all such terms and conditions. Neither party has relied on any

statement, representation, agreement, understanding, or promise made by the other except as expressly set out in this Agreement. In the event of a conflict in the terms of this Agreement with any Customer terms or conditions or agreement (whether referenced in an order submitted by Customer as the terms that govern the purchase of the Equipment or otherwise) or any terms set forth in any other documentation of Customer with respect to the Equipment, the terms of this Agreement shall govern. Cummins may incur additional charges which will be passed on to the Customer, as applicable.

COMPLIANCE

Customer shall comply with all laws applicable to its activities under this Agreement, including, without limitation, any and all applicable federal, state, and local anti-bribery, environmental, health, and safety laws and regulations then in effect. Customer acknowledges that the Equipment, and any related technology that are sold or otherwise provided hereunder may be subject to export and other trade controls restricting the sale, export, re-export and/or transfer, directly or indirectly, of such Equipment or technology to certain countries or parties, including, but not limited to, licensing requirements under applicable laws and regulations of the United States, the United Kingdom and other jurisdictions. It is the intention of Cummins to comply with these laws, rules, and regulations. Any other provision of this Agreement to the contrary notwithstanding, Customer shall comply with all such applicable all laws relating to the cross-border movement of goods or technology, and all related orders in effect from time to time, and equivalent measures. Customer shall act as the importer of record with respect to the Equipment and shall not resell, export, re-export, distribute, transfer, or dispose of the Equipment or related technology, directly or indirectly, without first obtaining all necessary written permits, consents, and authorizations and completing such formalities as may be required under such laws, rules, and regulations. In addition, Cummins has in place policies not to distribute its products for use in certain countries based on applicable laws and regulations including but not limited to UN, U.S., UK, and European Union regulations. Customer undertakes to perform its obligations under this Agreement with due regard to these policies. Strict compliance with this provision and all laws of the territory pertaining to the importation, distribution, sales, promotion and marketing of the Equipment is a material consideration for Cummins entering into this Agreement with Customer and continuing this Agreement for its term. Customer represents and warrants that it has not and shall not, directly or through any intermediary, pay, give, promise to give or offer to give anything of value to a government official or representative, a political party official, a candidate for political office, an officer or employee of a public international organization or any other person, individual or entity at the suggestion, request or direction or for the benefit of any of the above-described persons and entities for the purposes of inducing such person to use his influence to assist Cummins in obtaining or retaining business or to benefit Cummins or any other person in any way, and will not otherwise breach any applicable laws relating to anti-bribery. Any failure by Customer to comply with these provisions will constitute a default giving Cummins the right to immediate termination of this Agreement and/or the right to elect not to recognize the warranties associated with the Equipment. Customer shall accept full responsibility for any and all civil or criminal liabilities and costs arising from any breaches of those laws and regulations and will defend, indemnify, and hold Cummins harmless from and against any and all fines, penalties, claim, damages, liabilities, judgments, costs, fees, and expenses incurred by Cummins or its affiliates as a result of Customer's breach.

To the extent applicable, this contractor and subcontractor shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The employee notice requirements set forth in 29 CFR Part 471, Appendix A to Subpart A, are hereby incorporated by reference into this contract.

☐ Check if this Agreement pertains to government work or facilities



**Lighting Group,
L.L.C.**

1378 118th Place*Knoxville, Iowa 50138*Office 641-842-5969*Fax 641-842-3691

www.ardentlightinggroup.com

**Proposal To:
City of Indianola
Attn: Rick Graves
Wesley Lift Station**

Scope

- Remove existing generator and load on owner provided trailer
- Pour new concrete pad over existing pad
- Replace existing ATS with new ATS provided by others
- Set new generator and provide electrical extension as necessary
- Fuel by owner
- Commissioning and testing by Manufacturer
- Load LP tank along with Generator
 - Total Estimated Cost: \$4,300.00

Exclusions

- Not responsible for any utility company requirement which may be an additional cost
- All utilities on private property shall be marked not responsible for damage if not marked
- Ardent Lighting Group LLC will call 1-800 dig for all public utilities.

Note:

- Payment due in 30 days after receipt of invoice

Ardent Lighting Group L.L.C.

City of Indianola

City of Indianola
RESOLUTION NO 2021-

RESOLUTION AUTHORIZING THE PURCHASE OF A GENERATOR FOR THE WESLEY LIFT STATION

WHEREAS, a generator is an integral part of a lift station; and

WHEREAS, the generator at the Wesley Lift Station is obsolete and some components are no longer available should the generator fail, leaving the lift station without power and inoperable; and

WHEREAS, Wesley Lift Station is a critical sanitary lift station that needs to be fully operational; and

WHEREAS, the Fiscal Year 22 CIP budget includes replacement of two lift station pumps; and

WHEREAS, due to the critical need of a replacement generator at Wesley Lift Station, the funds shall be allocated to a generator rather than replacement pumps; and

WHEREAS, after a review of quotes, the Indianola Water Resource Recovery Department recommends awarding the purchase of a new generator to Cummins and the installation to Ardent Lighting in an amount not to exceed \$27,800.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Indianola, hereby authorizes the purchase of a new generator from Cummins for \$23,500 and installation from Ardent Lighting for \$4,300 and the Mayor or City Manager is authorized and directed to execute on behalf of the City and the City Clerk is authorized and directed to attest to said signature and to affix the seal of the City to the documents required to purchase and install the generator at Wesley Lift Station.

Approved this 18th day of October 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: October 18, 2021
Subject: First consideration of an Ordinance amending provisions of City of Indianola Code Section 135.14, relating to driveway standards.

Introduction: Currently, the City of Indianola has limited standards related to driveway standards.

Background:

Discussion: The proposed code amendments are created to ensure safe and efficient driveway access to or from the public street network. The proposed code establishes standards to protect the capacity for handling peak traffic volumes on public streets, to maintain smooth traffic flow, to control the location and number of access points, to separate and control intersection conflict areas, and to provide adequate spacing between driveways. These standards help to ensure that the city's street network is designed to balance the functions of access to adjoining property, pedestrian circulation, and vehicular traffic circulation.

This code amendment will be established to meet the following objectives:

- A. To provide maximum safety and protection to the public through the regulation of vehicles entering and exiting public streets;
- B. To provide a uniform ordinance for the design, location, operation, and construction of driveways throughout the City of Indianola; and
- C. To provide owners of abutting property with the maximum service feasible, consistent with the safe and efficient use of the public streets.

Budget Impact:

Recommendation: Staff is recommending approval of the first reading of the ordinance as presented.

Attachments: 1. Proposed Indianola Driveway Ordinance

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE CITY OF INDIANOLA, IOWA, BY AMENDING SECTION 135.14, RELATING TO DRIVEWAY AND CURB CUT STANDARDS.

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

Section 1. Section 135.14 of the Code of Ordinances of the City of Indianola, Iowa is hereby deleted in its entirety.

Section 2. Section 135.14 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment A.

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

Section 4. Effective Date. This Ordinance shall be in full force and effect 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

**CHAPTER 135 - STREET USE AND MAINTENANCE
SECTION 135.14 DRIVEWAY AND CURB CUT STANDARDS**

1. Purpose

The purpose of this chapter is to ensure safe and efficient access to or from the public street network by establishing standards to protect the capacity for handling peak traffic volumes of public streets, to maintain smooth traffic flow, to control the location and number of access points, to separate and control intersection conflict areas, and to provide adequate spacing between driveways. These standards help to ensure that the city's street network is designed to balance the functions of access to adjoining property, pedestrian circulation, and vehicular traffic circulation. This chapter has been established to meet the following objectives:

- A. To provide maximum safety and protection to the public through the regulation of vehicles entering and exiting public streets;
- B. To provide a uniform ordinance for the design, location, operation, and construction of driveways throughout the City of Indianola; and
- C. To provide owners of abutting property with the maximum service feasible, consistent with the safe and efficient use of the public streets.

2. Definitions

(a) The word "shall" is mandatory and the word "may" is permissive.

(b) As used in this chapter, the following terms shall have the definitions set out below:

Applicant: The property owner or the property owner's authorized legal agent who is applying for a permit.

Access: The place, means or way by which pedestrians or vehicles have ingress and egress to a property or parking area.

Arterial Street: A street, the principal function of which is to provide for through traffic and which is designed to carry large volumes of traffic. Arterial streets, as referenced in this title, are those streets shown and defined on the City of Indianola's Comprehensive Plan, as amended, and Iowa Department of Transportation's federal functional classification.

Collector Street: A street, the principal function of which is carrying traffic from local streets to arterial streets. Collector streets, as referenced in this title, are those streets shown and defined on the City of Indianola's Comprehensive Plan, as amended, and Iowa Department of Transportation's federal functional classification.

Circle driveway: A private drive, one-way driveway which enters and leaves private property at two points within the same frontage.

Clear vision area: Land acquired or used by and in accordance with standard practices of the agency having jurisdiction over the road for the purpose of maintaining unobstructed vision.

Commercial driveway: A driveway serving a commercial establishment, industry, government or educational institution, hospital, church, multifamily residential building, mobile home park, and all other facilities not included in the definitions for residential, field or utility structure driveways.

Controlled access: A road right-of-way in which owners or occupants of abutting lands, and other persons, have no legal right to access those abutting lands except at such point only, and in such manner as determined by the city.

Culvert: Closed conduit used for the passage of surface drainage under the driveway(s).

Driveway width: The narrowest distance of the driveway running parallel with the edge of pavement.

Field driveway: Any driveway serving a farm yard, cultivated or uncultivated field, timberland or undeveloped land not used for industrial, commercial or residential purposes.

Frontage: The private lot line that abuts the road right(s)-of-way.

Local Streets: A street used primarily for access to abutting property and for moving local traffic.

Property owner: A person, firm, association, partnership, corporation, or combination of any of these, or any other party having an interest in the land involved.

Residential driveway: A driveway serving a private single-family or two-family dwelling.

Right-of-way: That property owned by the governmental body on which the roadway system exists and which may be accessed with the construction of driveways.

Utility structure driveway: Any driveway serving a structure or utility installation, such as a pump house or substation, which operates automatically and requires only occasional access.

3. Driveway/curb-cut permit required.

A. Permit Required:

- (1) The construction of any new driveway or the creation of any new curb-cut for an access point to private property shall require that a permit be obtained from the Zoning Administrator or designee.
- (2) When a driveway permit is issued, existing curb cuts that are no longer in use shall be filled in with curb and gutter pursuant to city standards. Curb and gutter shall be installed together as one unit.
- (3) For access to a state highway, an access permit must be approved by the Iowa department of transportation (IDOT), with a recommendation from the city. A recommendation from the city is required prior to filing an application with the IDOT. However, a separate city access permit is not required.
- (4) The Public Works Director or designee may waive or vary this driveway requirement where unique circumstances exist.

- B. Fee. The fee for a permit required by this section shall be as set by Resolution of the City Council.
- C. Failure to Reconstruct Pavement. If, after 30 days after the breaking out or removal of any concrete curb or pavement, the person doing the work fails or refuses to pave the driveway as required by this section, the City shall have the right to do so without notice, and assess the cost thereof as a special tax against the abutting property and collect the tax according to law.

4. Driveway Spacing Standards

- A. *Purpose.* Driveway spacing simplifies driving by reducing the amount of information a driver must process and react to. Adequate spacing between driveways and roadways or other driveways can reduce confusion, decreases the potential for congestion and accidents for both through traffic and vehicles using the driveway. Inadequate spacing requires drivers to watch for ingress and egress traffic at several points, while simultaneously trying to control their vehicle and monitor other traffic ahead of and behind them.
- B. *Driveway spacing:*
 - (1) Driveways shall be located to limit undue interference with the free movement of road traffic and to provide the required sight distance.
 - (2) Driveways, including the radii and tapers, shall be located entirely within the subject property's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and/or when the city has determined that such encroachment is necessary to preserve safe roadway conditions.
 - (3) Access points to the property shall be limited based on the adjacent public roadway's functional classification as identified in the Indianola Comprehensive Plan.
 - (4) Driveway spacing from street intersections and between driveways shall be one hundred fifty feet (150') on arterial streets, one hundred feet (100') on collector streets, and fifty feet (50') on all other streets.
 - a. The driveway spacing between a driveway and a street intersection will be measured at the curb line from the beginning of the radius of a street intersection to the beginning of a driveway curb cut.
 - b. The driveway spacing between two driveways will be measured at the curb line between driveway curb cuts.
 - (5) The city may adjust the driveway spacing standards so that driveways line up with existing driveways across the street.

- (6) To reduce left-turn conflicts, new driveways shall be aligned with those across the roadway where possible. If alignment is not possible, driveways should be offset to meet the minimum spacing requirements on Section 135.14-4-B-4 from those on the opposite side of the roadway. Longer offsets may be required depending on the expected, inbound left-turn volumes of the driveways.

5. Driveway Design Standards

- A. *Purpose:* The design features described herein shall be used by the applicant in designing proposed driveways or driveway systems. These standard dimensions shall be used, unless the city determines that conditions require a deviation or the applicant can demonstrate cause for deviation. The city reserves the right to determine whether this deviation shall be granted. In addition, based upon anticipated traffic volumes on the driveway(s) and the roadway, type of traffic to use the driveway, type of development, and other safety and operational considerations, the city may request changes or specify particular dimensions to ensure safe operations.
- B. *Single-family residential, Two-family residential, Utility, and Field driveways:*
- (1) *Number of access points allowed:*
- a. One residential driveway shall be permitted for each platted lot or for unplatted residential property with less than one hundred feet (100') of frontage.
 - b. One additional residential driveway may be permitted along a local street for residential property with more than one hundred feet (100') of frontage. If two (2) access points are approved for a single lot, the primary access drive must be from the lower classified street.
 - c. In lieu of the above, two residential driveways may be permitted on the same property to serve as a one-way circle driveway if the frontage of the property is one hundred feet (100') or more along a local street.
 - d. Field entrance and utility structure driveways will be reviewed on a case-by-case basis. The city review will take into the proximity of the adjacent driveways and intersecting streets, as well as traffic volumes along the roadway.
- (2) *Shared Driveways:* Dwellings may, and are encouraged to, share drives and aisles; provided, that a shared access easement is secured from the owners of each property sharing the drive or aisle. The easement must be recorded and proof of such recording must be submitted prior to issuance of a driveway permit.
- (3) *Paving Standards:*
- a. All residential and utility driveways shall be paved in their entirety, using either concrete, asphalt, or permeable pavers.
 - b. Field driveways shall only be required to be paved from the roadway edge of pavement to the roadway right-of-way line.
- (4) *Dimensional Standards:*

- a. For alley or rear lane access, the driveway is allowed to be as wide as necessary to provide access to the garage or parking space(s).
 - b. For properties with a single access point, the maximum driveway width is twenty-four feet (24') measured at the property line and thirty feet (30') measured at the curb line.
 - c. If two (2) access points are approved on a single frontage lot, the maximum dimension for each driveway is twelve feet (12') measured at the property line and eighteen feet (18') measured at the curb line.
 - d. For single-family uses, if two (2) access points are approved, one from an alley or private rear lane, and one from a street, the primary access drive must be from the alley or private rear lane. In such a case, the maximum driveway width for the secondary driveway from the street is twelve feet (12') measured at the property line and eighteen feet (18') measured at the curb line. The access drive from the alley or rear lane is allowed to be as wide as necessary to provide access to the garage or parking space(s).
 - e. For single-family uses, if two (2) access points are approved on a double frontage or corner lot, one on each frontage, maximum driveway width for the primary driveway is twenty-four feet (24') measured at the property line and thirty feet (30') measured at the curb line. The maximum driveway width for the secondary driveway is twelve feet (12') measured at the property line and eighteen feet (18') measured at the curb line.
 - f. For two-family uses, if two (2) access points are approved, one from an alley or private rear lane, and one from a street, the maximum driveway width for the driveway from the street is twenty feet (20') at the property line and twenty-six feet (26') at the curb line. The access drive from the alley or rear lane is allowed to be as wide as necessary to provide access to the garage or parking space(s).
 - g. For two-family uses, if two (2) access points are approved on a double frontage or corner lot, one on each frontage, the maximum driveway width for each driveway is twenty feet (20') at the property line and twenty-six feet (26') at the curb line.
 - h. The maximum width for shared driveways is twenty-four feet (24') measured at the property line and thirty feet (30') measured at the curb line.
- (5) *Visibility Standard:* Clear vision areas (triangular in shape) shall be maintained on both sides of all residential, utility, and field drives. A clear vision area shall be determined using the following three points:
- a. The point of intersection of the side line of a driveway projected to the roadway edge of pavement, and
 - b. Two points, fifteen feet (15') in distance from that point of intersection. One shall be measured outward from the driveway along the edge of pavement. The other shall be measured along the side driveway line leading onto the subject property.

C. *Multi-family, Group living, and Nonresidential driveways:*

(1) *Number of access points allowed:*

- a. For lots or parcels existing prior to the adoption of this ordinance, one driveway may be permitted for each separately owned parcel with less than 100 feet of frontage, provided that the parcel is wide enough for the minimum driveway width, plus the required radii. Where parcel size is insufficient, a shared driveway or other means of access may be required.
- b. Additional driveways may be permitted as follows:
 - i. One additional driveway may be allowed for a site with continuous frontage of one hundred fifty feet (150') or more if no other access opportunities are available; or
 - ii. Two additional driveways may be allowed for a site with continuous frontage of three hundred feet (300') or more if no other access opportunities are available.
- c. Additional access such as that outlined above may be allowed if the applicant provides justification based upon standard traffic engineering criteria that encompass analyses of trip generation, distribution, and level of service. The city has the final decision regardless of conclusions drawn from these analyses.
- d. Two driveways may be permitted, in lieu of the above, to serve as a one-way circle drive if the frontage is one hundred twenty five feet (125') or more.

(2) *Shared driveways:* Adjacent property owners may, and are encouraged to, consolidate their driveways by using either a joint driveway system or a frontage road. All frontage roads are to be placed on private property outside of the right-of-way. The easements from participating property owners must be recorded and proof of such recording must be submitted prior to issuance of an access permit.

(3) *Paving Standards:*

- a. *All commercial driveways shall be paved in their entirety, using either concrete, asphalt, or permeable pavers.*
- b. *All commercial driveways shall be constructed with concrete curb and gutter along the entire required-entry and exit radii for the driveway.*

(4) *Dimensional Standards:*

- a. The city will determine driveway specifications, including width and configuration of lanes, for multi-family, group living, and nonresidential uses based on the size of the development, the anticipated traffic generated by the use, the location, the surrounding land uses, and the functional classification of the street to which the driveway provides access.
- b. Multi-family and Group living uses: Driveway widths for multi-family and group living uses may not exceed twenty-four feet (24') measured at the property line and thirty-two feet (32') at the curb line, except as required by the city for high traffic volume situations.

- c. Nonresidential Uses: Driveway widths for non-residential uses may not exceed thirty-four feet (34') measured at the property line and forty two feet (42') at the curb line, except as required by the city for high traffic volume situations and for commercial and industrial properties that need to accommodate large truck traffic.
- (5) *Visibility Standard: Clear* vision areas (triangular in shape) shall be maintained on both sides of all commercial drives. A clear vision area shall be determined using the following three points:
- a. The point of intersection of the side line of a driveway projected to the roadway edge of pavement, and
 - b. Two points, twenty-five (25) feet in distance from that point of intersection. One shall be measured outward from the driveway along the edge of pavement. The other shall be measured along the side driveway line leading onto the subject property.

6. Appeals.

- A. After reviewing a driveway design, the Zoning Administrator or designee may:
 - 1. Approve design as submitted; or
 - 2. Approve design with corrections to conform the design to the requirements of this Chapter; or
 - 3. Approve design with variations from the requirements of this Chapter, provided that the roadway drainage can still be designed without adversely affecting private properties and driveway design with variations will not adversely affect public safety.
- B. If the applicant disagrees with the final decision of the Zoning Administrator or designee, the applicant shall have the right to appeal such decision in writing, along with the appropriate studies and justification to support the variance request. The variance request will be submitted to the Board of Adjustment created under the Zoning Code. The appeal shall be made by the applicant within five business days of the final decision and filed with the City of Indianola Community Development Department. Procedures for administrative hearings as provided in Section 165.02-3(B) of the City of Indianola Zoning Code shall govern appeals made pursuant to this paragraph. The decision of the Board of Adjustment shall be the final decision of the City of Indianola.

7. Penalties

Any person who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this chapter shall, upon conviction, be fined for each offense up to the maximum amount as allowed by the Code of Iowa. Each day that a violation is permitted to exist constitutes a separate offense.



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: October 18, 2021

Subject: First consideration of an Ordinance amending the City Code of the City Of Indianola, Iowa creating regulations related to a residential rental code and making certain related amendments to the Property Maintenance Code.

Introduction:

Background: As the Council is aware, Iowa Code 364.17 requires cities with a population of 15,000 or more to adopt by ordinance a residential rental code. At its strategic planning session in April of this year, the City Council directed staff to start the process of adopting a residential rental code, rather than wait for official notification of the City's 2020 Census population, which had been delayed due to the COVID-19 pandemic. A summary of the research conducted on building the proposed ordinance is attached to this item, and includes a detailed summary memo of all activities conducted, including the results of a public survey and multiple public meetings. Additionally, a proposed rental inspection checklist is included.

Discussion: Based upon feedback received at a public meeting hosted by staff for landlords, and follow-up discussions by both the Board of Adjustment and the Planning and Zoning Commission, there are still two (2) discussion points that will require a Council decision. They include the following sections:

1. Following each change in tenancy, locking devices on dwelling unit entry doors shall be changed or rotated.
 - At the last public meeting for landlords, there was concern regarding this regulation and the cost of such for landlords. There was consensus amongst the Board of Adjustment and the Planning and Zoning Commission to amend the language to state *"following each change in tenancy, and at the request of the tenant, locking devices on dwelling unit entry doors shall be changed or rotated."*
2. Radon at or above the level of four picocuries radon per liter of air (4 pCi/L) in the lowest habitable space of the dwelling shall be deemed as hazardous and be mitigated by a Radon Mitigation Specialist certified by the State of Iowa.
 - At the last public meeting for landlords, there was concern regarding this regulation and the cost of such for landlords. The Board of Adjustment offered revised language to state that if a landlord decides not to mitigate radon over 4pCi/L, that the tenant be given an option to break their lease agreement. However, Legal Counsel noted such a regulation could not be done by the City.
 - The Planning and Zoning Commission proposed language to state that *if a tenant requests a radon test, the landlord shall allow said test to be completed prior to execution or renewal of a lease. If a radon test has previously been performed in the*

last two (2) years, those results may be provided to the tenant in lieu of the requirement that the test be completed prior to execution or renewal of a lease.

Budget Impact:

Recommendation: Staff recommends the Council discuss the proposed code language on the changing of locks and radon mitigation and decide if the original language should be used, or the alternative language proposed by the Board of Adjustment and/or Planning and Zoning Commission be used. Staff recommends approval of all other proposed sections.

- Attachments:**
1. Housing Rental Code Memo
 2. Full Survey Results October 2021
 3. Rental Housing Inspection Checklist
 4. Proposed Residential Rental Code



COMMUNITY DEVELOPMENT

To: Mayor and City Council
CC: Ryan Waller, City Manager
From: Emily Rizvic, Planning Intern
Charlie Dissell, Director
Date: October 13, 2021
Subject: Consideration and Adoption of Residential Rental Codes in the City of Indianola

Background

Iowa Code 364.17 “City Housing Codes” requires cities with a population of fifteen thousand (15,000) or more to adopt by ordinance a residential rental code. This code includes programs for regular rental inspections, inspections upon receipt of complaints, and certification of inspected rental housing.

The 2020 population counts from the United States Census Bureau determined that the city’s population is roughly 15,800. To become compliant with Iowa Law, property owners, their agents and others who rent out residential dwelling or sleeping units would be required, upon adoption, to follow the Residential Rental Code within the corporate limits of the City of Indianola.

Methodology

A comparison of ordinances established by municipalities with a population of 15,000 or higher was conducted by Community and Economic Development Staff. Additionally, a survey was sent to municipalities within Iowa regarding their rental housing code which received 16 responses. The following are a list of ordinances and survey responses that have been reviewed:

- Adel
- Altoona
- Ames
- Ankeny
- Cedar Rapids
- Clive
- Des Moines
- Dubuque
- Grinnell
- Grimes
- Iowa City
- Johnston
- Marshalltown
- Newton
- Norwalk
- Pella
- Sioux Center
- Urbandale
- Waukee
- West Des Moines

Additionally, residents of Indianola, particularly those that participate in the rental housing community, were surveyed to collect input and feedback on existing conditions within the rental housing community. A total of 95 responses were collected in this survey and is attached.

Exemptions

Unless indicated otherwise, all rental properties would be subjected to the Residential Rental Code. Exemptions are made for circumstances where state licensing is required and issued. The following are exemptions that are outlined within the proposed code:

- Transient shelters and group homes which are subjected to state licensing. State code currently has jurisdiction towards these types of facilities
- Dormitories which are subjected to inspections by the State Fire Marshall
- Hotels, motels, extended stay hotels and other similar uses. State code currently has jurisdiction towards these types of facilities

Transient shelters, group homes, hotels, motels, extended stay hotels or guest lodging where occupants would reside for less than thirty-one (31) days are governed by state licensing and other requirements or regulations and thus are not included within this proposed chapter.

Many other municipalities within Iowa include exemptions for those rental properties where the owner's immediate family is occupying the unit. The City of Des Moines is currently undergoing a revision of this provision to require these units to be inspected and registered, stressing the importance for the city's existing housing stock to be well maintained and managed and to provide safe and healthy housing.

What Provisions are Required to be Adopted?

Iowa Code 364.17 outlines the requirements and power that cities have in adopting city housing codes and rental codes. The code specifies the following requirements to be adopted in order to be compliant with State law:

- Regular Rental Inspections
- Rental Inspections upon the receipts of complaints
- Certification of inspected rental housing
- A housing code, such as the following:
 - National Healthy Housing Standard by the American Health Association
 - Uniform Building Code by the International Conference of Building Officials (ICBO)
 - Standard Housing Code by the Southern Building Code Congress International
 - Housing Quality Standards by the U.S Department of Housing and Urban Development (HUD)
 - Or another housing code which provisions are more stringent than those in the model housing code it adopts or to which it is subjected to (364.17.7)

The City of Indianola currently has the 2018 International Property Maintenance Code adopted. It is proposed to reference this housing code for rental properties. This code can be found in Chapter 154 *Property Maintenance Code* of the City of Indianola Code of Ordinances.

Inspections

In order to be compliant with State law requirements, regular inspections are proposed for all rental units, existing and proposed and would be conducted every two years. Inspections may become more frequent or infrequent depending on the following factors:

- Age and condition of dwelling
- Inspection history
- Tenant/management complaints
- Natural disasters such as flooding
- Timely inspection scheduling, follow-up, and fee payment by the owner
- In-house inspection and maintenance program by the owner that includes specific life and safety provisions

Inspections will be scheduled by the applicant through the city with twenty-four hour notification prior to scheduling. The owner and/or agent is required to notify the tenant of the inspection in accordance with Chapter 562A of Iowa Code titled *Uniform Residential Landlord and Tenant Law*. Additionally, inspections may not be conducted in the following circumstances:

- When a minor is serving on the behalf of the owner and/or agent
- When the inspection is against the will of the tenant without the building owner and/or agent present
- When no prior notice is given to the tenant, as required by state law (Chapter 562A)
- Without the either the owner and/or agent. Tenant of the dwelling, or the designated agent being present

In the event that entry is refused, the City Attorney or their designee may make an application for an administrative search warrant in the name and authority of the city, as provided by law. Administrative search warrants are to ensure safe and healthy living accommodations if a property owner refuses entry. Administrative search warrants are required if refused entry as established in *Camara v. Municipal Court*, 387 U.S. 523 (1967). Currently, the City of Des Moines codifies administrative search warrants into their rental housing code.

Rental Inspection Certificates

In order to meet State requirements, provisions regarding the certification or licensing of inspected rental housing is proposed. **Figure 1** shows a step by step process of the certification process. The following are summaries of regulations proposed for codification.

- Registration – Rental properties will be required to register all rental units that they manage, own, or oversee. Registration initiates the certification process and provides the City with

contact information to notify landlords of when certificates are expired or know who to contact when mediating disputes on alleged violations

- **Duration and Validation** – Certificates expire at the end of two (2) years following its date of issuance, or from the listed expiration date, unless revoked or suspended. Certificates are revoked if not renewed within thirty (30) days from the date of expiration. Renewal includes an inspection of rental property for compliance with the proposed ordinance
- **Transfer of Ownership** – When ownership of units or rental properties is proposed to be transferred, a ninety-six (96) hour notice is required to the City. Succeeding property owners will have 30 days to reregister the rental property. Re-inspection is not required unless the certificate on the rental property has expired or the succeeding property owner fails to re-register the property within 30 days
- **New Units** – New construction projects which have received a final inspection approval will not be required to complete an inspection for a period of two years from the issue date of their previous permit but will still need to register their property and provide contact information to the City

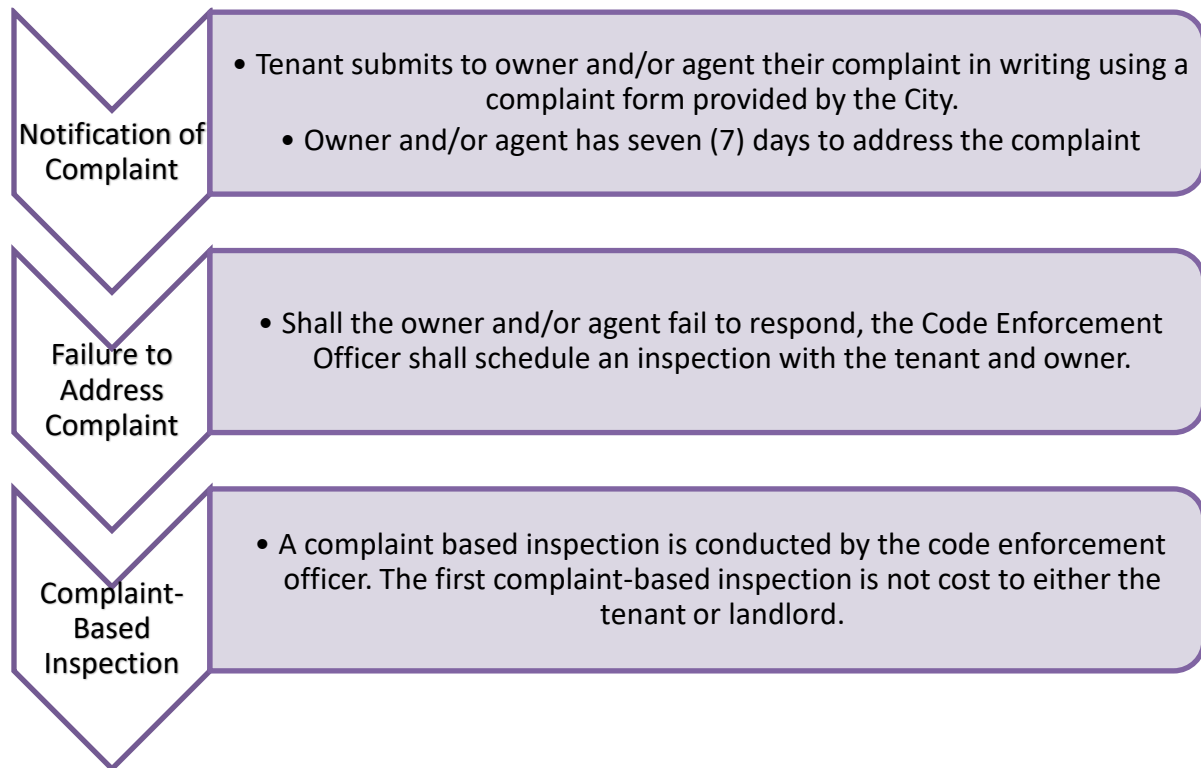
Figure 1: Proposed Rental Registration and Certification Process



Complaints and Rent Collections

In order to meet State requirements, provisions regarding rental inspections upon receipt of complaints is also required. As a result, the following is proposed. The city will intervene in complaints in the event that there are significant concerns regarding health, safety, or general welfare. The proposed complaint process can be shown in **Figure 2**.

Figure 2: Shows the proposed complaint process.



Additionally, it is proposed for no retaliation clauses to be included within the provisions of this ordinance. No retaliation clauses ensure that actions such as eviction does not occur as a result of an individual filing a complaint nor that services, facilities, equipment, or utilities be removed, shut off, or discontinued in retaliation to a complaint.

Lastly, it is proposed that rent cannot be recoverable by the owner or lessee of any unit which does not comply with the provisions within this ordinance for any period of occupancy which commences on or after the date that the City provides notice to the owner and tenant of the provisions of the chapter. Rent remains unrecoverable until the City provides written notice to the owner and occupant that such dwelling unit has been issued a valid inspection certificate.

Crime Free Multi-Housing Program

The Crime Free Multi-Housing Program is a program in effort to reduce the occurrence of crime that occurs on rental properties. The goal for such program would be to reduce crime and create a safer and more desirable environment for families to live and assist in the enforcement of criminal activity that may occur in multi-housing properties. A number of cities within Iowa

are enrolled in the program, with most having the program voluntary for rental properties and only some cities making the program mandatory. A brief list can be viewed here:

- Ames
- Ankeny
- Cedar Rapids
- Council Bluffs
- Des Moines
- Iowa City
- Johnston
- Newton
- Urbandale
- Waukee

The first phase of the program includes an eight hour training program, which upon completion, landlords, owners, and/or agents will receive a certification for completing this phase. The City of Ames recently conducted the first phase of their voluntary program. Some of the training that the program covered included the following:

- Building inspection issues
- Combating illegal activity
- Fire safety and prevention
- City partnerships
- Understanding city & state codes
- Background and other security checks
- Physical security crime prevention through environmental design
- Rental agreements
- Active property management
- Lease addendum's
- Evictions

The second phase includes crime prevention through environmental design. This refers to the safety features that are provided on the rental property, such as deadbolt locks, 180 degree eye-viewers, slide lock on sliding glass doors, adequate security lighting, landscaping for visual lines, and visible addresses posted on each building and apartment door. The last phase includes a tenant safety social, where the police department goes over general safety principles and crime prevention tactics with the residents of the rental property.

Alternatively, the program has seen legal challenges. Pending cases such as *Jones et al. v City of Faribault* claims that the practice violates the Fair Housing Act and the Equal Protection Clause of the 14th Amendment. In the survey that was conducted between Iowan municipalities, approximately twelve (12) answered that they do not have this code adopted and of the 4 that do, two (2) has property owners and managers join the program voluntarily. It is recommended that if a crime-free housing ordinance was enacted in the future, that such program is voluntary.

Violations

In the event that provisions within this chapter are violated, the Community and Economic Development Department may issue an order requiring the property owner and/or agent to correct violations within a reasonable amount of time. The City must also give notice and detail the violation(s) so that the property owner and/or agent may correct said violation(s).

Appeals and Variances

Variances to provisions within the zoning code regarding adopted housing code standards or other codes promulgated within this chapter may be recommended for approval by the Board of Adjustment to the City Council.

Additionally, the proposed code allows for the Board of Adjustment to hear appeals. Applicants can appeal denials to certificate applications, revocations, and suspensions. It is recommended in the future to consider the establishment of a Housing Appeals Board as an appropriate body to appeal to or hear cases relevant to housing in Indianola.

Community Meetings

A total of three (3) community meetings were organized in regard to the Rental Housing Code. The first meeting was organized on August 5th, 2021 and focused on tenants. A total of four (4) individuals showed up to this meeting. On August 12th, staff met with landlords where approximately 50 individuals came. A third meeting was organized after interest was indicated and was hosted on September 30th.

Tenant Meeting – August 5th

At the tenant meeting, tenants indicated a need for overall safety and wellbeing in rental housing, including fire safety. Tenants also indicated a concern over accessibility in multi-family housing, particularly ADA-Compliant parking and pathways.

Landlord/Property Owner Meetings - August 12th and September 30th

At the landlord meeting, landlords and property owners raised concerns over code language for radon levels in home. As the code is written, testing is not required for radon levels. Currently, Iowa City is the only city in Iowa that tests single-family and duplex properties for radon levels and required mitigation if radon levels are above the federal EPA hazard exposure level of 4pCi/L. This program began in July of 2021.

Additionally, landlords raised concerns over proposed language regarding requiring locks to be changed or rotated following a change in tenancy.

Board of Adjustment Meeting- October 6th

At its monthly meeting, the Board of Adjustment reviewed the proposed rental code and inspection checklist. Discussion took place on the landlord's comments received at the September 30th meeting regarding the proposed code on radon mitigation and locks being changed out. The Board of Adjustment proposed the following alternatives:

Radon- There was concern on the costs of this to landlords, as well as some unknowns regarding radon gas. The Board proposed that language be amended to state that if a landlord decides to not mitigate radon over 4pCi/L, that the tenant be given an option to break their lease agreement.

Locks- The Board of Adjustment proposed to modify language that would state "Following each change in tenancy, and at the request of the tenant, locking devices on dwelling unit entry doors shall be changed or rotated."

Planning and Zoning Commission Meeting- October 12th

At its monthly meeting, the Planning and Zoning Commission reviewed the proposed rental code and inspection checklist. Discussion took place on the landlord's comments received at the September 30th meeting, as well as the Board of Adjustments discussion regarding the

proposed code on radon mitigation and locks being changed out. The Planning and Zoning Commission proposed the following alternatives:

Radon- After the board of Adjustment meeting, Staff spoke with Legal Counsel who noted the City could not require a landlord to break a lease if radon tested high and the landlord did not wish to mitigate. The Planning and Zoning Commission proposed language to state that if a tenant requests a radon test, the landlord shall allow said test to be completed prior to execution or renewal of a lease. If a radon test has previously been performed in the last two (2) years, those results may be provided to the tenant in lieu of the requirement that the test be completed prior to execution or renewal of a lease.

Locks- The Planning and Zoning Commission concurred with the Board of Adjustment's proposal to modify language that would state "Following each change in tenancy, and at the request of the tenant, locking devices on dwelling unit entry doors shall be changed or rotated."

Recommended Resources for Rental Property Owners and Tenants

The following are resources that could be created for property owners and tenants to inform them on the code update and help walk them through the process or that already exist within proximity to the City of Indianola.

- A housing inspection checklist – Many cities create a safety inspection checklist for property owners and landlords to inform them of what the housing inspector will be looking for during the inspection. A copy of this checklist is provided as an attachment
- Designated webspace on the City of Indianola website that addresses frequently asked questions and provides all resources and information needed for both tenants and landlords. Additionally, a copy of the rental housing code and tenant landlord act would be provided
- HOME, Inc. – HOME, Inc. provides resources and education to both landlords and tenants regarding the Tenant Landlord Act and provides housing counseling

There are additional resources that span from addressing issues such as lead-based paint, asbestos, and smoke-free housing. These resources have been collected by staff and are being implemented into a rental guidebook.

Lastly, through survey and discussions made during community meetings regarding the rental housing code, both tenants and landlords indicated that they are interested in a program or training that covers the rental housing code and rights promulgated in the Tenant and Landlord Act. The full survey results are provided as an attachment.

Recommendations

The Community Development staff put forth the following recommendations:

1. Focus priorities in increasing or keeping the existing rental unit stock rather than minimizing the supply of this housing type. Enforcement procedures should focus on improving housing conditions rather than displace persons from their homes and/or shelter
2. Consider establishing a Housing Appeals Board to hold hearings

3. If participation in the crime-free multi-housing program is proposed, consider having landlords participate voluntarily in a crime free multi-housing program rather than mandating participation
4. Create and make accessible a safety inspection checklist for property owners/managers and landlords to prepare for rental housing inspections
5. Establish and actively share resources and guides for landlords, tenants, and other stakeholders in regard to renting in Indianola, conducting and passing inspections and designate webspace on the City website to host such materials and resources
6. Consider having the code enforcement officer join as an active member of the Iowa Association of Code Enforcement
7. Actively work with stakeholders in the community during the adoption and future code amendments of the rental code
8. Participate in the annual National Lead Poisoning Prevention week by spreading information and resources to the community and increase awareness and utilize their public engagement tools such as the Social Media Guide and Partner Information Kit
9. Organize an event or collaborate with local non-profits to conduct an annual program for tenants and landlords to educate on the rental housing code and Tenant Landlord Act
10. When a fee schedule is adopted for the rental inspection program, it is recommended to not charge a complaint-based fee towards landlords or tenants

Full Survey Results

City of Indianola, Iowa | October 2021

Full survey results regarding conditions within the rental housing community and market in the City of Indianola, Iowa. This survey was administered by the Community Development Department



Full Survey Results

A total of twenty-four (24) responses were received from property owners, managers, and landlords.

Q1 HOW MANY RENTAL UNITS WITHIN INDIANOLA DO YOU OWN/MANAGE?

ANSWERED: 24 SKIPPED: 0

Number of units owned by each property owner/manager	Responses	%
1 unit	10	41.6
2 units	4	16.6
3-5 units	3	12.5
6-9 units	3	12.5
10-20 units	1	4.16
21-30 units	0	0
31-50 units	1	4.16
More than 50 units	2	8.3

Q2 WHAT TYPES OF UNITS DO YOU MANAGE/OWN WITHIN THE CITY?

ANSWERED: 24 SKIPPED: 0

Type of Units	Responses	%
Single-Family Dwellings	18	75
Two-Family Dwellings (Duplex)	4	16.6
Multi-family Dwellings (3 +)	3	12.5
Apartments	5	20.8
Condominiums	3	12.5

PROPERTY OWNERS AND MANAGERS

Q3 HOW WOULD YOU RATE THE FOLLOWING?

Q.3.1 THE OVERALL RENTAL HOUSING QUALITY WITHIN THE CITY OF INDIANOLA



Q.3.2 THE RENTAL MARKET WITHIN INDIANOLA



Q.3.3 OVERALL CONDITION OF PROPERTIES YOU CURRENTLY RENT OUT OR MANAGE



Q4 WHAT TYPE OF HOUSING DO YOU PROVIDE?

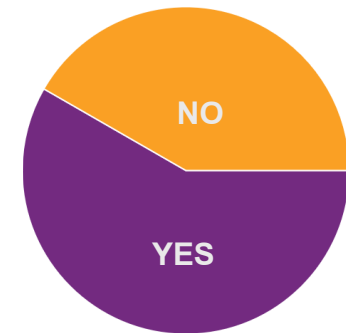
ANSWERED: 24 SKIPPED: 0

Type of Housing	Responses	%
Market Rate	24	100
Section 8	3	12.5
Low-Income Housing	0	
Privately owned Section 8	0	

Q5 HAVE YOU EVER HAD TO EVICT A TENANT OR CANCEL A LEASE?

ANSWERED: 24 SKIPPED: 0

Response	Count	%
Yes	14	58.3
No	10	41.7



Q.5.1 WITHIN THE LAST 2 YEARS, HOW MANY RENTERS HAVE YOU EVICTED OR CANCELLED THEIR LEASE?

ANSWERED: 14 SKIPPED: 0

Number of Evictions	Responses	%
0 evictions	8	57.14
1 eviction	3	21.42
2 evictions	2	14.28
3 to 9 evictions	0	0
More than 10 evictions	12	85.7

Full Survey Results Cont.

PROPERTY OWNERS AND MANAGERS

Q.5.2 WHAT REASONINGS HAVE YOU HAD TO EVICT A TENANT OR CANCEL A LEASE?

Reasonings	Responses	%
Failure to pay rent	12	85.7
Engaging in illegal activity	4	28.5
Violating lease agreements related to occupancy rules	3	21.4
Disturbing other tenants (i.e. Noise)	3	21.4
Violating lease agreements (Misc.)	1	7.14
Violating lease agreements related to housing pets/animals	0	0
Property destruction	0	0
Smoking	0	0

Q6 DO YOU CONDUCT A WALK THROUGH WITH EACH RENTER PRIOR TO MOVE IN TO IDENTIFY ANY HEALTH AND SAFETY CONCERNS?

ANSWERED: 24 SKIPPED: 0

Response	Count	%
Yes	19	79.2
No	5	20.8

Q7 HOW OFTEN DO YOU REFUND THE SECURITY OR DAMAGE RENTAL DEPOSIT AT THE END OF THE LEASE?

ANSWERED: 24 SKIPPED: 0

Response	Count	%
Almost always	11	45.8
More than half the time	10	41.7
Less than half the time	1	4.2
Almost never	2	8.3

Q8 HOW MUCH DO YOU SPEND PER YEAR TO MAINTAIN THE CONDITION AND APPEARANCE OF A SINGLE RENTAL UNIT?

ANSWERED: 21 SKIPPED: 3

Response	Count	%
\$500 or less	5	23.8
Between \$501 and \$1,000	6	28.57
Between \$1,001 and \$1,999	2	9.52
Between \$2,000 and \$2,999	5	23.8
Between \$3,000 and \$3,999	1	4.76
Between \$4,000 and \$4,999	0	0
More than \$5,000	2	9.52

Q9 ARE YOU AWARE OF THE FOLLOWING RESOURCES FOR TENANTS/LANDLORDS?

ANSWERED: 24 SKIPPED: 0

Resource	Yes	No
Iowa Civil Rights Commission	6	18
HOME, Inc.	3	21
Iowa Legal Aid (ILA)	8	16
United States HUD	10	14
Warren County Housing Authority	11	13
Iowa International Center (IIC)	3	21
Iowa Department of Public Health	8	16

Q10 WOULD YOU FIND IT HELPFUL OR BENEFICIAL FOR THERE TO BE TRAININGS OR EVENTS THAT RUNS THROUGH TENANT AND LANDLORD RIGHTS, PROPERTY MAINTENANCE CODES AND OTHER RELEVANT AREAS?

ANSWERED: 24 SKIPPED: 0

Response	Count	%
Yes	20	83.3
No	4	16.6

Full Survey Results Cont.

PROPERTY OWNERS AND MANAGERS

Q11 WHAT CODES COULD BE ADDED TO THE CITY RENTAL HOUSING CODE THAT WOULD IMPROVE THE OVERALL QUALITY OF RENTAL HOUSING IN THE CITY OF INDIANOLA?

ANSWERED: 4 SKIPPED: 20

- *I don't know on single family homes. I try to improve my single family homes each year*
- *Be careful, renters will have to pay more if we get too fancy*
- *A rental maintenance and safety check list that landlord & renter agree to abide by to be reviewed yearly*
- *Basic Requirements*

Q12 ARE THERE ANY ADDITIONAL COMMENTS/INPUT YOU WOULD LIKE TO LEAVE?

ANSWERED: 10 SKIPPED: 14

- *I haven't read the code yet*
- *Please keep in mind that any rules that result in additional expenses to landlords will directly impact rent prices. While I agree this can be a good change, it can also make it hard*

to find affordable housing in town

- *Taxes are \$3300/yr on each of my buildings on the square... pretty high*
- *I hope whomever creates the new housing inspection rules and code, realizes that some landlords are lower-middle income people, who can't afford expensive updates to their property. I own only one rental home, where I lived myself for 25 years, and am a lower-middle income person. I would hate to have to sell my place—it's the only investment I have—just because I can't afford all of the requirements of the new code. I agree housing needs to be safe and healthy, but I hope there aren't requirements that go far beyond that. Thanks*
- *Our community is being run with vagrant meth heads*
- *We are not able to attend the meeting as we will be out of state. How can we get a summary of what was covered and materials that will be distributed?*
- *Thank you for the opportunity to have input*

- *The main concern I have with the structure of the rental inspection program is what time commitment it will require on the part of the property owner/property manager*
- *Codes need to protect tenant as well as landlord*
- *No*

Full Survey Results Cont.

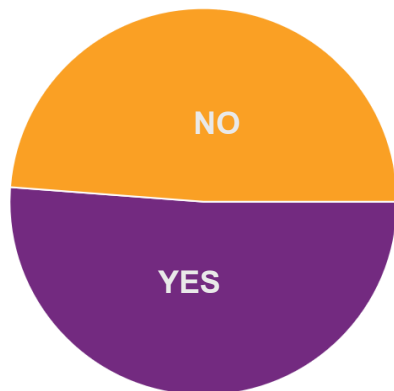
A total of forty-one (41) responses were received from tenants.

Q1 ARE MAINTENANCE REQUESTS RESOLVED IN A TIMELY AND APPROPRIATE MANNER?

ANSWERED: 41

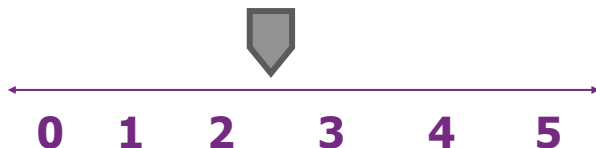
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Responses	Count	%
Yes	20	51.2
No	21	48.8

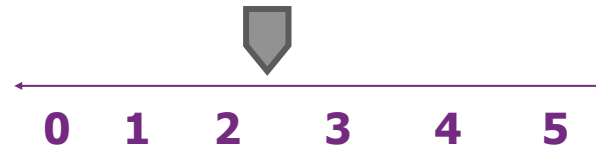


Q2 PLEASE RATE THE CONDITIONS OF YOUR RENTAL UNIT FROM 0 TO 5

Q.2.1 EXTERIOR OF PROPERTY (I.E. LAWN, SIDEWALK, LANDSCAPING)



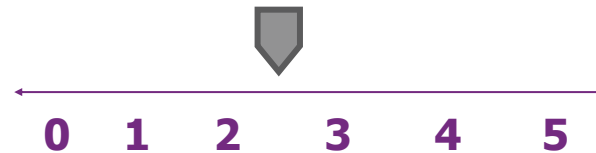
Q.2.2 PARKING LOT



Q.2.3 COMMON AREAS (IF APPLICABLE)



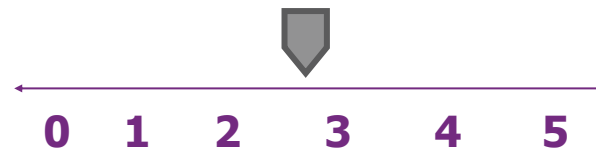
Q.2.4 INTERIOR OF PROPERTY



Q.2.5 BATHROOM

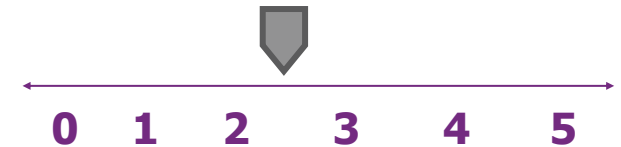


Q.2.7 BEDROOM

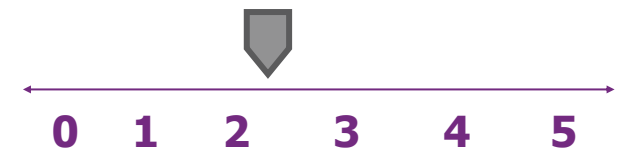


TENANTS

Q.2.8 KITCHEN

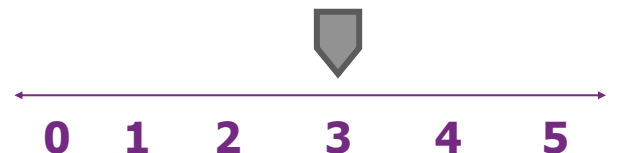


Q.2.9 STAIRWAYS

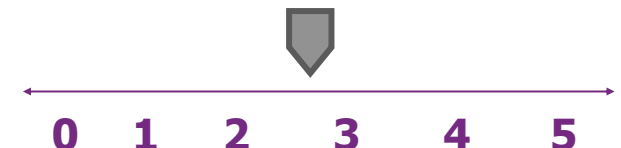


Q3 PLEASE INDICATE GENERALLY HOW SAFE YOU FEEL WITHIN YOUR RENTAL UNIT REGARDING THE FOLLOWING SCENARIOS OR EMERGENCIES

Q.3.1 CRIMINAL ACTIVITY

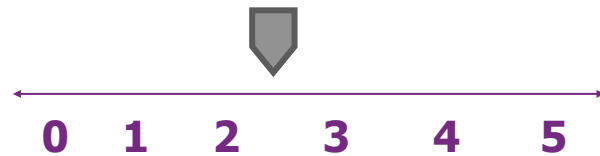


Q.3.2 FIRE



Full Survey Results Cont.

Q.3.3 SECURITY



Q.3.4 HIGH-WIND EVENTS



Q.3.5 RODENTS AND PESTS



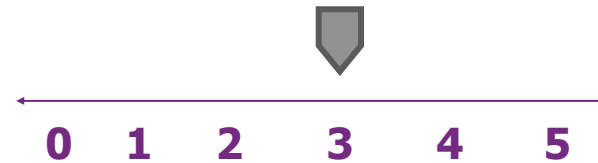
Q.3.6 CARBON MONOXIDE



Q.3.7 FLOODING



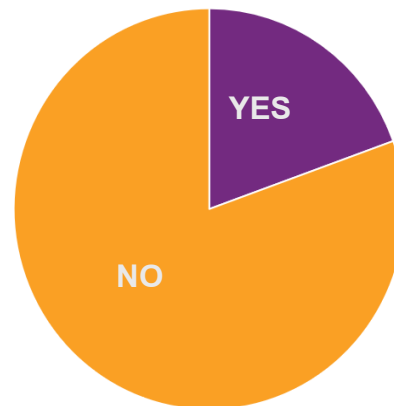
Q.3.8 LEAD AND/OR ABESTOS



Q4 HAVE YOU EVER BEEN RETALIATED AGAINST FOR RAISING A CONCERN OR COMPLAINT TO YOUR LANDLORD?

ANSWERED: 41 SKIPPED: 0

Responses	Count	%
Yes	8	19.5
No	33	80.5

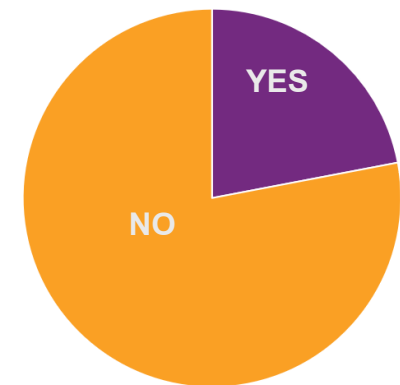


TENANTS

Q5 HAVE YOU EVER EXPERIENCED ANY FORM OF DISCRIMINATION PREVIOUSLY WHILE SEARCHING FOR RENTAL HOUSING IN THE CITY OF INDIANOLA?

ANSWERED: 41 SKIPPED: 0

Responses	Count	%
Yes	9	22
No	32	78



Q6 HAVE YOU EVER BEEN ASKED OR FORCED TO LEAVE A RENTAL HOME IN INDIANOLA?

ANSWERED: 41 SKIPPED: 0

Responses	Count	%
Yes	5	12.2
No	36	87.8

Full Survey Results Cont.

TENANTS

Q.6.1 WHAT WAS THE REASONING FOR YOUR EVICTION?

Reasonings	Responses	%
Failure to pay rent	3	60
Disturbing other tenants	2	40
Retaliation from a complaint	1	20
Violating lease agreements	1	20
Engaging in illegal activity	0	0
Property destruction	0	0
Smoking	0	0

Q.6.2 WERE YOU AWARE OF OR DID YOU UTILIZE FREE LEGAL SERVICES PROVIDED BY IOWA LEGAL AID

Response	Count	%
Yes, I was aware and utilized the service	1	20
Yes, I was aware but I did not utilize the service	0	0
Yes, I was aware but I did not qualify for the service	2	40
No, I was not aware	2	40

Q7 ARE YOU AWARE OF THE FOLLOWING RESOURCES FOR TENANTS/LANDLORDS?

ANSWERED: 41 SKIPPED: 0

Resource	Yes	No
Iowa Civil Rights Commission	10	31
HOME, Inc.	9	32
Iowa Legal Aid (ILA)	19	22
United States HUD	16	25
Warren County Housing Authority	22	19
Iowa International Center (IIC)	3	38
Iowa Department of Public Health	16	25

Q8 WOULD YOU FIND IT HELPFUL OR BENEFICIAL FOR THERE TO BE TRAININGS OR EVENTS THAT RUNS THROUGH TENANT AND LANDLORD RIGHTS, PROPERTY MAINTENANCE CODES AND OTHER RELEVANT AREAS?

ANSWERED: 41 SKIPPED: 0

Response	Count	%
Yes	28	68.2
No	13	31.7

Q9 HOW SATISFIED ARE YOU WITH YOUR CURRENT RENTAL UNIT MANAGEMENT?

ANSWERED: 41 SKIPPED: 0

- Satisfied (5 responses)
- Not satisfied at all (5 responses)
- Fine
- Could use improvement on property. They do fix things when needing fixed inside unit
- Don't see them often
- I haven't had any issues arise with the management, but if I did they would resolve it. If any issue was not resolved in a reasonable time, I would probably go to the city to see who to contact about the issue
- I'm not satisfied with our management. As long as I have lived here, I have been told to call an electrician when I have a problem. My lights in the kitchen still don't work right. I keep blowing lights. I have given up on that. I had to call the appliance person to fix my stove. My stove still doesn't work correctly. The appliance man said that he has to special order parts because it is so old. He needs to put in a new one. I also have given up on that.

Full Survey Results Cont.

TENANTS

There was 2 new tenants that moved in within the last 3 months and he didn't give them a mailbox key. One of them said that he didn't think she needed a key. I was stopping the mailman and getting their mail for them. I asked the mailman one day who to see about getting keys, he said our management. They had not been told about it. I told our management they need keys and all he said was that it costs money to have them made. I told him that he needs to get it taken care of because I don't work for the post office. I was doing it out of the kindness of my heart. The security doors have been fixed several times in the last year or 2. The electrician said it was in the wiring in the apartments. I could go on and on but I think you get the picture

- *Very satisfied. Our landlord/management company is very understanding and easy to work with. They answer all maintenance issues within a timely manner, even during "off" hours and holidays. They are very easy to communicate with and make everything very simple*

- *I am somewhat satisfied. Though I renewed my lease in June, I still haven't received a copy of it back, signed by my rental manager. The management with my current rental is lackluster at best*
- *Not at all satisfied. Kading properties are bullies*
- *I am satisfied, just wish rental prices were lower*
- *They are passable. I've lived in this apartment complex, and another that is managed by the same company, for over 13 years (though this company didn't buy it till about 8 years ago). They aren't always right on top of maintenance issues. And the landscape companies they hire don't do the best at snow removal or things like trimming weeds out of sidewalk cracks. Or even cleaning up after themselves after they trim bushes or mow the lawn. And, since they only trim exterior bushes once a year, including trees growing in them, I have had to do that myself this year. Since the last two years, a bushy tree growing up in one outside my apartment has overgrown the sidewalk so much that you have to walk in the grass, to get around it, by*

the time they get to trimming it (despite asking multiple times about when they were going to trim them). And there are quite a few ash trees dying on these properties. One is pretty far gone, that is pretty near my apartment. So it has me worried that they won't have it cut down before it falls down, taking out part of my apartment, or power lines, or something (some of that may be nitpicking). But they keep the apartments pretty clean (at least the units, on move in). And decent places to live, for the most part. But I believe they are actually working on selling these properties too, though they haven't told us directly. I've heard it from other tenants.

- *I am very content where I live. He mostly leaves us alone when we keep our outside area is cleaned.*
- *They don't listen to the tenant*
- *The apartment is big but the kitchen cabinets are terrible, so we covered the shelves with poster board and the stove is 46 years old and the burners are not working right, the bathroom has stained fixtures... The manager is next door to us and has dog poop in her grassy area as well as cigarette butts... The whole area is trashy and when*

Full Survey Results Cont.

TENANTS

they mow it just cuts down the weeds... I guess you get what you pay for but whoever owns this property doesn't care about the tenants as they would not let it get this trashy... We have a years lease so hopefully we can get out in 9 more months!

- *Unhappy. It is none existing it seems like*
- *Very unprofessional with her communication*
- *The manager seems to do just what she has to do and takes no responsibility for problems*
- *Not at all but I used to be*
- *I got stuck in a run down apartment, am disabled and people keep taking my parking spot as you have to take what you can get... Manager doesn't care what happens as owners obviously just want the money!*
- *Somewhat satisfied, there were lights inside that haven't been fixed and a towel rod fell off because it was glued to the wall*
- *0 - Not happy*
- *Satisfied, however I have a*

maintenance order a couple months old that hasn't been completed

- *I love my landlord, he is fair and tries his best to get things fixed or done as soon as he can*
- *I am currently in a lawsuit against my manager*
- *Not satisfied at all. A lot of tenants have complained to BBB and the Corporate Office for Foxwood about her and nothing has yet to be done*
- *My current landlord is good but we have only been here two months. All the questions were answered with my previous rental in mind*
- *Landlord that we originally rented from rarely followed through with completing tasks as promised. Many maintenance issues needed when we moved in, still have yet to be done, it's been over a year since we moved in*
- *I enjoy my rental management I got lucky with the one I have, but protections need put into place for safety as well as better and more spaces to rent*
- *Very good management*

Q10 HOW SATISFIED ARE YOU WITH THE QUALITY OF YOUR CURRENT RENTAL HOME?

ANSWERED: 41 SKIPPED: 0

- *Satisfied (8 responses)*
- *Not satisfied at all (5 responses)*
- *Satisfied—As a rental goes vs home ownership*
- *Not of the building*
- *satisfied. Hoping new owner fixes maintenance issues right away after gaining possession*
- *It's ok. It's low income apartments, so there are no bells or whistles (not even central air or furnaces in these. Just baseboard heat, and air conditioners we tenants have to supply for ourselves. At least us in one bedrooms. The efficiency apartments have installed air conditioners). And they aren't very well insulated, or shaded, so my AC has a hard time trying to keep up with the heat. But I have my own private entrance, and little are outside I can plant flowers (and a little patio a past resident put in). So it's nicer than the contained buildings with smelly hallways. Where you can smell everything your neighbors cook, or*

Full Survey Results Cont.

TENANTS

anything else that smells

- *Unhappy. It's what the kids would call a trap house, meaning the whole place is full of drugs and or needs condemned*
- *The quality of our rental home is fantastic*
- *I'm satisfied somewhat. Roaches have been an issue lately, my exhaust fan in the kitchen doesn't work and my bathroom one is going out. There are many things that need to be fixed, but its not always a dire situation*
- *It's trash. Mold, rotting floors, water leaks*
- *We have an apartment so I guess this question doesn't fit our situation*
- *Just heard the rent will go up if we stay past one year... Penalty for late rent went up and then we found out the rent will go up... Manager could care less if we know what is going on!*
- *Somewhat, aside from the rear exterior stairs, the lights that are inoperative and the towel rack, everything else is fine*
- *I am not satisfied. The complex I live in lacks any amenities, is completely out*

dated and was poorly built

- *So-so. Landlord won't keep up on needed repairs and typical wear and tear. They won't even come paint the inside unless we paint it ourselves or if WE hire someone to do it.*
- *It's affordable and safe*
- *It was great before Brad Cowger owned it*
- *I am somewhat satisfied although there are issues that need to be addressed but the majority of my rental property is satisfactory*
- *It has been leaking water for 2 days—not very satisfied*
- *Extremely satisfied. Our units are very goof quality and there are safety items (fire extinguisher, appropriate amount of smoke alarms/carbon monoxide detectors, etc.) in our home. Our landlord provides lawn care and we do our own snow removal. Our landlord also has a pest inspection company come around every quarter to make sure there are no issues and if there are to take care of them*
- *Once I fix things in here, I will be satisfied. I moved here March of 2008. The place wasn't cleaned, the*

carpets were dirty, carpet was the original when this place was built, the paint was so thin you could see the seams of sheet rock and the metal framing of the kitchen door was visible. I got shocked every time I touched it in the winter. This is the longest I have lived in one place in all of my adult life. I love the area and I am tired of moving. That's why I stay here and try to tolerate management

- *It is ok*
- *Satisfied, it is a rental. We have everything we need*
- *Exterior of building needs work. Windows need replaced, screens added, gutters fixed, etc.*
- *Satisfied with current, dissatisfied with previous*
- *They all could be better*
- *We want to move ASAP. 2 years here has been overkill for a place like this. It's turned into one of the Ghettos of Indianola*
- *It's good, but could use some updates especially with insulation*
- *It is fair quality. Heavy smoking neighbors have made our floor of the building stink. Also the unique floor plan of the apartment prevents cool air*

Full Survey Results Cont.

TENANTS

from air conditioner in living room to travel to the bedroom. It has very uneven cooling

Q11 ARE THERE ANY ADDITIONAL COMMENTS/INPUT YOU WOULD LIKE TO LEAVE?

ANSWERED: 41 SKIPPED: 0

- No (4 responses)
- We rent a house and there are not any issues or concerns
- There are many rental houses/ apartments in this city that are in need of repairs and to be up to code. My apartment has windows that won't open
- I believe this city needs to provide more rent to own opportunities
- Housing on the square needs more parking and better maintenance
- Not sure who is our landlord at the moment, as property is in sale process
- Homes should be sprayed for pest control
- I feel like implementing an inspection is an inconvenience for a lot of people. They would need to either take off work to be home when the inspection takes place, or trust that strangers will leave their home as it was found
- I need a lawyer to fight my landlord ASAP
- We moved from out of state and the apartment is not what was shown in photos
- Sunset Terrace takes care of any issues (wear and tear, etc.) promptly. More parking is needed off street
- I honestly wish I have not rented here at this apartment building but had no choice as it was all I could afford
- The rear wooden staircase is not built properly and one of the main support beams is not even attached
- Just hope you guys fix the meth den on Hwy 92 trailer park...
- Do not rent from Brad Cowger properties
- Live at Kading Properties, they bullied my (high risk) pregnant wife and I out of our townhouse and their properties are not well kept at all. We dealt with kids and adults breaking in to cars and they refused to help
- There aren't enough rental housing options for lower fixed income residents
- The manager at Foxwood Apartments is very rude, is discriminatory, does not follow Iowa laws well for managing apartment complexes and subtly harasses tenants
- I rented site unseen due to moving from another state and the apartment was not like the photos but we needed a place to live and only had so much money so forced to take what we have!
- Rentals need to be cheaper. There is no reason to charge \$1,300 for a 2 bedroom rental that is worth \$400 a month
- We have had multiple issues with our landlord. Says they screen tenants. They don't! We have had numerous bad people in the units form sex offenders to drugs and such in the units. Doesn't feel safe around here at times. We have a couple of neighbors who have the police out here numerous times. Also, we have no privacy. Also having problems with repairs and repainting. Been here 11 years and they say that we will have to hire a painter and pay for it ourselves We have never had our unit painted since we have been here
- The staff was almost always rude when

Full Survey Results Cont.

TENANTS

I called and they were quick to inform me of a complaint but when I complained about neighbors it was shrugged off

- *Little scared, anytime the government gets involved, it usually makes things worse and expensive*
- *Kading Properties should be the ONLY one check out due to poor management and maintenance*
- *I do not know the landlord but the manager of my building will do what ever it takes to save money. When we tell him something needs to be fixed, it takes him forever to get it done. Then when you ask him when things are going to get fixed, he will act like he was never told. If we contact the maintenance about anything because we are tired of waiting on management, we get scolded by management*
- *Handicapped parking signs in private apartment parking lots need discussed at the meeting. Will the City of Indianola follow and enforce the Fair Housing Authority Guidelines? Does the City Code cover the red alarm box*

in the hallways? Will this red box be connected to Fire?

- *My current landlord is wonderful. However, my past landlord in Indianola was absolutely awful (Kading Properties). While I do not feel that my current dwelling requires ongoing inspections due to the landlords ongoing services, I do feel that my past landlord could really use inspections and a complaint process that is outside of their company as they find ways to humiliate, retaliate and bully renters*
- *I would like to know what is meant by frequent inspections, and what kind of inspection. I live in an apartment complex that is HUD funded (and have for several years), so I already deal with multiple inspections in most years. But they don't always result in issues being fixed. But it's also a hassle, and increases my anxiety when I don't know what they are for. I have chronic illnesses and it's hard for me to keep my place presentable. Even with plenty of notice, my apartment still won't be as tidy as I would like (and, especially from jerks that have come through in the past, I*

always get anxious that they will be judging my housekeeping). So if you could be more specific in what is involved in the whole process, that would be great

- *In my current rental situation, I deal with a property manager that would rather put lipstick on a pig then resolve actual issues. It is very frustrating, especially since at one time, I was a homeowner and I understand what needs to be done in order to maintain a property*
- *My landlord was supposed to have a shed for me. It has never happened and I've lived here almost 2 years. My oven quit and no replacement and too many drugs and dealers around too. The trailer needs work and falling apart*

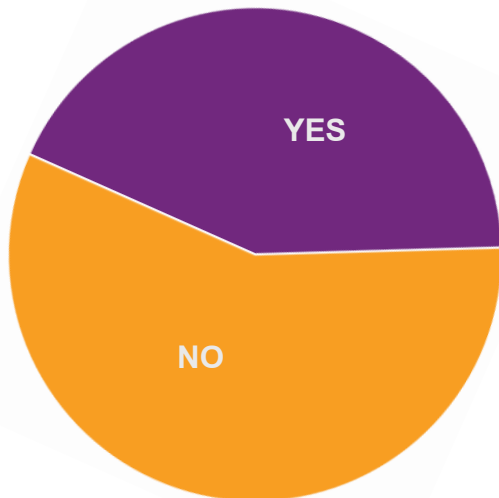
Full Survey Results Cont.

A total of twenty-eight (28) responses were received from members of the general public.

Q1 HAVE YOU LIVED IN RENTAL HOUSING WITHIN THE CITY OF INDIANOLA PREVIOUSLY?

ANSWERED: 28 SKIPPED: 0

Responses	Count	%
Yes	12	42.9
No	16	57.1



MEMBERS OF THE GENERAL PUBLIC

Q2 HOW WOULD YOU RATE THE FOLLOWING ON A SCALE OF 0-5?

Q.2.1 OVERALL RENTAL HOUSING QUALITY WITHIN THE CITY OF INDIANOLA



Q.2.2 CITY OF INDIANOLA RENTAL MARKET



Q.2.3 RENTAL PROPERTIES PROXIMITY TO GOODS AND SERVICES



Q.2.4 MAINTENANCE OF RENTAL PROPERTIES WITHIN THE CITY



Q.2.5 MANAGEMENT OF RENTAL PROPERTIES



Q3 WHAT CODES COULD BE ADDED TO THE CITY RENTAL HOUSING CODE THAT WOULD IMPROVE THE OVERALL QUALITY OF RENTAL HOUSING IN THE CITY OF INDIANOLA?

ANSWERED: 28 SKIPPED: 0

- Maintenance
- Repair, painting, and maintenance plus cut down dead and dying trees and mow yard
- None (2 responses)
- Rental properties must be maintained where tenants are not allowed to "store" their belongings outside the rental property propped up against the building. Limit the number of cars per property. Commitment to rental inspections as well as follow through for issues not complying with the code
- Inspections, fines, enforcement
- Must have an annual inspection
- On site managers for complexes with more than a couple rental units, on site parking in addition to driveways regardless of size, playground requirements for large complexes/ development areas, green space requirements, fence requirements for

Full Survey Results Cont.

neighbor properties in addition to landscaping requirements between adjacent properties, and dog park requirements for over 2 rental units

- *Limit of cars per tenant although that should be for everyone, enforcement of junk in yards, all landlords no matter the number of units need to adhere to the code*
- *International Property Maintenance Code*
- *Exterior upkeep such as free of weeds, loose trash, and adequate private parking*
- *Mind your own business and let free market run the bad landlords out. If someone doesn't want to rent from a slum lord, it is a free country and they can move. City governments make themselves "sanctuary cities" from all other types of laws. Cost to the city and inefficiency of all government makes adding any agency or department ridiculous*
- *Fire and smoke alarms*
- *Preventative maintenance—periodical painting, replacing carpets and floors,*

appliances, taking care of hallways & stairs, and common areas

- *Must have parking limit, number of cars and have play areas for children*
- *Limit number of units to owners who live more than 59 miles from Indianola*
- *Codes requiring higher efficiency, especially given the high rate of negotiated municipal utilities in Indianola. We would want to encourage energy savings, and make us a greener environment as a city (For example, setting a higher insulation, HVAC, and window efficiency rating)*
- *Proper notification on rent increases; keep rent rates at a rate for our size of town; keep properties up and maintain properties if things need fixed in a timely fashion*
- *Better management*
- *Requiring onsite property manager of any multifamily housing development of over 20 units would help ensure the property is being maintained and the tenants have a point person on site to quickly address issues. Being*

MEMBERS OF THE GENERAL PUBLIC

surrounded by multifamily housing, we see the impact of not having one vs the benefits of having one. The complex that has one is neat and maintained, whereas the other two are not as much

- *Management does not keep up on apartments. The one on Hwy 92 and South D is a mess. The management would not fix issues and keep up appearances. I had a friend live there and it was a mess and still is a eyesore*
- *Frequency of inspections. Beautification subsidies*
- *More low income housing options*
- *Regular annual inspections, formal complaint process, consolidated site with listing of all rental properties & owners/managers*
- *I am not an expert on what can be enforced, but the conditions of the mobile home parks are terrible. Some code that would require the parks to keep the trailers in better condition*
- *Handicap accessible properties are difficult to find in town*
- *Yearly inspections for all rental units and on site managers for rental*

Full Survey Results Cont.

properties

- *Maintenance, complaint-based inspections*
- *Safety first, but in the case of some, exteriors need to improve*

Q4 ARE THERE ANY COMMENTS/INPUT THAT YOU WOULD LIKE TO LEAVE REGARDING THE RESIDENTIAL RENTAL CODE?

ANSWERED: 28 SKIPPED: 0

- *No (3 responses)*
- *These codes are long overdo and much needed. Thank you!*
- *Make it tough*
- *Needed*
- *Must be enforced by the city*
- *Many dilapidated structures need to come down and land cleared. Clear clutter and debris hoarding that presents safety and health hazards and provides shelter to rodents. Clean up our city!*
- *Keep up on absent landlords so they are accountable*
- *Electrical, plumbing, mechanical work to be done by licensed contactors. Work needs to be inspected by*

certified inspectors

- *Hopefully management will be held responsible for repairs*
- *We need more affordable housing. Especially affordable housing that is not run down*
- *Requiring on-site management and yearly inspection of all rental properties, require off-street parking in addition to driveways for rentals, require privacy fencing and landscaping be*
- *Focus on maintenance of these properties and tenant satisfaction. Provide resources and trainings when able to for both landlords and tenants*
- *Need more affordable handicap accessible housing*
- *Our community needs vested property owners that are willing to be a positive factor to keep our community at it's best. Not allowing in those that see the community as an inexpensive way to reap financial gain with very little oversight & governance*
- *Make Indianola a sanctuary city. Keep government out of everyone's homes and lives and let people be*

MEMBERS OF THE GENERAL PUBLIC

free. Quit adding program and wasting our tax money

- *Maintenance code*
- *I think it's important that landlords are required to install and maintain smoke alarms in their units*
- *Slumlords around the city of Indianola have too much leeway*
- *Overall, property maintenance needs to be enforced*
- *Had to live 25 minute out of town because of the limited amount of options in my price range. There needs to be more options that are pet friendly and affordable*
- *It's great to see the City of Indianola taking this step of inspecting properties. Two years is a great first step, however I wonder if it should be annual*
- *Make sure landlords have proper rental certificates and properties are up to code*
- *Rates seem high for families that don't have a lot of money*
- *I think it's great, and should improve appearances*

Full Survey Results Cont.

A total of two (2) responses were received from realtors.

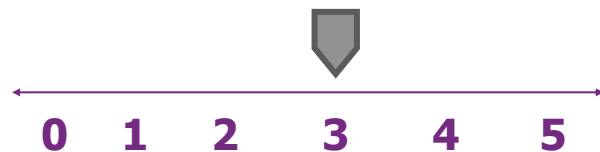
Q1 IN THE PAST THREE (3) YEARS, HAS DEMAND FOR RENTALS IN INDIANOLA INCREASED OR DECREASED?

ANSWERED: 2 SKIPPED: 0

Responses	Count	%
Increased	2	100
Decreased	0	0

Q2 HOW WOULD YOU RATE THE FOLLOWING ON A SCALE OF 0-5?

Q.2.1 OVERALL RENTAL HOUSING QUALITY WITHIN THE CITY OF INDIANOLA



Q.2.2 CITY OF INDIANOLA RENTAL MARKET



Q.2.3 RENTAL PROPERTIES PROXIMITY TO GOODS AND SERVICES



Q.2.4 OVERALL CONDITION OF THE PROPERTIES YOU CURRENTLY ASSIST IN LEASING



Q3 WHAT CODES COULD BE ADDED TO THE CITY RENTAL HOUSING CODE THAT WOULD IMPROVE THE OVERALL QUALITY OF RENTAL HOUSING IN THE CITY OF INDIANOLA?

ANSWERED: 2 SKIPPED: 0

- Safety first (mold remediation, fire detectors, properly installed railings). Careful though, don't go overboard or the problem of not having enough homes for rent could get worse
- Codes that require properties to meet all safety codes in regards to electrical, sewer, and water

REALTORS

Q4 ARE THERE ANY COMMENTS/INPUT THAT YOU WOULD LIKE TO LEAVE REGARDING THE RESIDENTIAL RENTAL CODE?

ANSWERED: 1 SKIPPED: 1

- We need more family rental houses, not just duplexes and townhomes that are not large enough for families. The grounds need to be kept clean in these larger developments so it doesn't develop a stigma amongst the people of the town. Keep any code simple though

RENTAL INSPECTION CHECKLIST

City of Indianola | Community Development Department • 110 N 1st St P.O Box 299
comdev@indianolaiowa.gov • Ph: (515) 961-9430 • Fx: (515) 961-9402



Property Owner / Manager				Inspection Date
Property Address				Unit(s)
Tenant Notified Prior?	Y	N	N/A	Inspection Type

PROPERTY INFORMATION

Address		Zone
# Units	# Buildings	Year Constructed
Total Common Areas (sq.ft.)		Total Living Areas (sq. ft.)

EXTERIOR

Y	N	N/A	
			Are house numbers clearly visible and legible from the street or road fronting the property? Are they a minimum of 4" and of contrasting color? (R319, IPMC 304.3)
			Are exterior windows screened? (IPMC 304.14)
			Are all exterior windows, penetrations, and openings caulked? (402.4.1.2; R703.1.1)
			Are there handrails at stairs with more than 4 risers? Are they secure? (R311.7.8)
			Handrail minimum 34" to maximum 38" above nose of tread to top of handrail (R311.7.8.1)
			Top landing of exterior stairs provided with artificial light source (R303.8)
			Are roof drains, gutters, and downspouts in good repair and free of obstructions?
			Are exterior outlets GFCI protected and rated for outdoor use? Are they protected by an approved enclosure? (NEC 210.8(A+B); E4002.8)
			Is the property free from the accumulation of rubbish or garbage? (IPMC 308.1)
			Are sidewalks, patios, and driveways in safe and sound condition? (ORD 136.04; IPMC 302.3)
			Is the property free from debris, weeds, and tall grasses over the height of 8 inches? (IPMC 302.4)
			If the building is multi-family use, is the building ADA accessible (if constructed after 1992, the building is subject to accessibility guidelines)? (24 CFR Part 100)

INTERIOR

Y	N	N/A	
			Working smoke alarms at every floor, in each sleeping room (R314.3, NFPA 72)
			Working carbon monoxide alarms at each floor, within 10' of each sleeping room (R315.1)
			Handrail minimum 34" to maximum 38" above nose of tread to top of handrail (R311.7.8.1)
			Handrails return to wall with maximum 4-1/2" projection & minimum 1-1/2" clear space from inside of rail to wall (R311.7.1, R311.7.8.2)
			Handrails are graspable (R311.7.8.3)
			Interior stairway has proper illumination, ie. all treads and both upper and lower landings) (R303.7)
			Do the entry doors which provide access to the dwelling unit contain a deadbolt lock with a minimum lock throw of 1 inch? (ORD 154.02.09)
			Are interior surfaces such as windows, doors, walls, and floors in good, clean and sanitary condition and free from peeling, chipping, and/or flaking? (ORD154.02.11)
			Are all operable window sills over 24in in height? (R312)

			Does emergency escape and rescue openings below grade have a window-sill less than 44" from floor to bottom of window opening? Is the opening at least 5.7 square feet? 20x24? (R310.2.1; R310.2.2)
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KITCHEN

Y N N/A

			Is there a switched ceiling or wall type light fixture? (E3903)
			Are all appliances in safe working condition? (IPMC 603.1)
			Are outlets GFCI protected? (NEC 210.8; E3902.6)
			If a garbage disposal is supplied, is it in operable condition? (E4101.3; IPMC 308.3.1)
			Is the electrical whip secured to the bottom of the disposal with a proper electrical connector? (E4101.3)
			Is the outlet the disposal is plugged into properly grounded? (E4001.5; E4002.2; E 4006.13; E4006.13.1)

BATHROOM

Y N N/A

			Is an operable window with a screen or a mechanical ventilation fan provided? (R303.3; IPMC 403.1 (Amended))
			Are public toilet facilities in safe, sanitary, and working condition? (IPMC 502.5)
			Is there at least one ground fault electrical outlet? (NEC 210.8)

MECHANICAL, PLUMBING & ELECTRICAL

Y N N/A

			Are all habitable rooms and bathrooms supplied with heat able to maintain a minimum temperature of 68 degrees F? (IPMC 602.2; IPMC 602.3)
			Do all habitable rooms contain a switched light fixture and 2 duplex outlets (IPMC 605.2)
			Do all outlets, switches and junction boxes contain a cover plate? (IPMC 605.2)
			Are all plumbing fixtures properly trapped and vented? (IPMC 504.1; IPMC 504.3; UPC)
			Are all plumbing fixtures properly installed and maintained in working order? (IPMC 504.1; IPMC 502.1)
			Are anti-scald valves maintained and in working condition? (UPC 408.3)
			Is there a smoke and carbon monoxide alarm within the mechanical/electrical room? (R314.3; NFPA 720; IFC 1103.9; IPMC 705.1)
			Are all of the return air ducts located in areas outside of kitchens, bathrooms and mechanical rooms? (IMC 601.5; IPMC 403.4)

FIRE SAFETY

Y N N/A

			If a multi-family dwelling, are there smoke alarms located every 30 feet in common corridors and at the top of each interior stairway? (704.6.1.2)
			Is there a minimum one 1A10BC minimum rated fire extinguisher provided in a properly mounted, readily accessible location? (NFPA10)
			Is the fire extinguisher less than 10 years old? (NFPA10)
			Is the fire extinguisher current on the inspection tag? (NFPA10)

MISCELLANEOUS

Y N N/A

			If there is a swimming pool containing water more than 24 inches in depth, is there a self-closing and self-latching mechanism for gates and doors? (IPMC 303.1; IPMC 303.2)
			If there is a swimming pool containing water more than 24 inches in depth, is there a 6 foot, unclimbable fence surrounding the pool? (IPMC 303.2)
			If there is a swimming pool, is it in clean and sanitary condition? (IPMC 303.1)

RENTAL INSPECTION CHECKLIST

City of Indianola | Community Development Department • 110 N 1st St P.O Box 299
comdev@indianolaiowa.gov • Ph: (515) 961-9430 • Fx: (515) 961-9402



WATER HEATER

Fuel Source:	Gallons:				
T&P Relief Hard piped:	Y	N	Water heater flue a minimum 3' away from fresh air intakes:	Y	N
Manufacturer Spec	Manufacturer Spec				
Is there enough clearance inside mechanical room to remove the appliance without having to disconnect or remove any other appurtenance?	Y	N	Is enough clearance provided in front of the appliance to make repairs if needed? (30x30)	Y	N
Notes:					

Furnace

Fuel Source	Y	N	Furnace flue clearance per manufacturers specifications:	Y	N
Is there enough clearance inside the furnace room to remove the appliance without having to disconnect or remove any other appurtenance?	Y	N	Is enough clearance provided in front of the appliance to make repairs if needed? (30x30)	Y	N
Condition of the furnace filter:	☐ Good ☐ Okay ☐ Bad				
Notes:					

INSPECTION RESULTS

☐

Failed

☐

Temporary Pass

☐

Full Pass

Reasoning:

[illegible]

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF
INDIANOLA, IOWA CREATING REGULATIONS RELATED TO A
RESIDENTIAL RENTAL CODE AND MAKING CERTAIN RELATED
AMENDMENTS TO THE PROPERTY MAINTENANCE CODE**

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

Section 1. The following chapter and sections be and is hereby added by inserting the language as follows:

**CHAPTER 147
RESIDENTIAL RENTAL CODE**

- 147.01 PURPOSE.**
- 147.02 ADOPTION OF CODE.**
- 147.03 APPLICABILITY.**
- 147.04 DEFINITIONS.**
- 147.05 INTERPRETATION.**
- 147.06 CODE ENFORCEMENT OFFICER.**
- 147.07 REGISTRATION AND INSPECTION CERTIFICATION REQUIRED.**
- 147.08 INSPECTION PROCEDURES.**
- 147.09 MOBILE HOMES**
- 147.10 COMPLAINTS.**
- 147.11 REVOCATION AND SUSPENSION OF CERTIFICATES**
- 147.12 WITHHOLDING OR DENIAL OF CERTIFICATES**
- 147.13 VIOLATIONS AND PENALTIES**
- 147.14 FEES**
- 147.15 RENT COLLECTIONS**
- 147.16 APPEALS**
- 147.17 VARIANCES**
- 147.18 INJUNCTION; MANDAMUS**

147.01 TITLE AND STATEMENT OF PURPOSE

The ordinance codified in this chapter is entitled as the “Residential Rental Code”. The purpose of this chapter is to establish minimum regulations regarding the conditions and maintenance of rental properties, buildings, and structures. Standards outlined in Chapter 147 are to ensure that rental structures, buildings, and properties are safe, sanitary, and fit for occupation and use. Provisions with this chapter are to meet compliancy with Iowa Code 364.17 “*City Housing Codes*”. This ordinance may be cited as “The City of Indianola, Iowa Residential Rental Code”

147.02 ADOPTION OF CODE

For purposes of this Residential Rental Code, Chapter 154 Property Maintenance Code of the City of Indianola Code of Ordinances therein along with other provisions within this Chapter are adopted and shall be further be known as the City of Indianola Residential Rental Code.

147.03 APPLICABILITY

Provisions within this chapter shall be applicable to the maintenance, repair, equipment, use and occupancy of all residential rental buildings and accessory dwelling structures that are now in existence or hereafter constructed, habilitated, renovated, or converted to residential use within the corporate limits of the City of Indianola. Provisions within this chapter include, but are not limited to single-family dwellings, two-family dwellings, multi-family dwellings, mobile homes regulated under 562A of the Iowa Code, accessory dwelling units and/or rooming/sleeping units with the following exceptions:

- a) Single-family dwellings which are occupied by the owner
- b) Transient shelters, group homes and college dormitories subject to state licensing
- c) Hotels, motels, extended stay hotels and other similar uses subject to state licensing

Provisions within this chapter shall also be applicable to the land and common areas that provide services to individual owner-occupied units where said land and common area is under the ownership of someone other than that of said owner occupied unit, including, but not limited to, mobile home parks, horizontal property regimes pursuant to Iowa Code 499B, and multiple housing cooperatives pursuant to Iowa Code 499A.

147.04 DEFINITIONS

The following terms are defined for the purposes of Chapter 147:

1. "Designated Agent" means an individual that is designated by a landlord or property owner/manager to provide access onto a rental property or is otherwise the designated point of contact
2. "Dwelling Unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation
3. "Group homes" means those dwelling units which provide for the care of a group of persons, such as but not limited to a nursing home or treatment facility that are subject to state licensing
4. "Inspection" means a review of a dwelling unit, building or structure for its compliance to adopted and relevant city codes
5. "Minor" means an individual under the age of 18
6. "Multi-family dwelling" means a building designed for or occupied exclusively by three or more families. This includes condominiums or individual dwelling units within the structure that are being rented or leased
7. "Owner" means any person who, alone or jointly or severally with others shall have legal title to any dwelling unit, with or without accompanying actual possession thereof; or shall have charge care or control of any dwelling or dwelling unit, as owner or agent of the owner, or as executor, administrator, trustee or guardian of the estate of the owner. Any such person thus

representing the actual owner shall be bound to comply with the provisions of this chapter to the same extent as if the representative were the owner

8. "Rental inspection certificate" means a certificate issued upon the inspection and certification of a dwelling unit and allows for that dwelling unit to be rented and occupied
9. "Single-family dwelling" means a building designed for or occupied exclusively by one family.
10. "Tenant/Occupant" means any individual residing in a rental dwelling unit or having possession of a space within a rental dwelling
11. "Transient shelters" means those units providing temporary or transitional residence for a period of thirty-one (31) days or less
12. "Two-family dwelling" means a building designed for or occupied exclusively by two families. This includes condominiums or individual dwelling units within the structure that are being rented or leased

147.05 INTERPRETATION

In their interpretation and application, the provisions of this chapter shall be held to minimum requirements, adopted for the promotion and protection of the public health, safety, morals, and general welfare. Wherever the requirements of this chapter are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive, or that imposing the higher standards, shall govern.

147.06 CODE ENFORCEMENT OFFICER

It shall be the duty of the code enforcement officer, or other officially delegated and/or appointed by the Director, who shall administer and enforce the provisions within this chapter and to conduct any required inspections or tests.

147.07 REGISTRATION AND INSPECTION CERTIFICATION REQUIRED

After the effective date hereof, no person shall rent, lease, let, operate, or otherwise allow the occupancy of any dwelling unit or any portion of any dwelling unit (including sleeping rooms) unless they hold a valid rental inspection certificate.

- a) Issuance: Following the submission of a rental registration application, on forms provided by the City of Indianola Community Development Department, and review of the residential unit for compliance with the provisions within this chapter, the Community Development Department shall issue a rental certificate to the owner and/or agent. No certificate shall be issued until all inspections, registration and other fees have been passed, completed, and paid.
- b) Owner and/or Agent Information Required: Owners of residential rental properties in the City, who reside in Warren County or any county contiguous thereto, shall provide the Community Development Department with their contact information including but not limited to:
 - a) Mailing addresses

- b) Telephone numbers
- c) Fax numbers; and
- d) E-mail addresses

Owners of residential rental properties in the City who reside in any area other than described above, shall provide the department with the contact information of an individual over the age of eighteen (18) who shall reside in Warren County or any county contiguous thereto, and who shall be designated as agent for scheduling inspections, receiving notice, and service of process.

- c) Rental Inspection Certificate: Certificates shall be readily available for examination by prospective tenants, tenants, and the Code Enforcement Officer at all times.
- d) Certificate Duration and Validation: Certificate shall expire at the end of two (2) years following its date of issuance, or from the listed expiration date, unless suspended or revoked as hereinafter provided.
- e) Certificate Renewal: Certificates shall be revoked if not renewed within thirty (30) days from the date of expiration. Renewal shall include an inspection of rental property for compliance to provisions within this chapter.
- f) Transfer of Ownership: A notice to the Community Development Department is required from the owner within ninety-six (96) hours after a rental property is sold, transferred, conveyed, or otherwise disposed of ownership, interest, or control. Notices shall include the name and address of the person succeeding to the ownership and control thereof. Certificates are transferable as long as the succeeding property owner re-registers the rental property under their name and contact information. The succeeding property owner will have thirty (30) days to re-register said property at no cost. If the succeeding property owner fails to re-register the rental property within thirty (30) days, rental certification shall be revoked or suspended.
- g) New Units: New construction projects, which have received final inspection approval and have been issued a Certificate of Occupancy, need not complete an inspection for a period of two (2) years from the issue date but shall register their property and provide their contact information to the City in order to be compliant with provisions in this chapter.
- h) The Code Enforcement Officer may issue a rental housing certificate for dwelling units inspected yearly pursuant to the Uniform Physical Conditions Standards (UPCS) as established by the Department of Housing and Urban Development (HUD) if the property owner/agent submits a valid inspection report from HUD.

147.08 INSPECTION PROCEDURES

The owner and/or agent shall schedule an inspection to be conducted by the Community Development Department to ensure compliance with the requirements of this chapter.

- a) Appointments: Appointments for inspections shall be scheduled by the applicant through the City during regular business hours and shall provide at minimum one (1) business day notice. The City may request for the appointment to be rescheduled. The owner and/or agent shall be required to arrange for access to all portions of the building. Failure to provide

access to all portions of the building shall prevent the issuance of a rental certificate and thus compliance with the law. The owner and/or agent shall notify all tenants of the inspection in accordance with Chapter 562A, *Uniform Residential Landlord and Tenant Law*, of the Code of Iowa. Failure to notify tenants shall result in reinspection.

- b) Inspection Schedule: The Community Development Department shall seek to inspect every residential rental dwelling within the corporate limits of the City of Indianola every two (2) years. As part of the inspection process, the City may determine to extend or shorten the timeframe to the next scheduled inspection. Factors that may influence the City to inspect more or less frequently include, but are not limited to the following:

- a) Age and condition of dwelling
- b) Inspection history
- c) Tenant/management complaints
- d) Natural disasters such as flooding
- e) Timely inspection scheduling, follow-up, and fee payment by the owner
- f) In-house inspection and maintenance program by the owner that includes specific life/safety provisions

It shall be the responsibility of the owner and/or agent to ensure that their rental properties have a valid rental inspection certificate. The City may schedule inspection appointments with the owner and/or agent of the property by regular mail and/or email, a minimum of thirty (30) days in advance of the inspection. It shall be the owner and/or agent's responsibility to notify all tenants of the inspection date and time, in accordance with Iowa law.

- c) Inspections shall not be conducted under the following circumstances and shall result in a reinspection:

- a) When a minor is serving on the behalf of the owner and/or agent
- b) When the inspection is against the will of the tenant without the building owner and/or agent present
- c) When no prior notice is given to the tenant, as is required by state law
- d) Without either the owner and/or agent, tenant of the dwelling, or the designated agent being present

- d) Administrative Search Warrants: When under any section of this code it is necessary to enter in or upon any building, structure, land or other premises for inspection purposed or when there is reasonable cause to believe there exists in, at or upon a building, structure, land or other premises within the jurisdiction of the city a violation of any section of this Code enacted under police powers related to health or safety and a city officer or employee is authorized to conduct inspections has attempted to gain entry to any building, structure, land or other premises for the purpose of such inspection and has been refused such entry, the council in the exercise of its home rule powers authorizes the city attorney or their designee to make an application for an administrative search warrant in the name and authority of the city as provided by law

147.09 MOBILE HOMES

Mobile homes shall be regulated and inspected in accordance with the following classifications:

- a) The class of mobile homes denoted as manufactured homes, as defined in 42 USC 5402(6), shall bear a data plate, serial number and certification label as required by Manufactured Home Construction and Safety Standards, Department of Housing and Urban Development (1985) sections 3280.5, 3280.6 and 3280.8, or shall meet the requirements of section 3280.7.
- b) Mobile homes manufactured from March 1973 through May 1976 shall bear the seal of the state.
- c) Mobile homes manufactured prior to March 1973 shall be inspected for general conformity with the Manufactured Home Construction and Safety Standards cited in this section as such standards govern fire safety, plumbing, mechanical and electrical systems, and general construction.
- d) All other mobile homes not included in the classifications in sections (1) through (3) of this section shall be inspected for general conformity with the Manufactured Home Construction and Safety Standards cited in this section as such standards govern fire safety, plumbing, mechanical and electrical systems, and general construction.
- e) A mobile home showing no evidence of modification and generally well-maintained as set forth in this article, shall be issued an inspection certificate in the same manner as any other dwelling unit subject to this article.

147.10 COMPLAINTS

Unless there are significant health, safety, or general welfare issues, a tenant shall first file a written complaint to the owner or agent. Complaints shall be submitted in writing and if desired, tenants may use a written complaint form made available from the Community Development Department.

- a) An owner or agent shall seven (7) days to address the complaint.
- b) If the complaint is not remedied to the tenant's satisfaction within seven (7) days of receiving said complaint, or if the complaint is of a significant health, safety, or general welfare issue, the Code Enforcement Officer shall schedule an inspection with the tenant and owner.
- c) No person shall pursue an action for eviction in retaliation for a complaint.
- d) No person shall cause any service, facility, equipment or utility required under this chapter to be removed, shut off, or discontinued in retaliation for a complaint

147.11 REVOCATION AND SUSPENSION OF CERTIFICATES

Any rental inspection certificate may be summarily revoked and/or suspended by the Code Enforcement Officer upon the review of a notice of violation of any provision of this chapter or upon any outstanding fees, fines, or violations on any rental properties and/or units under the jurisdiction of the City of Indianola

147.12 WITHHOLDING OR DENIAL OF CERTIFICATES

Any rental inspection certificate may be withheld or denied by the Community Development Department if an owner has outstanding fees, fines, or violations on any rental properties and/or units under the jurisdiction of the City of Indianola

147.13 VIOLATIONS AND PENALTIES

Any person who fails to comply with any provisions of this chapter or other applicable code or regulation shall be subject to a fine as set forth in Chapter 4. In the instance that a rental property fails to meet the requirements within this chapter, The Community Development Department may issue an order requiring for the property owner or agent to correct violations within a reasonable amount of time.

Whenever the City determines that a violation of this chapter exists, the City shall give notice of the violation. The notice shall be in writing and shall describe with reasonable detail the violation(s) to allow the property owner to correct said violation(s)

147.14 FEES

All fees due to the City for registration, and/or rental housing certificates, as determined by City Council resolution, shall be collected in prior to issuance of a certificate.

147.15 RENT COLLECTIONS

Rent shall not be recoverable by the owner or lessor of any dwelling unit which does not comply with the provisions of this chapter for any period of occupancy which commences on or after the date that the City gives notice to the owner and tenant of the provisions of this section. Rent shall not thereupon be recoverable by the owner of such dwelling unit until the City gives written notice to the owner and tenant that such dwelling unit has been issued a valid inspection certificate as required by this chapter

147.16 APPEALS

Appeals to the Board of Adjustment concerning interpretation or administration of this chapter may be taken by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision of the Administrative Officer. Such appeals shall be taken within a reasonable time, not exceeding 60 days, by filing with the Administrative Officer and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The Administrative Officer shall forthwith transmit to the Board all papers constituting the record upon which the action appeal from was taken. The Board of Adjustment shall fix a reasonable time for the hearing of appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent or attorney. A fee as set by the Resolution of the City Council shall be paid to the Administrative Officer at the time the notice of appeals is filed.

147.18 VARIANCES

Where the strict application of standards or requirements established by this chapter would cause substantial hardship or impose unreasonable restrictions in establishing a rental housing unit because of natural or physical conditions or limitations not created by the owner, agent or developer, the property owner may apply for a variance to the standards or requirements established in this chapter. The Community Development Department may create a recommendation for approval and the Board of Adjustment may grant such variances from

these standards or requirements as may be necessary to permit the reasonable certification of a rental property and/or unit while preserving the intent of this chapter.

147.19 INJUNCTION; MANDAMUS

If rent on any residential building or structure or sleeping unit is being collected of which is not lawfully or legally certified or licensed to do so, the City may, in addition to other remedies, institute injunction, mandamus, or other appropriate lawful action necessary to prevent, correct, or abate such violation.

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

154.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.

The following sections of the *International Property Maintenance Code*, 2018 edition, as published by the International Code Council, are hereby revised:

1. Section 101.1. Insert: City of Indianola, Iowa
2. Delete Code Section: IMPC103.5. Replace with the following language:
103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be found in the Fee Schedule adopted annually by resolution of the City Council.
3. Delete Code Section: IMPC112.4. Replace with the following language:
112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as outlined in Chapter 4.
4. Insert Definition into Section 202. Add the following language:

STORED MATERIALS. Includes a supply of materials such as firewood, maintenance equipment, and construction items and is intended for future usage
5. Add Code Section 301.4. Insert the following language:

Section 301.4 Mold, Dampness and Moisture. Interior and exterior surfaces and coverings shall be free of visible mold or chronic/persistent excessive dampness and/or moisture
6. Add Code Section 301.5. Insert the following language:

Section 301.5 Methamphetamine. If it is determined that a dwelling unit or building has been previously used for methamphetamine manufacture or is currently being used to manufacture methamphetamine, the building shall be vacated until certified as safe by the Code Enforcement Officer.

4.7.Section 302.4. Insert:

Grass, weeds or brush on private property shall be cut, mowed and maintained so as not to exceed the following height specifications:

- A. Developed Areas – not to exceed eight inches.
- B. Undeveloped Areas – not to exceed 12 inches.
 - i. This section does not apply to grasses grown as agricultural crops on undeveloped property or to prairies, wetlands, or similar areas of naturalized perennial vegetation grasses growing on undeveloped property as determined by the City Council.
- C. All undeveloped properties adjacent to a developed property - not to exceed eight inches for a distance of 10 feet measured horizontally into the property from the property line.
- D. Grass, weeds or brush on undeveloped properties adjacent to the curb line or outer boundary of any street shall be cut, mowed and maintained so as not to exceed eight inches for a distance of 25 feet measured horizontally into the property from the property line.

5.8.Section 304.14. Insert: (from date) April 1 (to date) October 31

9. Add Code Section 304.18.4. Insert the following language:

Section 304.18.4 Building Security

- 1. Following each change in tenancy, locking devices on dwelling unit entry doors shall be changed or rotated.
- 2. Primary egress doors in multi-family housing units shall be equipped to provide the occupant with a clear view of the area immediately outside of the door. This view may be provided by a one-way door viewer designed to provide a one hundred eighty (180) degree field of view. Such viewer shall not be mounted in excess of 60 inches.

10. Add Code Section 304.20. Insert the following language:

Section 304.20 Building Openings. If openings are identified that penetrate exterior walls, the opening shall be sealed with low-VOC caulk or closed-cell insulation

11. Add Code Section 305.7. Insert the following language:

Section 305.7 Lead Paint

- 1. Deteriorated paint or surfaces that are in need of resurfacing at a property built before 1978 shall be repaired in accordance with applicable state and federal renovation requirements. The underlying cause of deteriorated paint at a property built before 1978 shall be corrected.
- 2. If disturbance to a painted surface is proposed, methods including open-flame burning or operating a heat gun at a temperature of 1,100 degrees Fahrenheit power sanding, grinding, power planing, needle gun, abrasive blasting and sandblasting unless with a high-efficiency particulate air vacuum attachment, shall not be permitted. Dust clearance shall be performed at the conclusion of renovation work.

12. Add Code Section 305.8. Insert the following language:

Section 305.8 Asbestos. Asbestos containing material shall be in good repair, free from any defects and shall be maintained non-friable. Any renovation, demolition, or other activity that will disturb asbestos shall be performed by a certified asbestos professional.

13. Add Code Section 305.9. Insert the following language:

Section 305.9 Radon. Radon at or above the level of four picocuries radon per liter of air (4 pCi/L) in the lowest habitable space of the dwelling shall be deemed as hazardous and be mitigated by a Radon Mitigation Specialist certified by the State of Iowa.

14. Add Code Section 305.10. Insert the following language:

Section 305.10 Building Renovation and Maintenance

1. Any renovation that is completed must use building materials certified to meet the following formaldehyde maximum emission standards:
 - a. Hardwood with a never core, 0.05 ppm
 - b. Medium-density fiberboard, 0.11 ppm
 - c. Thin medium-density fiberboard, 0.13 ppm
 - d. Particleboard, 0.09 ppm
2. Building materials used in maintenance and renovations shall be certified as having no volatile organic chemicals (VOCs) or low-VOC emissions

15. Add Code Section 309.6 Insert the following language:

Section 309.6 Pest Elimination Methods. Pesticide usage shall be used in accordance with Integrated Pest Management (IPM) methods and shall use the least-toxic pesticide with demonstrated efficacy for the identified pest. Foggers and organic phosphates shall not be used to eliminate pest infestation unless approved by the Code Enforcement Officer.

16. Add Code Section 402.4. Insert the following language:

Section 402.4 Light Switches. Light switches that control ceiling or wall-type electric light fixtures shall be located conveniently for safe use within 12 inches.

17. Add Code Section 403.6. Insert the following language:

Section 403.6 Air Filters. Forced-air systems should have a clean air filter with minimum efficiency reporting value of eight (MERV-8) unless the system is not equipped to use one.

18. Add Code Section 403.7. Insert the following language:

Section 403.7 Exhaust Fans. Air exhausted from the bathroom, toilet room, kitchen, laundry, and basement shall not discharge near any intake on the building's exterior.

19. Add Code Section 403.8. Insert the following language:

Section 403.8 Separation. Walls, ceilings, and floors that separate a dwelling unit from neighboring units, corridors, chases, stairwells, and other openings shall be sealed to limit air exchanges between interior spaces.

20. Add Code Section 503.5. Insert the following language:

Section 503.5 Watertight Seal. Corners or edges where the water-resistant floor and wall materials meet each other, or the bathtub/shower shall have a watertight seal.

21. Add Code Section 601.3. Insert the following language:

Section 601.3 Facilities. If facilities for heating and ventilation control becomes inoperative, they shall be replaced by an alternative safe source within 48 hours after failure due to a mechanical problem or power failure other than a utility outage.

22. Add Code Section 601.4. Insert the following language:

Section 601.4 Equipment. Mechanical, utility and heating equipment shall be separated from habitable rooms. Equipment rooms in multi-family buildings shall be locked.

~~6-23.~~ Section 602.3. Insert: (from date) September 15 (to date) May 15

~~7-24.~~ Section 602.4. Insert: (from date) September 15 (to date) May 15

25. Add Code Section 602.6. Insert the following language:

Section 602.6 Protective Cover/Barrier. A protective cover/barrier shall be installed on and maintained for exposed surfaces in dwellings with heating appliance/equipment utilizing steam or hot water with a temperature of 110 degrees or greater.

26. Add Code Section 602.7. Insert the following language:

Section 602.7 Wood Stoves. A wood stove manufactured after June 1988 shall contain a manufacturer's label certifying compliance with the emission standard at 40 C.F.R 60-part AAA and shall provide a heat shield which provides clearance between combustible materials and the stove.

27. Add Code Section 702.5. Insert the following language:

Section 702.5 Fire Safety Requirements

1. Egress shall lead outside without passing through another dwelling unit.
2. Every multi-family dwelling unit shall have at minimum two means of egress that serve as emergency escapes and rescue openings.
3. Stored materials shall be six inches above the ground, at least six inches away from the wall and shall not block egress

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

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

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

this _____ day of _____, 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

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

Andrew J. Lent, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: October 18, 2021
Subject: Resolution approving a Plat of Survey for Robert and Elizabeth Freese, located at 603 East Hillcrest Avenue.

Introduction:

Background: At its October 18 meeting, the City Council will be asked to approve a request from Robert and Elizabeth Freese, located at 603 East Hillcrest Avenue, for approval of a Plat of Survey. The proposed split is being done to split off the single-family dwelling located at 603 East Hillcrest Avenue from the balance of the 50 vacant acres.

At its meeting on October 12, the Planning and Zoning Commission reviewed this request and, on a 4-0 vote, recommended the request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed plat of survey, are attached to this memo.

Discussion:

Budget Impact:

Recommendation: Staff Recommends Approval of the Plat of Survey

Attachments:

1. Staff Report_ Plat of Survey
2. Signed Land-Division-Application
3. Freese - Plat of Survey 2021-09-08
4. Resolution plat of survey



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: October 12, 2021

Agenda Item: 7. A. Consider recommendation on request for approval of a Plat of Survey for Robert and Elizabeth Freese, located at 603 East Hillcrest Avenue.

Application Type: Plat of Survey

Applicant: Mike Brooner of Civil Design Advantage

Current Zoning: A-1, Agricultural/Open Space Zoning District

Comprehensive Plan Designation: Regional Mixed-Use

Application Summary: Request for plat of survey approval to split off the single-family dwelling located at 603 East Hillcrest Avenue.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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

ANALYSIS

Robert and Elizabeth Freese currently own over 50 acres of ground located at 501 and 603 East Hillcrest Avenue. The property owner currently has this ground on the market. The property owner wishes to divide the single-family dwelling located at 603 East Hillcrest off the balance of the ground, placing that single family dwelling on approximately 2.5 acres. All aspects of Chapter 170 would be met; however, the A-1, Agricultural/Open Space Zoning District requires a minimum lot size of 15 acres for single-family dwellings. On September 1, 2021, the applicant received a variance from the Indianola Board of Adjustment to allow for a division of ground for the dwelling at 603 East Hillcrest Avenue on approximately two (2) acres of ground. The comprehensive plan calls for this area as Regional Mixed-Use. Letters were mailed to property owners within 200 feet of this property on October 1, 2021.

ALTERNATIVES

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

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

RECOMMENDATION

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

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Freese
(First Name) Robert & Elizabeth
(Address) 603 E Hillcrest Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) betsyfreese@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Brooner
(First Name) Michael
(Address) 3405 SE Crossroads Drive Suite G
(City) Grimes (State) IA (Zip) 50111
(Phone) 5153694400 (Email) mikeb@cda-eng.com

☒ **PLAT OF SURVEY**

Submittal Requirements:

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

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

☐ **PRELIMINARY PLAT**

Submittal Requirements:

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

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

☐ **FINAL PLAT**

Submittal Requirements:

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

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

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

Signature Michael Brooner

Name (printed) Michael Brooner

Date 8-27-2021

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

A circular seal for a Professional Land Surveyor. The outer ring contains the text "LICENSED PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, flanked by two stars. The center of the seal contains the name "MICHAEL A. BROONER" and the license number "15980".

2021\2108657\DW
= 9/8/21
BY: JOSH MACKIE

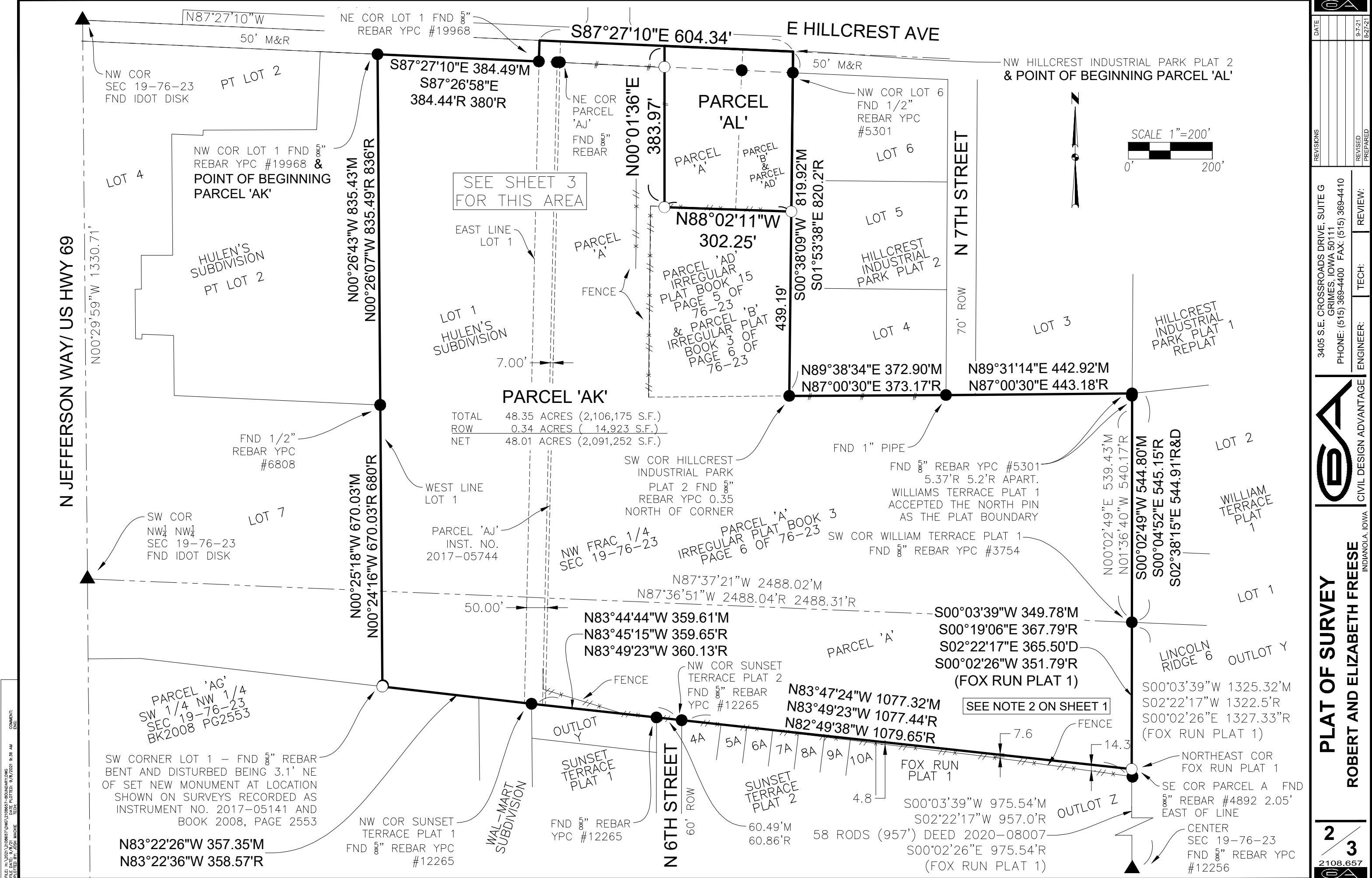


PLAT OF SURVEY

ROBERT AND ELIZABETH FREESE

$$\frac{1}{3}$$

2108.657



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DATE PLOTTED: 9/6/2021 9:36 AM
PLOTTER: HP DesignJet 5000
DRAWN BY: J. MACKIE

2108.657

23

PLAT OF SURVEY
ROBERT AND ELIZABETH FREESE
INDIANOLA, IOWA

DATE

REVISED

PREPARED

9-7-21

8-27-21

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

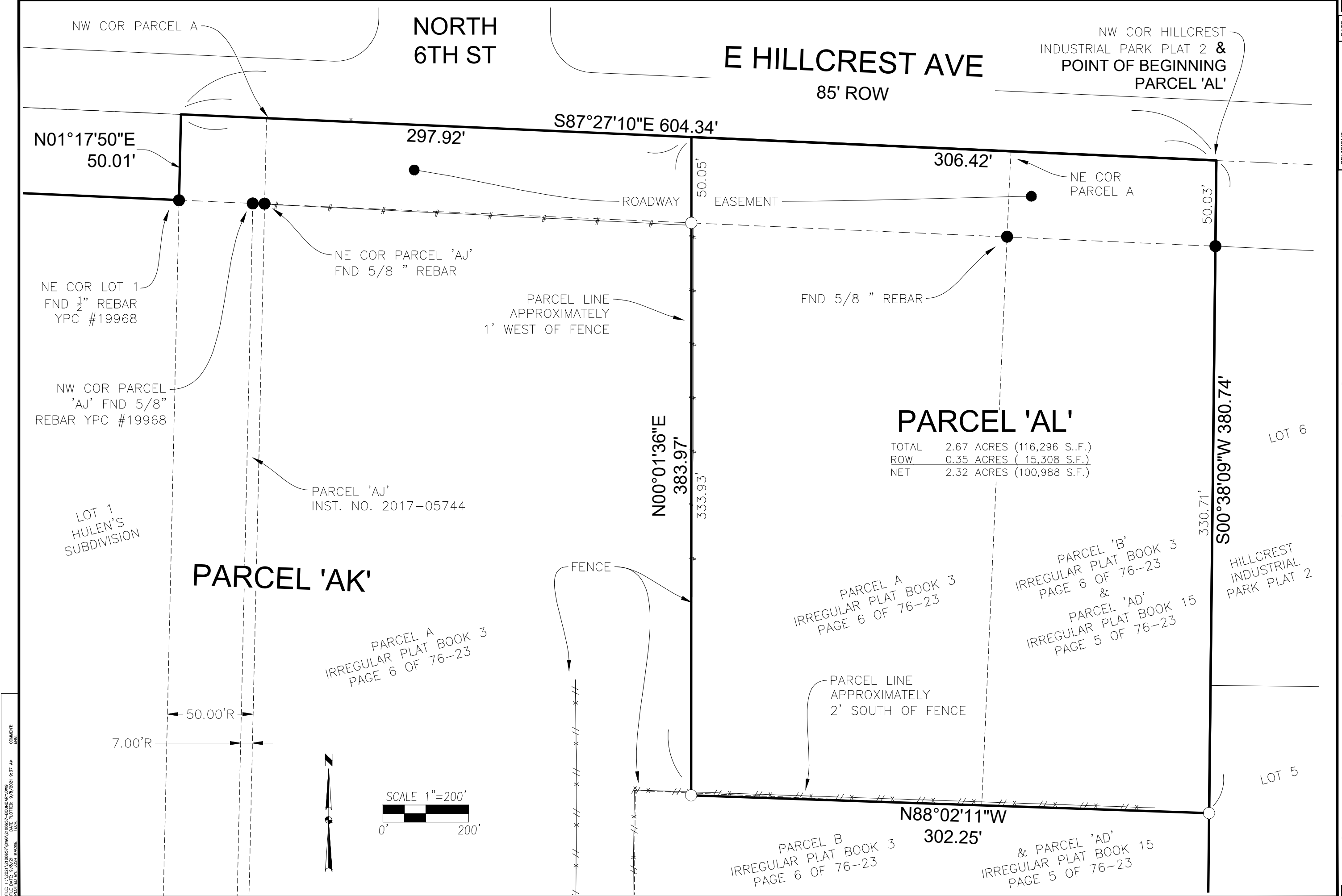
TECH:

REVIEW:

CIVIL DESIGN ADVANTAGE

EA

FILE: H:\2021\2108657\DWG\2108657-BOUNDARY.DWG
DATE: 9/8/2021 9:37 AM
DRAWN BY: J. W. MACKIE
CHECKED BY: J. W. MACKIE



DATE	
9-7-21	8-27-21

REVISIONS	

ENGINEER:	TECH:	REVIEW:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

PLAT OF SURVEY
ROBERT AND ELIZABETH FREESE
INDIANOLA, IOWA

3
2108.657

RESOLUTION NO. 2021-_____

RESOLUTION APPROVING A PLAT OF SURVEY FOR ROBERT AND ELIZABETH FREESE, LOCATED AT 603 EAST HILLCREST AVENUE

WHEREAS Mike Brooner, on behalf of the Robert and Elizabeth Freese, has submitted a Plat of Survey for a parcel of land located at 603 East Hillcrest Avenue and legally described as:

PARCEL 'AK' DESCRIPTION

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M. AND LOT 1, HULEN'S SUBDIVISION, AN OFFICIAL PLAT AND PART OF LOTS 'A' AND 'B' OF SAID NORTHWEST FRACTIONAL QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN IRREGULAR BOOK 3, PAGE 6 PF 76-23 AND PARCEL 'AJ' OF SAID NORTHWEST FRACTIONAL QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED AS INSTRUMENT NO. 2017-05744 ALL BEING IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 87°27'10" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 384.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01°17'50" EAST, 50.01 FEET TO THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 87°27'10" EAST ALONG SAID NORTH LINE, 297.92 FEET; THENCE SOUTH 00°01'36" WEST, 383.97 FEET; THENCE SOUTH 88°02'11" EAST, 302.25 FEET TO THE WEST LINE OF HILLCREST INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 00°38'09" WEST ALONG SAID WEST LINE, 439.19 FEET TO THE SOUTHWEST CORNER OF SAID HILLCREST INDUSTRIAL PARK PLAT 2; THENCE NORTH 89°38'34" EAST ALONG THE SOUTH LINE OF SAID HILLCREST INDUSTRIAL PARK PLAT 2, A DISTANCE OF 372.90 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID HILLCREST INDUSTRIAL PARK PLAT 2; THENCE NORTH 89°31'14" EAST CONTINUING ALONG SAID SOUTH LINE, 442.92 FEET TO THE EAST LINE OF SAID PARCEL 'A'; THENCE SOUTH 00°02'49" WEST ALONG SAID EAST LINE, 544.80 FEET TO THE SOUTHWEST CORNER OF WILLIAM TERRACE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°03'39" WEST CONTINUING ALONG SAID EAST LINE, 349.78 FEET TO THE NORTHEAST CORNER OF FOX RUN PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 83°47'24" WEST ALONG

THE NORTHERLY LINE OF SAID FOX CREEK PLAT 1 AND THE NORTHERLY LINE OF SUNSET TERRACE PLAT 2, A DISTANCE OF 1077.32 FEET TO THE NORTHWEST CORNER OF SAID SUNSET TERRACE PLAT 2; THENCE NORTH 83°44'44" WEST CONTINUING ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SUNSET TERRACE PLAT 1, AN OFFICIAL PLAT, 359.61 FEET TO THE NORTHWEST CORNER OF SAID SUNSET TERRACE PLAT 1; THENCE NORTH 83°22'26" WEST ALONG THE NORTH LINE OF WAL-MART SUBDIVISION, AN OFFICIAL PLAT AND THE SOUTH LINE OF SAID LOT 1, HULEN'S SUBDIVISION, 357.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°25'18" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 670.03 FEET; THENCE NORTH 00°26'43" WEST CONTINUING ALONG SAID WEST LINE. 835.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.35 ACRES (2,106,175 S.F.). PROPERTY SUBJECT TO ROADWAY EASEMENT BEING THE NORTH 50.00 FEET THEREOF, SAID EASEMENT CONTAINS 0.34 ACRES (14,923 S.F.).

PARCEL 'AL' DESCRIPTION

A PART OF PARCELS 'A' AND 'B' OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN IRREGULAR BOOK 3, PAGE 6 PF 76-23 AND PARCEL 'AD' OF SAID NORTHWEST FRACTIONAL QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN IRREGULAR PLAT BOOK 15, PAGE 5 OF 76-23, ALL BEING IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF HILLCREST INDUSTRIAL PARK PLAT 2; THENCE SOUTH 00°38'09" WEST ALONG THE WEST LINE OF SAID HILLCREST INDUSTRIAL PARK PLAT 2, A DISTANCE OF 380.74 FEET; THENCE NORTH 88°02'11" WEST, 302.25 FEET; THENCE NORTH 00°01'36" EAST, 383.97 FEET TO THE NORTH LINE SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 87°27'10" EAST ALONG SAID NORTH LINE, 306.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.67 ACRES (116,296 S.F.). PROPERTY SUBJECT TO ROADWAY EASEMENT BEING THE NORTH 50.00 FEET THEREOF, SAID EASEMENT CONTAINING 0.35 ACRES (15,308 S.F.); and,

WHEREAS, the property is in the A-1, Agricultural/Open Space Zoning District, which requires a minimum lot size of 15 acres for single-family dwellings; and,

WHEREAS, on September 1, 2021, the applicant received a variance from the Indianola Board of Adjustment to allow for a division of ground for the dwelling at 603 East Hillcrest Avenue on approximately two (2) acres of ground; and,

WHEREAS, on October 12, 2021 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Indianola, Iowa City Council that the plat of survey submitted to the City of Indianola, Iowa Mike Brooner, on behalf of Robert and Elizabeth Freese, is hereby approved.

Passed and approved at Indianola, Iowa this 18th 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 18, 2021
Subject: Receive and file correspondence from October 1 and 8, 2021 weekly updates from City Manager, Ryan Waller

Recommendation: Simple motion is in order.

Attachments:

1. Waller's Weekly 10.01
2. Waller's Weekly 10.08

Jackie Raffety

From: Jackie Raffety
Sent: Friday, October 1, 2021 3:15 PM
Subject: Waller's Weekly 10.01

Good afternoon! Below, please find the weekly update. If you have any questions, please reach out to City Hall or City Manager Ryan Waller at 515-961-9410 or via email.
Have a great weekend!

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 October 1, 2021

RYAN J. WALLER - CITY MANAGER

October 4 City Council Meeting

The City Council will meet on Monday, October 4 for its regular meeting. The agenda 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 \(LINK\)](#)

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 \(LINK\)](#)

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with storm sewer on Buxton Street south of Salem Avenue, permeable paver installation beginning, and electrical conduit being placed behind the back of the

curb. Next week, permeable paver installation will wrap up, paving will take on Buxton Street south of Salem Avenue, the paving of the intersection of Buxton Street and Salem Avenue will take place, electrical work will continue on Phase 1, and a few areas of sidewalk construction will begin. As the street portion of Phase 1 wraps up, crews will soon begin sidewalk work. As sidewalk work begins, please be aware of short-term sidewalk closures and pedestrian detours. Phase 1 construction is expected to be completed by mid-November.

[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. Progress continues on Stage 2 where the contractors finished the pavement removals, subgrade preparation, and subdrain installation. The contractor is working towards pouring new concrete for the pavement surface and the ADA accessible sidewalk ramps. 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. This project is expected to be completed by October 30, 2021.

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

Infrastructure Repairs

This week, the Streets Division staff completed repairs of approximately 1,600 square feet of failed pavement surface, located near the intersection of Wesley Street & West 4th Avenue and near the 1200 block of North 6th Street. This work required 40 cubic yards of concrete and 112 hours of labor.

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, six-building permits were submitted and four were issued. There are currently 12 building permit applications in review and 161 building permits have been issued year-to-date.

Code Enforcement (PDF)

- There are currently 25 open code enforcement cases (125 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 18, 2021 \(PDF\)](#)

[Anticipated Draft Agenda – November 1, 2021 \(PDF\)](#)

Weekly update archives

Jackie Raffety

From: Ryan Waller
Sent: Friday, October 8, 2021 2:40 PM
To: Ryan Waller
Subject: Waller's Weekly 10.8.21

Happy Friday!

Below, please find this week's update email regarding various City projects, initiatives and other related matters. If there are any questions, please let me know.

Have a wonderful weekend (and GO HAWKS)!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Pickard Park Disc Golf Course

Congratulations and “thank you” to the City’s Parks and Recreation Department for their dedicated work that has led to the announcement this week that the Disc Golf Pro Tour will return to Pickard Park again in 2022 after a tremendously successful event in 2021. Adding to the excitement of this announcement is the recent news of a broadcasting agreement between ESPN and the Professional Disc Golf Association.

In preparation for the event, the Des Moines Metro Disc Golf Club and numerous volunteers will be continuing to make improvements to Pickard Park’s World Class Disc Golf Course over the coming months leading up to the event next August. The top priorities are new and replacement concrete tee pads, additional basket locations and pedestrian access improvements. As the Gold Championship Course changes are made, the current course layout will remain, giving players with multiple skill levels optional course layouts. The improvements that have been made and will continue are made possible through the fundraising efforts of the Des Moines Disc Golf Club. For information on the tour, please refer to the link below.

[Disc Golf Pro Tour \(LINK\)](#)

Thank you!

A big thank you to the Indianola Fareway and the Warren County Cattlemen for hosting a fundraiser to benefit the City's Fire and Police Departments. This event, which featured the Budweiser Clydesdales, was a great success with more than one thousand meals being served. Thank you to all the residents and visitors who attended this event and the Public Safety Night at Indianola City Hall. Thanks to the Indianola Noon Lions who provided the hot dogs, chips and drinks raising \$570 for the Indianola Fire Department through voluntary donations.

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with paving on Buxton Street, south of Salem Avenue, paving of the intersection of Buxton Street and Salem Avenue, electrical work, and a few areas of sidewalk construction. Next week, permeable paver installation and street paving will wrap up, electrical work will continue, and sidewalk construction will continue. As sidewalk work continues, please be aware of short-term sidewalk closures and pedestrian detours. Phase 1 construction is expected to be completed by mid-November.

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

Valley Place Pavement Reconstruction Project

The Valley Place reconstruction project is currently underway and ahead of schedule. At this time, it is estimated the roadway will be opened well in advance of the original completion date of October 30th. Please refer to the City's website and social media outlets for up-to-date information. Thank you for your continued patience and understanding as the City continues to invest in our community's infrastructure.

Fall Clean-Up Event

The City's annual fall clean-up event is scheduled from 9:00 a.m. to 4:00 p.m. on Saturday, October 16. A state-issued photo ID showing a current address at a residence within Indianola city limits will be required. Details about the event may be found on the City's website, social media outlet, and via the link provided below.

[Fall Clean-Up Information \(LINK\)](#)

Ten Digit Dialing

Beginning Sunday, October 24, 2021, please be aware that an individual placing a local or long-distance phone call will be required to dial the full 10-digit number. For the full details of this federal change, please visit the provided link below.

[Ten Digit Dialing Info \(LINK\)](#)

Police Department Grant Awards

Congratulations to members of the City's Police Department for their work in securing approximately \$19,000 in grants, which will be applied towards needed equipment and various enforcement programs.

Citizen Police Academy

The City's police department was planning a Citizen Police Academy but has been canceled due to low participation. A future opportunity will be explored.

Planning and Zoning Commission

The October meeting of the Planning and Zoning Commission will take place on Tuesday, October 12. The agenda and materials can be found at the link below.

[Planning and Zoning Packet \(LINK\)](#)

Community Development Reports

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

Current Projects Update (PDF)

- Of the 17 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 nine were issued. There are currently 7 building permit applications in review and 171 building permits have been issued year-to-date.

Code Enforcement (PDF)

- There are currently 21 open code enforcement cases (126 code enforcement cases have been opened for the year).

September Building Permit Report (PDF)

- Community Development has released the September 2021 monthly building permit report. In September, a total of 25 building permits were issued for a total value of over \$3.5 Million. So far in 2021, 161 building permits have been issued for over \$32 million in valuation.

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 18, 2021 \(PDF\)](#)

[Anticipated Draft Agenda – November 1, 2021 \(PDF\)](#)