



CITY OF INDIANOLA COUNCIL MEETING

July 18, 2022

6:00 PM

City Council Chambers

110 N 1st St

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
- 5. Consent Agenda:**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Resolution approving monthly transfers for July 2022.
 - D. Approval of Minutes of the prior council meetings
 - E. Approval of Applications
 1. Approval of Payment Application Number 25 from Williams Brothers Construction in the amount of \$697,912.82 for the Water Resource Recovery Facility Project.
 2. Approval of a renewal liquor license for West Hill Brewing Company.
 3. Approval of a renewal liquor license for DanLee Corp.
 4. Approval of an event application for the Mighty Maddy 5K on October 15, 2022.
 - F. Disc Golf Tournament Concessions
 1. Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Disc Golf Tournament at Pickard Park as requested by Hy-Vee Food Store.
 2. Approval of a new liquor license for Hy-Vee, Inc, dba Hy-Vee Indianola DSM Disc Golf Tour.
 - G. Resolution approving Payment Application Number 3 in the amount of \$126,303.40 and Change Order Number 1 in the amount of \$2,886 from Absolute Concrete for the 2022 Infrastructure Improvement Project at West Boston Avenue.

- H. Resolution approving Payment Application Number 12 in the amount of \$482,097.52 and Change Order Number 7 in the amount of \$19,387.26 from Absolute Concrete for the Square Reconstruction Project.
- I. Resolution approving an agreement with Terracon Consultants, Inc. for geotechnical engineering services on Prairie Glynn - Plat 4.
- J. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- K. Recieve and file the Fiscal Year 24 budget calendar.
- L. Resolution approving salaries.

6. Council Reports

- A. Receive and file the June 2022 Treasurer's Report.
- B. Receive and file the May 2022 EMS Billing Activity Report.
- C. Receive and file the June 2022 EMS Billing Activity Report.
- D. Greater Des Moines Convention & Visitor's Bureau Report - Council Member Parker
- E. Approval of the reappointment of Grant Darrah to the Indianola Public Arts Commission for a term beginning July 1, 2022 and ending July 1, 2025.
- F. Approval of the appointment of Scott Duncan to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023.
- G. Approval of the appointment of Melissa Sones to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023.

7. Mayor's Report

- A. Community Update
- B. Discussion on Bird Scooters

8. Public Consideration

- A. Old Business
 - 1. 2110 Country Club Road
 - a. Public Hearing on a request to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
 - b. First consideration of a request to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
 - 2. Hillcrest Avenue Reconstruction Project
 - a. Resolution approving Amendment Number 2 to the agreement with Snyder and Assoc. for the Hillcrest Avenue Reconstruction Project.

- b. Resolution authorizing an amendment to the Federal Surface Transportation Grant (STBG) application to the Central Iowa Regional Transportation Planning Alliance (CIRTPA) for the Hillcrest Avenue Reconstruction Project.

B. New Business

- 1. Resolution approving an engagement letter with D.A. Davidson.
- 2. Resolution approving a Major Site Plan application for a General Manufacturing, Production and Industrial Services (Concrete Mixing & Setting) at 1700 North 14th Street (CemenTech).
- 3. Resolution approving a Plat of Survey for Nick Welter of Downing Construction for property located at 2105 North 3rd Lane.
- 4. Resolution approving a Preliminary Plat for Trail Ridge Plat 2.

9. Other Business

- A. City Manager's Report - Ben Reeves

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: July 18, 2022

Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments:

1. Vendor Report - City 7182022
2. Vendor Report - City - Lawson 7182022

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ABSOLUTE CONCRETE CONSTRUCTION INC				
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PAY APP 1	07/13/2022	10,796.09	SQUARE STREETS
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PAY APP 1	07/13/2022	17,636.75	SQUARE STREETS
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PAY APP 1	07/13/2022	453,664.67	SQUARE STREETS
ABSOLUTE CONCRETE CONST	PAY APPLICATION #3	07/18/2022	126,303.40	AMERICAN RESCU
Total ABSOLUTE CONCRETE CONSTRUCTION INC:			608,400.91	
ACCO UNLIMITED CORP.				
ACCO UNLIMITED CORP.	POOL VACUUM POLE	06/30/2022	54.40	POOL (MEMORIAL)
Total ACCO UNLIMITED CORP.:			54.40	
ACME TOOLS				
ACME TOOLS	MILWAUKEE 12A, BATTERIES	07/01/2022	956.00	FIRE FUND
Total ACME TOOLS:			956.00	
AGRILAND FS INC				
AGRILAND FS INC	FIELD MARKING CHALK	06/23/2022	116.10	PARK & RECREATI
AGRILAND FS INC	WEED KILLER	06/30/2022	338.95	SEWER FUND
Total AGRILAND FS INC:			455.05	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	POOL WATER TESTING	06/21/2022	40.50	POOL (MEMORIAL)
Total AGSOURCE COOPERATIVE SERVICES:			40.50	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	SUMP PUMP REPAIR	05/11/2022	253.98	LIBRARY FUND
AIR-CON MECHANICAL CORP.	BUILDING MAINTENANCE	06/30/2022	280.60	GENERAL FUND
AIR-CON MECHANICAL CORP.	CHILLER REPAIR	06/30/2022	395.30	LIBRARY FUND
Total AIR-CON MECHANICAL CORP.:			929.88	
ALL IOWA POOL				
ALL IOWA POOL	AQUATIC WHEEL CHAIR	06/30/2022	1,960.00	POOL (MEMORIAL)
Total ALL IOWA POOL:			1,960.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	POOL VACUUM AND LADDER BOLTS	07/04/2022	228.16	POOL (MEMORIAL)
AMAZON CAPITAL SERVICES	MATERIALS/SUPPLIES	07/05/2022	154.50	POLICE FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES COM DEV	07/03/2022	37.27	GENERAL FUND
AMAZON CAPITAL SERVICES	SRP PURCHASES- FRIENDS	07/01/2022	368.80	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	PURCHASES- FRIENDS	07/01/2022	45.98	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION	07/01/2022	419.22	LIBRARY FUND
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	07/01/2022	46.98	LIBRARY FUND
AMAZON CAPITAL SERVICES	COLLECTION	07/01/2022	35.89	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	07/01/2022	150.02	LIBRARY FUND
AMAZON CAPITAL SERVICES	MEMORIAL FUND PURCHASES	07/01/2022	128.01	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	BUILDING EXPENSES	07/01/2022	117.87	LIBRARY FUND
AMAZON CAPITAL SERVICES	T-BALLS	06/21/2022	845.75	PARK & RECREATI
AMAZON CAPITAL SERVICES	REFUND	06/08/2022	27.92	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	TRI FOLD TOWELS	07/11/2022	60.98	SEWER FUND
AMAZON CAPITAL SERVICES	PAPER, SIGN HOLDER	07/08/2022	35.87	PARK & RECREATI
AMAZON CAPITAL SERVICES	ARTS FESTIVAL SUPPLIES	07/03/2022	118.20	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total AMAZON CAPITAL SERVICES:			2,765.58	
AMERIGROUP IOWA INC				
AMERIGROUP IOWA INC	BILLED IN ERROR-LEVEL OF SRVC	04/15/2022	173.99	AMBULANCE FUN
Total AMERIGROUP IOWA INC:			173.99	
ARDENT LIGHTING GROUP LLC				
ARDENT LIGHTING GROUP LLC	THERMOSTATS FOR HANGING HEATERS	07/11/2022	600.00	SEWER FUND
ARDENT LIGHTING GROUP LLC	LABOR INSTALL CONNECTOR FOR RETURN	07/11/2022	320.50	SEWER FUND
Total ARDENT LIGHTING GROUP LLC:			920.50	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	AQUATIC CENTER CONCESSIONS	01/17/2022	134.00-	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	04/01/2022	18.96-	PARK & RECREATI
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	06/17/2022	1,252.08	PARK & RECREATI
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	06/24/2022	745.49	PARK & RECREATI
ATLANTIC BOTTLING CO.	POOL CONCESSIONS	06/24/2022	421.21	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	POOL CONCESSIONS	07/08/2022	576.33	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	07/08/2022	879.53	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			3,721.68	
AUBERT'S TOWING				
AUBERT'S TOWING	VEHICLE IMPOUND	06/04/2022	180.00	POLICE FUND
Total AUBERT'S TOWING:			180.00	
AVI SYSTEMS				
AVI SYSTEMS	COUNCIL AV REPLACEMENT PROJECT	06/30/2022	29,319.33	VEHICLE RESERV
Total AVI SYSTEMS:			29,319.33	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS - MEMORIAL	06/15/2022	42.54	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	06/15/2022	395.05	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	06/21/2022	258.04	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	06/27/2022	52.20	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	06/27/2022	1,039.79	LIBRARY FUND
Total BAKER AND TAYLOR:			1,787.62	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOKS	06/22/2022	46.23	LIBRARY FUND
Total BAKER AND TAYLOR SPOKEN WORD:			46.23	
BERNIE LOWE & ASSOCIATES INC				
BERNIE LOWE & ASSOCIATES I	411 MED CLAIM	07/08/2022	165.00	POLICE FUND
Total BERNIE LOWE & ASSOCIATES INC:			165.00	
BONNIE'S BARRICADES				
BONNIE'S BARRICADES	TRAFFIC CONTROL FOR ROAD CLOSURE A	06/25/2022	255.60	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BONNIE'S BARRICADES:			255.60	
BOOK PAGE				
BOOK PAGE	MAGAZINE SUBSCRIPTION	07/25/2022	390.00	LIBRARY FUND
Total BOOK PAGE:			390.00	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	EMS SUPPLIES	07/06/2022	153.40	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES OP-SITE	07/07/2022	274.08	AMBULANCE FUN
BOUND TREE MEDICAL LLC	IV SOLUTION NS EMS SUPPLIES	07/07/2022	149.24	AMBULANCE FUN
BOUND TREE MEDICAL LLC	INFANT AED PADS	07/11/2022	153.40	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			730.12	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	CODE ENFORCEMENT LEGAL SERVICE FEE	06/25/2022	3,570.00	GENERAL FUND
BRICK GENTRY P.C.	COM DEV LEGAL SERVICE FEES	06/25/2022	450.00	GENERAL FUND
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	06/25/2022	3,810.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	06/25/2022	510.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL CONSULT ON LIBRARY BOILER	06/25/2022	45.00	CAPITAL PROJECT
BRICK GENTRY P.C.	LITIGATION SERVICES	06/25/2022	90.00	GENERAL FUND
BRICK GENTRY P.C.	POLICE LEGAL ISSUES	06/25/2022	45.00	POLICE FUND
BRICK GENTRY P.C.	PROSECUTIONS	06/25/2022	270.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	06/25/2022	225.00	ROAD USE TAX FU
BRICK GENTRY P.C.	LEGAL SERVICE FEES	06/25/2022	60.00	SEWER FUND
BRICK GENTRY P.C.	PD UNION CONTRACT	06/25/2022	1,260.00	POLICE FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	06/25/2022	795.00	SEWER FUND
Total BRICK GENTRY P.C.:			11,130.00	
BROADCAST MICROWAVE SERVICES				
BROADCAST MICROWAVE SER	COMPUTER/HARDWARE	06/30/2022	4,344.00	POLICE FUND
Total BROADCAST MICROWAVE SERVICES:			4,344.00	
BURCHETT, RON				
BURCHETT, RON	TUNES & TREAT PERFORMANCE	06/27/2022	150.00	PARK & RECREATI
Total BURCHETT, RON:			150.00	
CAPITAL CITY EQUIPMENT				
CAPITAL CITY EQUIPMENT	SKID LOADER REPAIR	05/04/2022	4,687.16	ROAD USE TAX FU
Total CAPITAL CITY EQUIPMENT:			4,687.16	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	CLEANER, WASP SPRAY	05/27/2022	378.50	POOL (MEMORIAL)
CENTRAL IOWA FASTENERS	AQUATIC CENTER TP	06/27/2022	19.89	POOL (MEMORIAL)
CENTRAL IOWA FASTENERS	TOILET PAPER	07/01/2022	172.00	PARK & RECREATI
CENTRAL IOWA FASTENERS	POOL TP DISPENSERS	07/01/2022	120.00	POOL (MEMORIAL)
Total CENTRAL IOWA FASTENERS:			690.39	
CENTRAL IOWA PEST CONTROL SRVCS				
CENTRAL IOWA PEST CONTRO	PEST CONTROL	06/23/2022	190.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CENTRAL IOWA PEST CONTROL SRVCS:			190.00	
CENTURYLINK				
CENTURYLINK	PHONE	06/22/2022	72.55	GENERAL FUND
CENTURYLINK	PHONE	06/22/2022	59.46	GENERAL FUND
Total CENTURYLINK:			132.01	
CHANNEL PUBLIC SAFETY				
CHANNEL PUBLIC SAFETY	HANDHELD RADAR	06/03/2022	929.00	POLICE FUND
Total CHANNEL PUBLIC SAFETY:			929.00	
CINTAS CORPORATION				
CINTAS CORPORATION	WRRD FIRST AID SUPPLIES	06/21/2022	44.87	SEWER FUND
CINTAS CORPORATION	SAFETY GLASSES, LENS WIPES, EAR PLUG	07/01/2022	83.76	PARK & RECREATI
Total CINTAS CORPORATION:			128.63	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	TREATED 2 X 10 - 8' FOR PICNIC TABLES	07/05/2022	183.60	PARK & RECREATI
CIRCLE B CASHWAY	WOOD FOR LOCKER BREAK ROOM	07/07/2022	132.97	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			316.57	
CITY SUPPLY CORPORATION				
CITY SUPPLY CORPORATION	STRAINERS FOR DRINKING FOUNTAIN AT M	06/29/2022	37.90	PARK & RECREATI
Total CITY SUPPLY CORPORATION:			37.90	
CIVIC SYSTEMS LLC				
CIVIC SYSTEMS LLC	SEMI -ANNUAL SUPPORT FEES	06/27/2022	8,859.00	GENERAL FUND
Total CIVIC SYSTEMS LLC:			8,859.00	
CIVICPLUS				
CIVICPLUS	CIVIC CLERK ANNUAL FEE	07/01/2022	4,578.00	GENERAL FUND
Total CIVICPLUS:			4,578.00	
CLEARVIEW.AI INC				
CLEARVIEW.AI INC	COMPUTER SOFTWARE	07/01/2022	2,250.00	POLICE FUND
Total CLEARVIEW.AI INC:			2,250.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	TRIMMER LINE	06/21/2022	48.38	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			48.38	
CORE & MAIN				
CORE & MAIN	RISERS FOR STORM SEWER	06/17/2022	1,350.48	STORMWATER UTI
Total CORE & MAIN:			1,350.48	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	06/18/2022	210.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	06/02/2022	385.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	07/05/2022	1,103.40	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			1,698.40	
DELL MARKETING L.P.				
DELL MARKETING L.P.	COMDEV LAPTOP REPLACEMENT	06/27/2022	1,000.00	VEHICLE RESERV
DELL MARKETING L.P.	COMDEV LAPTOP REPLACEMENT	06/27/2022	342.09	GENERAL FUND
Total DELL MARKETING L.P.:			1,342.09	
DES MOINES AREA COMM COLLEGE				
DES MOINES AREA COMM COL	EMS TRAINING CREDITS	07/07/2022	255.00	AMBULANCE FUN
Total DES MOINES AREA COMM COLLEGE:			255.00	
DES MOINES METRO OPERA				
DES MOINES METRO OPERA	FY23 CONTRIBUTION	07/06/2022	7,500.00	GENERAL FUND
Total DES MOINES METRO OPERA:			7,500.00	
DES MOINES PUBLIC LIBRARY				
DES MOINES PUBLIC LIBRARY	LOST BOOK	06/09/2022	18.99	LIBRARY FUND
Total DES MOINES PUBLIC LIBRARY:			18.99	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	06202022 COUNCIL MINUTES	06/29/2022	419.66	GENERAL FUND
DES MOINES REGISTER MEDIA	06062022 COUNCIL MINUTES	06/29/2022	304.91	GENERAL FUND
DES MOINES REGISTER MEDIA	05252022 COUNCIL MINUTES	06/29/2022	30.38	GENERAL FUND
DES MOINES REGISTER MEDIA	PH NOTICE COUNTRY CLUB REZONING	06/29/2022	44.85	GENERAL FUND
DES MOINES REGISTER MEDIA	06012022 COUNCIL MINUTES	06/29/2022	31.98	GENERAL FUND
DES MOINES REGISTER MEDIA	PH NOTICE BUDGET AMENDMENT	06/08/2022	140.83	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			972.61	
DLH GRAFX				
DLH GRAFX	T-BALL LEAGUE SHIRTS	06/29/2022	1,402.98	PARK & RECREATI
DLH GRAFX	T-BALL LEAGUE SHIRTS	07/07/2022	28.00	PARK & RECREATI
Total DLH GRAFX:			1,430.98	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	CARAVAN TIRE REPAIR	07/12/2022	26.86	PARK & RECREATI
Total DOWNEY TIRE PROS:			26.86	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL SUPPLIES	06/30/2022	83.25	PARK & RECREATI
DUST PROS JANITORIAL	JANITORIAL SERVICES	07/01/2022	1,462.50	LIBRARY FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	07/01/2022	68.25	LIBRARY FUND
Total DUST PROS JANITORIAL:			1,614.00	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	06/30/2022	22.10	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ELIXIR RX SOLUTIONS:			22.10	
EMERGENCY MEDICAL PRODUCTS INC				
EMERGENCY MEDICAL PRODU	EMS SUPPLIES 4 LEAD ELECTRODES	07/06/2022	101.35	AMBULANCE FUN
EMERGENCY MEDICAL PRODU	EMS SUPPLIES CLOTH TAPE	07/07/2022	19.99	AMBULANCE FUN
Total EMERGENCY MEDICAL PRODUCTS INC:			121.34	
ENVISIONWARE INC.				
ENVISIONWARE INC.	MOBILE PRINT RENEWAL	06/01/2022	725.00	LIBRARY FUND
Total ENVISIONWARE INC.:			725.00	
FAREWAY STORE				
FAREWAY STORE	LESSON ENVELOPES & ICE	06/22/2022	108.80	POOL (MEMORIAL)
Total FAREWAY STORE:			108.80	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BURE	D GRAHAM FF2 TEST	06/28/2022	50.00	FIRE FUND
FIRE SERVICE TRAINING BURE	FIRE OFFICER 1 CLASS APAYETTE	07/06/2022	50.00	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			100.00	
GLASCOCK FLOORS				
GLASCOCK FLOORS	ACTIVITY CENTER FLOORING REPAIR DEP	05/06/2022	1,762.00	PARK & RECREATI
Total GLASCOCK FLOORS:			1,762.00	
GOODWIN TUCKER GROUP				
GOODWIN TUCKER GROUP	ICE MACHINE REPAIR	06/28/2022	335.00	POOL (MEMORIAL)
Total GOODWIN TUCKER GROUP:			335.00	
GREGG YOUNG BUICK GMC				
GREGG YOUNG BUICK GMC	OIL CHANGE GMC PICKUP	06/24/2022	91.26	SEWER FUND
Total GREGG YOUNG BUICK GMC:			91.26	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	06/22/2022	526.66	SEWER FUND
HACH COMPANY	LAB SUPPLIES	06/24/2022	122.96	SEWER FUND
HACH COMPANY	LAB SUPPLIES	06/29/2022	510.72	SEWER FUND
Total HACH COMPANY:			1,160.34	
HAWKINS INC				
HAWKINS INC	CALCIUM & CYANURIC ACID	06/17/2022	382.45	POOL (MEMORIAL)
HAWKINS INC	CHLORINE	06/17/2022	533.50	POOL (MEMORIAL)
HAWKINS INC	CHLORINE FEEDER PUMP	06/17/2022	585.00	POOL (MEMORIAL)
HAWKINS INC	CHLORINE	06/23/2022	526.73	POOL (MEMORIAL)
HAWKINS INC	SODIUM THIOSULFATE	06/23/2022	114.65	POOL (MEMORIAL)
HAWKINS INC	POOL CHLORINE	07/01/2022	746.90	POOL (MEMORIAL)
HAWKINS INC	POOL CALCIUM CHLORIDE	07/01/2022	413.16	POOL (MEMORIAL)
Total HAWKINS INC:			3,302.39	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HR GREEN INC				
HR GREEN INC	WRRF TRUNK SEWER ENGINEERING	06/24/2022	6,150.76	WWTP FACILITY C
Total HR GREEN INC:			6,150.76	
HY-VEE				
HY-VEE	PICKARD CONCESSIONS	06/24/2022	13.34	PARK & RECREATI
HY-VEE	PICKARD CONCESSIONS	06/27/2022	8.00	PARK & RECREATI
HY-VEE	AQUATIC CENTER CONCESSIONS	06/27/2022	16.00	POOL (MEMORIAL)
Total HY-VEE:			37.34	
IMU - UTILITIES				
IMU - UTILITIES	PHONE SERVICE	07/01/2022	516.40	GENERAL FUND
IMU - UTILITIES	INTERNET SERVICE	07/01/2022	142.00	GENERAL FUND
IMU - UTILITIES	UTILITIES - PICKARD YOUTH SOFTBALL	07/01/2022	408.44	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - AQUATIC CENTER	07/01/2022	7,645.60	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES - MCCORD	07/01/2022	75.08	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MEMORIAL	07/01/2022	130.33	PARK & RECREATI
IMU - UTILITIES	UTILITIES - DOG PARK	07/01/2022	57.35	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BARKER	07/01/2022	43.06	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2022	395.88	ROAD USE TAX FU
IMU - UTILITIES	UTILITES 410 N JEFFERSON WAY	07/01/2022	184.96	FIRE FUND
IMU - UTILITIES	UTILITIES	07/01/2022	2,329.07	LIBRARY FUND
IMU - UTILITIES	UTILITIES - TRAILHEAD	07/01/2022	61.31	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BUXTON	07/01/2022	337.10	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MOATS	07/01/2022	86.03	PARK & RECREATI
IMU - UTILITIES	ELECTRIC NORTH PLANT	07/01/2022	10,985.58	SEWER FUND
IMU - UTILITIES	ELECTRIC LIFT STATIONS	07/01/2022	7,707.92	SEWER FUND
IMU - UTILITIES	UTILITIES - 65/69 MEDIANS	07/01/2022	287.31	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	07/01/2022	734.05	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PICKARD/CAMPGROUND	07/01/2022	610.81	PARK & RECREATI
IMU - UTILITIES	UTILITIES - SHOP	07/01/2022	186.41	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2022	5,472.83	GENERAL FUND
IMU - UTILITIES	RENEWABLE	07/01/2022	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	07/01/2022	10,749.41	ROAD USE TAX FU
IMU - UTILITIES	UTILITES 206 N 1ST	07/01/2022	87.16	FIRE FUND
IMU - UTILITIES	IMU UTILITIES - ADULT SOFTBALL	07/01/2022	2,214.83	PARK & RECREATI
Total IMU - UTILITIES:			51,501.92	
IMWCA				
IMWCA	WORK COMP INSTALLMENT 1 - IT	07/01/2022	30.43	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 1 - CLERK/FINA	07/01/2022	26.89	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 1 - LIBRARY	07/01/2022	37.39	LIBRARY FUND
IMWCA	WORK COMP INSTALLMENT 1 - STREETS	07/01/2022	2,217.32	ROAD USE TAX FU
IMWCA	WORK COMP INSTALLMENT 1 - POOL	07/01/2022	138.86	POOL (MEMORIAL)
IMWCA	WORK COMP INSTALLMENT 1 - HR	07/01/2022	9.00	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 1 - POLICE	07/01/2022	3,882.64	POLICE FUND
IMWCA	WORK COMP INSTALLMENT 1 - MAYOR & C	07/01/2022	1.50	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 1 - P&R ADMIN	07/01/2022	553.71	PARK & RECREATI
IMWCA	WORK COMP INSTALLMENT 1 - PARKS	07/01/2022	480.96	PARK & RECREATI
IMWCA	WORK COMP INSTALLMENT 1 - COMM DEV	07/01/2022	147.86	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 1 - GENERAL G	07/01/2022	16.17	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 1 - FIRE	07/01/2022	8,356.39	FIRE FUND
IMWCA	WORK COMP INSTALLMENT 1 - CITY MGR	07/01/2022	171.96	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 1 - SEWER	07/01/2022	536.46	SEWER FUND
IMWCA	WORK COMP INSTALLMENT 1 - AMBULANCE	07/01/2022	2,848.50	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMWCA	WORK COMP INSTALLMENT 1 - BRUSH	07/01/2022	16.82	GENERAL FUND
Total IMWCA:			19,472.86	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	JULY UTILITIES	07/06/2022	930.30	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	JULY UTILITIES	07/06/2022	930.30	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	JULY UTILITIES	07/06/2022	6,080.95	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	RECYCLING CREDIT CARD PROCESSING F	07/17/2022	105.27	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	STORM WATER CREDIT CARD PROCESSIN	07/17/2022	75.19	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	SEWER CREDIT CARD PROCESSING FEE	07/17/2022	1,323.40	SEWER FUND
Total INDIANOLA MUNICIPAL UTILITIES:			9,445.41	
INDOFF INCORPORATED				
INDOFF INCORPORATED	DESK CHAIR	07/05/2022	300.00	GENERAL FUND
INDOFF INCORPORATED	DESK CHAIR	07/05/2022	600.00	GENERAL FUND
Total INDOFF INCORPORATED:			900.00	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	06/20/2022	3,346.70	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,346.70	
IOWA DEPT OF NATURAL RESOURCES				
IOWA DEPT OF NATURAL RESO	WRRF GENERATOR PERMIT	06/23/2022	8,596.25	WWTP FACILITY C
Total IOWA DEPT OF NATURAL RESOURCES:			8,596.25	
IOWA DIV OF LABOR SERVICES				
IOWA DIV OF LABOR SERVICES	ANNUAL BOILER INSPECTION	06/27/2022	40.00	SEWER FUND
Total IOWA DIV OF LABOR SERVICES:			40.00	
IOWA ONE CALL				
IOWA ONE CALL	WRRD LOCATES	06/20/2022	156.60	SEWER FUND
Total IOWA ONE CALL:			156.60	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	ALL WAY SIGN	06/29/2022	148.50	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			148.50	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	TRAFFIC SIGNAL REPAIR @ HWY 92 & BUXT	06/28/2022	515.00	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			515.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	07/01/2022	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	FUEL CHARGE	07/01/2022	7.50	GENERAL FUND
IOWA WATER MANAGEMENT C	WATER MGR MUNICIPAL BLDG	07/01/2022	150.00	GENERAL FUND
IOWA WATER MANAGEMENT C	FUEL CHARGE	07/01/2022	7.50	LIBRARY FUND
Total IOWA WATER MANAGEMENT CO.:			205.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
JV TRUCKING LLC				
JV TRUCKING LLC	INFIELD MIX FOR PICKARD FIELDS	06/21/2022	543.48	PARK & RECREATI
Total JV TRUCKING LLC:			543.48	
KEY ELEMENTS CONSULTING				
KEY ELEMENTS CONSULTING	RICK CEU TRAINING COURSE	07/07/2022	155.00	SEWER FUND
Total KEY ELEMENTS CONSULTING:			155.00	
LANGMAN CONSTRUCTION INC				
LANGMAN CONSTRUCTION INC	TRUNK SEWER PAY APP # 15	06/27/2022	90,044.70	WWTP FACILITY C
Total LANGMAN CONSTRUCTION INC:			90,044.70	
LARGESSE, RICK				
LARGESSE, RICK	TRAINING SUPPLIES	07/01/2022	53.48	POLICE FUND
Total LARGESSE, RICK:			53.48	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	CONCRETE TOOLS	07/06/2022	424.62	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			424.62	
LOU'S GLOVES INC				
LOU'S GLOVES INC	LATEX GLOVES	06/20/2022	423.00	SEWER FUND
Total LOU'S GLOVES INC:			423.00	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	EMS OXYGEN	06/29/2022	280.17	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN FOR EMS	06/30/2022	168.25	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			448.42	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	POOL HARDWARE	06/13/2022	22.03	POOL (MEMORIAL)
MCCOY HARDWARE INC	PICKARD KEYS	06/20/2022	4.12	PARK & RECREATI
MCCOY HARDWARE INC	POOL HARDWARE	06/20/2022	3.44	POOL (MEMORIAL)
MCCOY HARDWARE INC	BATTERIES AND KEYS	06/21/2022	26.50	SEWER FUND
MCCOY HARDWARE INC	HARDWARE	06/21/2022	16.63	SEWER FUND
MCCOY HARDWARE INC	HARDWARE	06/22/2022	14.20	SEWER FUND
MCCOY HARDWARE INC	POOL GFI TESTER AND CLEANING SUPPLIE	06/22/2022	24.35	POOL (MEMORIAL)
MCCOY HARDWARE INC	POOL PAINT	06/25/2022	7.64	POOL (MEMORIAL)
MCCOY HARDWARE INC	HOSE RETURN	06/28/2022	32.39	POOL (MEMORIAL)
MCCOY HARDWARE INC	GFCI ELECTRICAL OUTLETS- BARKER	06/29/2022	66.56	PARK & RECREATI
MCCOY HARDWARE INC	ELECTRICAL OUTLET - MEMORIAL SHELTER	06/29/2022	2.96	PARK & RECREATI
MCCOY HARDWARE INC	PAINT SUPPLIES	06/30/2022	49.95	SEWER FUND
MCCOY HARDWARE INC	CORNER BRACKETS, HARDWARE	06/30/2022	23.77	PARK & RECREATI
MCCOY HARDWARE INC	CLR CLEANER	07/01/2022	26.09	PARK & RECREATI
MCCOY HARDWARE INC	FLAPPER FOR TOILET	07/01/2022	5.39	SEWER FUND
MCCOY HARDWARE INC	BROOMS FOR SHOP	07/07/2022	56.68	PARK & RECREATI
MCCOY HARDWARE INC	PAINT & SUPPLIES - BREAK ROOM	07/08/2022	65.84	ROAD USE TAX FU
MCCOY HARDWARE INC	WASP SPRAY	07/08/2022	8.99	PARK & RECREATI
Total MCCOY HARDWARE INC:			392.75	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED CHURCH SB UMPIRE	06/21/2022	56.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			56.00	
MENARDS				
MENARDS	COM DEV OFFICE REMODEL	06/28/2022	62.64	GENERAL FUND
MENARDS	COM DEV OFFICE REMODEL	06/29/2022	241.46	GENERAL FUND
MENARDS	WOOD FOR FORMS	07/13/2022	525.90	ROAD USE TAX FU
Total MENARDS:			830.00	
METRO WASTE AUTHORITY				
METRO WASTE AUTHORITY	BACK FILL COMPOST	06/20/2022	168.24	ROAD USE TAX FU
METRO WASTE AUTHORITY	DISPOSAL OF SHOP LIGHT BULBS	07/06/2022	48.30	ROAD USE TAX FU
Total METRO WASTE AUTHORITY:			216.54	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	06/17/2022	66.59	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	06/17/2022	49.68	SEWER FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	06/20/2022	68.43	PARK & RECREATI
MID AMERICAN ENERGY CO.	NATURAL GAS	06/20/2022	269.46	LIBRARY FUND
MID AMERICAN ENERGY CO.	69750-52006 QM3 LIFT	06/20/2022	70.03	SEWER FUND
MID AMERICAN ENERGY CO.	AQUATIC CENTER UTILITIES	06/20/2022	3,619.47	POOL (MEMORIAL)
Total MID AMERICAN ENERGY CO.:			4,143.66	
MILLER ELECTRICAL SERVICES				
MILLER ELECTRICAL SERVICE	ELECTRIC OUTLET REPLACEMENT	07/05/2022	219.81	POOL (MEMORIAL)
Total MILLER ELECTRICAL SERVICES:			219.81	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	LIDS AND EXTENSION SHELL FOR METER P	06/30/2022	160.50	PARK & RECREATI
MUNICIPAL SUPPLY INC	PRO RINGS, M1 CAULK	06/30/2022	918.55	SEWER FUND
Total MUNICIPAL SUPPLY INC:			1,079.05	
MYERS, ROBERT				
MYERS, ROBERT	COED CHURCH SB UMPIRE	06/21/2022	56.00	PARK & RECREATI
Total MYERS, ROBERT:			56.00	
NARTEC INC				
NARTEC INC	DRUG FIELD TEST KITS	05/05/2022	339.84	POLICE FUND
Total NARTEC INC:			339.84	
NORRIS AUTOMOTIVE SERVICE INC				
NORRIS AUTOMOTIVE SERVIC	STORM SIREN BATTERIES	06/28/2022	630.40	FIRE FUND
Total NORRIS AUTOMOTIVE SERVICE INC:			630.40	
NORTH CENTRAL LABS OF WISCONSIN				
NORTH CENTRAL LABS OF WIS	LAB SUPPLIES	06/24/2022	196.76	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total NORTH CENTRAL LABS OF WISCONSIN:			196.76	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	MATERIALS - N 9TH & EUCLID	06/27/2022	1,480.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE 9TH & EUCLID	06/29/2022	1,480.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE - 9TH & EUCLID	06/30/2022	564.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			3,525.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	PART - UNIT #41	07/06/2022	92.67	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			92.67	
PARK, KRIS				
PARK, KRIS	COED CHURCH SB UMPIRE	06/21/2022	84.00	PARK & RECREATI
Total PARK, KRIS:			84.00	
PAYETTE, AARON				
PAYETTE, AARON	JUNE/JULY 2022 WELLNESS PROGRAM	07/11/2022	30.00	FIRE FUND
Total PAYETTE, AARON:			30.00	
PELLA PRINTING				
PELLA PRINTING	I-MAGAZINE PRINTING	06/30/2022	6,337.00	PARK & RECREATI
PELLA PRINTING	I-MAGAZINE PRINTING	06/30/2022	6,337.00	GENERAL FUND
PELLA PRINTING	BUSINESS CARDS - REEVES	06/30/2022	75.00	GENERAL FUND
Total PELLA PRINTING:			12,749.00	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	PEST CONTROL	05/17/2022	53.50	ROAD USE TAX FU
PERFECTION PEST MANAGEM	PEST CONTROL	06/29/2022	53.50	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			107.00	
PERFORMANCE FOOD SERVICE - TPC				
PERFORMANCE FOOD SERVIC	PICKARD CONCESSIONS	06/16/2022	1,019.81	PARK & RECREATI
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	06/17/2022	766.66	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	PICKARD CONCESSIONS	06/23/2022	1,363.58	PARK & RECREATI
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	06/24/2022	1,853.07	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	PICKARD CONCESSIONS	07/07/2022	1,986.63	PARK & RECREATI
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	07/08/2022	708.13	POOL (MEMORIAL)
Total PERFORMANCE FOOD SERVICE - TPC:			7,697.88	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	POOL VAC POLE REPAIR	06/25/2022	48.00	POOL (MEMORIAL)
PIERCE BROTHERS REPAIR	VACUUM POLE REPAIR	06/29/2022	18.00	POOL (MEMORIAL)
Total PIERCE BROTHERS REPAIR:			66.00	
PRO-IMAGE SIGN & LIGHTING				
PRO-IMAGE SIGN & LIGHTING	MCCORD POLLINATOR GARDEN SIGN	06/23/2022	42.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PRO-IMAGE SIGN & LIGHTING:			42.00	
PROSCREENING LLC				
PROSCREENING LLC	DRUG SCREEN - POOL EGINOIRE, CORBET	05/15/2022	135.00	POOL (MEMORIAL)
PROSCREENING LLC	DRUG SCREEN - PARKS ADMIN HAMILTON,	05/15/2022	90.00	PARK & RECREATI
Total PROSCREENING LLC:			225.00	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	VOLUNTEER BACKGROUND CHECKS	06/30/2022	79.20	PARK & RECREATI
PROTECT YOUTH SPORTS	REC STAFF BACKGROUND CHECKS	06/30/2022	59.40	PARK & RECREATI
PROTECT YOUTH SPORTS	POOL STAFF BACKGROUND CHECKS	06/30/2022	29.70	POOL (MEMORIAL)
Total PROTECT YOUTH SPORTS:			168.30	
QUALITY PLUMBING				
QUALITY PLUMBING	TOILET REPAIR	06/14/2022	543.50	LIBRARY FUND
Total QUALITY PLUMBING:			543.50	
REDITECH				
REDITECH	SONICWALL LICENSING	06/28/2022	5,451.92	GENERAL FUND
REDITECH	OFFICE 365	07/01/2022	647.40	GENERAL FUND
REDITECH	SUPPORT	07/01/2022	9,215.00	GENERAL FUND
Total REDITECH:			15,314.32	
RICHARD BURGER/STANG FILMS				
RICHARD BURGER/STANG FIL	EDUCATION/TRAINING	07/01/2022	3,500.00	POLICE FUND
Total RICHARD BURGER/STANG FILMS:			3,500.00	
RT'S LAWN & LANDSCAPE LLC				
RT'S LAWN & LANDSCAPE LLC	DOLLAR TREE MOWING ABATEMENT	06/15/2022	420.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	HILLCREST MOWING ABATEMENT	06/28/2022	360.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	1001 N L ST MOWING ABATEMENT	06/28/2022	210.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	1606 W FRANKLIN MOWING ABATEMENT	06/28/2022	180.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	1108 N L STREET MOWING ABATEMENT	06/29/2022	150.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	1101 N L STREET MOWING ABATEMENT	06/29/2022	150.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	701 W BSOTON MOWING ABATEMENT	06/29/2022	150.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	1001 CAROLINE TERRACE TREE TRIMMING	07/01/2022	180.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	403 N KENDWOOD TREE TRIMMING BATEM	07/01/2022	180.00	GENERAL FUND
Total RT'S LAWN & LANDSCAPE LLC:			1,980.00	
SIMMERING-CORY				
SIMMERING-CORY	JULY 2022 SUPPLEMENT	07/02/2022	53.00	GENERAL FUND
Total SIMMERING-CORY:			53.00	
SIMPSON COLLEGE				
SIMPSON COLLEGE	ZONE WORK STUDY STAFF	07/01/2022	530.59	PARK & RECREATI
Total SIMPSON COLLEGE:			530.59	
SIRCHIE FINGERPRINT LAB				
SIRCHIE FINGERPRINT LAB	DETECTIVE SUPPLIES	06/22/2022	39.90	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SIRCHIE FINGERPRINT LAB:			39.90	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	SOUTH K STREET DESIGN	06/30/2022	6,406.09	SOUTH K STREET
SNYDER & ASSOCIATES INC	HILLCREST AVENUE PAVING DESIGN	06/30/2022	10,067.00	HILLCREST AVENUE
SNYDER & ASSOCIATES INC	2021 INFRASTRUCTURE ENGINEERING	06/30/2022	19,143.27	AMERICAN RESCU
SNYDER & ASSOCIATES INC	STORMSEWER GIS ATTRIBUTE SURVEY	06/30/2022	14,343.50	STORMWATER UTI
SNYDER & ASSOCIATES INC	STREET ISSUES	06/30/2022	146.25	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES	06/30/2022	367.12	STORMWATER UTI
SNYDER & ASSOCIATES INC	MISC ENGINEERING	06/30/2022	1,704.00	GENERAL FUND
SNYDER & ASSOCIATES INC	PARKS ENGINEERING	06/30/2022	899.73	CAPITAL PROJECT
Total SNYDER & ASSOCIATES INC:			53,076.96	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	ACTIVITY CENTER PEST CONTROL	06/01/2022	70.40	PARK & RECREATI
SPRINGER PROFESSIONAL HO	PEST CONTROL	05/03/2022	91.30	LIBRARY FUND
Total SPRINGER PROFESSIONAL HOME SERVICES:			161.70	
STATE HISTORICAL SOCIETY OF IOWA				
STATE HISTORICAL SOCIETY O	LUNCH PRESENTATION	06/27/2022	100.00	PARK & RECREATI
Total STATE HISTORICAL SOCIETY OF IOWA:			100.00	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	DUST COVERS FOR SPINDLES ON KUBOTA	07/06/2022	23.82	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			23.82	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES INC	OUTDOOR MOVIE LICENSE	07/06/2022	475.00	PARK & RECREATI
Total SWANK MOTION PICTURES INC.:			475.00	
SWANSON, KATIE				
SWANSON, KATIE	REFUND POOL RENTAL	06/28/2022	264.00	POOL (MEMORIAL)
Total SWANSON, KATIE:			264.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT #1506 TRASH	06/24/2022	93.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE BILL	06/24/2022	18.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	06/24/2022	106.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	ACCT #583 NORTH PLANT	06/24/2022	90.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			307.00	
THEISEN'S				
THEISEN'S	OUTLET FOR SOUTH PLANT	07/01/2022	6.29	SEWER FUND
THEISEN'S	TARP	07/07/2022	10.99	ROAD USE TAX FU
THEISEN'S	PART FOR SWEEPER	07/07/2022	5.29	ROAD USE TAX FU
THEISEN'S	NITRILE GLOVES	07/11/2022	68.97	PARK & RECREATI
Total THEISEN'S:			91.54	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TIMBERPINE INC				
TIMBERPINE INC	TREES - HWY 92 WEST	06/24/2022	1,167.00	PARK & RECREATI
Total TIMBERPINE INC:			1,167.00	
TITAN MACHINERY				
TITAN MACHINERY	REPAIR UNIT#5 LOADER	06/13/2022	4,734.95	ROAD USE TAX FU
Total TITAN MACHINERY:			4,734.95	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	PARK & RECREATI
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	ROAD USE TAX FU
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	LIBRARY FUND
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	GENERAL FUND
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	GENERAL FUND
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	FIRE FUND
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	POLICE FUND
TRUENORTH COMPANIES LC	JUNE 2022 SAFETY MTG	06/28/2022	68.75	SEWER FUND
Total TRUENORTH COMPANIES LC:			550.00	
TUPPER, JAMES				
TUPPER, JAMES	POOL SOUND SYSTEM REPAIR	06/28/2022	350.00	POOL (MEMORIAL)
Total TUPPER, JAMES:			350.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE COM DEV	06/14/2022	192.08	GENERAL FUND
U.S. CELLULAR	CELL PHONE PARKS	06/14/2022	40.74	PARK & RECREATI
U.S. CELLULAR	CELL PHONE FIRE	06/14/2022	320.24	AMBULANCE FUN
U.S. CELLULAR	CELL PHONES - 2 - SEWER	06/14/2022	120.84	SEWER FUND
U.S. CELLULAR	CELL PHONE STREET	06/14/2022	107.00	ROAD USE TAX FU
Total U.S. CELLULAR:			780.90	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION AGENCY FEES	07/01/2022	65.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			65.00	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	STIHL WEEDEATER	06/30/2022	171.59	SEWER FUND
Total VAN WALL EQUIPMENT:			171.59	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTION	PICKARD DISC GOLF TEES ROCK	06/21/2022	432.00	PARK & RECREATI
Total VANDERPOOL CONSTRUCTION:			432.00	
VERIZON WIRELESS				
VERIZON WIRELESS	WRRD WIRELESS	06/26/2022	40.01	SEWER FUND
Total VERIZON WIRELESS:			40.01	
WALTER F STEPHENS JR INC				
WALTER F STEPHENS JR INC	SUPPLIES/NEW BADGES	07/07/2022	375.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WALTER F STEPHENS JR INC:			375.00	
WARREN COUNTY ASSESSOR				
WARREN COUNTY ASSESSOR	GIS SERVICES- COM DEV	07/01/2022	2,550.00	GENERAL FUND
WARREN COUNTY ASSESSOR	GIS SERVICES- WPC	07/01/2022	2,550.00	SEWER FUND
WARREN COUNTY ASSESSOR	GIS SERVICES - STREETS	07/01/2022	2,550.00	ROAD USE TAX FU
Total WARREN COUNTY ASSESSOR:			7,650.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES	06/28/2022	21,253.12	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	06/28/2022	3,887.39	RECYCLING FUND
WASTE MANAGEMENT OF IOW	SHOP TRASH	06/28/2022	155.20	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING	06/28/2022	8.03	LIBRARY FUND
WASTE MANAGEMENT OF IOW	SPRING CLEAN UP 2022	06/28/2022	20,678.00	GENERAL FUND
WASTE MANAGEMENT OF IOW	LEAF DUMPSTER AT BRUSH FACILITY	07/01/2022	631.98	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			46,613.72	
WEINMAN INSURANCE SERVICE				
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - GOVT &	06/30/2022	3,293.50	GENERAL FUND
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - STREET	06/30/2022	6,264.00	ROAD USE TAX FU
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - P&R	06/30/2022	4,176.00	PARK & RECREATI
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - SEWER	06/30/2022	3,736.00	SEWER FUND
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - LIBRARY	06/30/2022	602.00	LIBRARY FUND
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIP COVERAGE - POOL	06/30/2022	549.00	POOL (MEMORIAL)
Total WEINMAN INSURANCE SERVICE:			18,620.50	
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	PAY APP # 25	07/08/2022	697,912.82	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			697,912.82	
WT. COX SUBSCRIPTIONS				
WT. COX SUBSCRIPTIONS	MAGAZINE SUBSCRIPTION RENEWAL (1)	06/27/2022	2,617.32	LIBRARY FUND
Total WT. COX SUBSCRIPTIONS:			2,617.32	
YANDO, DANIEL P				
YANDO, DANIEL P	PATIENT OVERPAID RESPONSIBILITY	01/04/2022	280.00	AMBULANCE FUN
Total YANDO, DANIEL P:			280.00	
YMCA OF GREATER DSM				
YMCA OF GREATER DSM	EMPLOYER EXPENSES	07/01/2022	335.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	07/01/2022	900.50	GENERAL FUND
Total YMCA OF GREATER DSM:			1,235.50	
Grand Totals:			1,801,275.41	

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

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
LAWSON PRODUCTS				
LAWSON PRODUCTS	HARD HAT	06/08/2022	24.25	ROAD USE TAX FU
LAWSON PRODUCTS	HARD HATS FOR STAFF	06/21/2022	128.33	ROAD USE TAX FU
LAWSON PRODUCTS	PERSONAL PROTECTIVE EQUIP RETURNED	05/27/2022	141.76-	ROAD USE TAX FU
Total LAWSON PRODUCTS:			10.82	
Grand Totals:			10.82	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From:
Date: July 18, 2022
Subject: Resolution approving monthly transfers for July 2022.

Recommendation: Roll call is in order.

Attachments: 1. July 2022 Monthly Transfers

RESOLUTION 2022-_____

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 attached list shows 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 July 2022.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the July 2022 transfers as described on the attached form are approved.

Passed and approved this 18th day of July 2022.

Stephanie Erickson
Mayor

ATTEST:

Jackie Raffety
City Clerk

FY 2023 Monthly Recurring Transfers

July 2022

	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	\$ 7,259.25		Transfer Out to City Manager
001-6150-49615		\$ 7,259.25	Transfer In from Sewer
110-2100-69615	\$ 7,259.25		Transfer Out to City Manager
001-6150-49615		\$ 7,259.25	Transfer In from Streets/RUT
610-8300-69625	\$ 3,164.67		Transfer Out to Human Resources
001-6250-49625		\$ 3,164.67	Transfer In from Sewer
110-2100-69625	\$ 3,164.67		Transfer Out to Human Resources
001-6250-49625		\$ 3,164.67	Transfer In from Streets/RUT
610-8300-69170	\$ 7,417.50		Transfer Out to Community Development
001-1700-49170		\$ 7,417.50	Transfer In from Sewer
110-2100-69170	\$ 7,417.50		Transfer Out to Community Development
001-1700-49170		\$ 7,417.50	Transfer In from Streets
110-2100-69621	\$ 3,001.26	RUT	Transfer Out Info & Tech
610-8300-69621	\$ 2,689.76	Sewer	Transfer Out Info & Tech
001-6210-49621		\$ 5,691.02	Transfer In--Info & Tech
650-9000-69620	\$ 750.00	Storm Sewer	Transfer Out Clerk
610-8300-69620	\$ 4,500.00	Sewer	Transfer Out Clerk
670-8400-69620	\$ 750.00	Recycling	Transfer Out Clerk
001-6200-49620		\$ 6,000.00	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
		\$ 221,123.86	\$ 221,123.86

Prepared By: _____

Date _____



MEMORANDUM

To: Mayor and City Council
From:
Date: July 18, 2022
Subject: Approval of Minutes of the prior council meetings

Recommendation: Roll call is in order.

Attachments: 1. 07052022 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

July 5, 2022

6:00 PM

City Council Chambers

110 N 1st Street

Minutes

Call to Order

The Indianola City Council met in regular session at 6:00 PM on July 5, 2022 in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Ron Dalby, Christina Beach, Steve Richardson, Mayor Erickson. Absent: Gwen Schroder.

Public Comment

Erica Roberts, 14283 168th Ave, discussed the benefits for businesses when there are special events on the Square.

Consent Agenda:

Claims were pulled from the consent agenda on a request by Council Member Richardson. Council Member Hulen moved to approve the Consent Agenda and Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. ABSENT: Schroder. Whereas the Mayor declared the motion carried unanimously. The consent agenda consisted of the following:

- Approval of Agenda
- Approval of Minutes of the prior council meetings
- Resolution 2022-128 setting dates of a consultation meeting for July 12, 2022 and a public hearing on August 1, 2022 on proposed Amendment No. 7 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
- Approval of a request from the Hometown Pride Committee to hold the Celebrate Warren County Parade on July 30, 2022.
- Approval of a request from the Warren County Historical Society to hold the Log Cabin Festival Parade on September 24, 2022.
- Approval of a request from Crain Chiropractic Clinic to host a band concert on Salem Avenue on July 21, 2022.
- Approval of Urban Revitalization Designations
- Approval of a renewal refuse hauling permit for Wiegert Disposal.
- Approval of Payment Application No 15 from Langman Construction in the amount of \$90,044.70 for the Water Resource Recovery Facility Trunk Sewer and Outfall Sewer Improvements Project.
- Resolution 2022-129 amending and correcting Resolution No 2022-107 to correct an error with the reported contract amount with Terracon Consultants, Inc for Geotechnical Services for Trail View Plat 2.
- Resolution 2022-130 approving salaries.

Council Member Richardson moved to approve the claims and Dalby seconded it. In discussion, Asst City Manager/CFO Andrew Lent explained Cowbell Cyber Security coverage and noted it is a shared cost with IMU. Courtney Silliman, HR and Risk Manager Director, noted that ICAP no longer provides cyber insurance coverage. The price has increased but it was shopped to get the best price. We split the premium with IMU but have full coverage should a cyber breach occur. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. ABSENT: Schroder. Whereas the Mayor declared the motion carried unanimously.

Council Reports

City Clerk/Asst. Finance Director Jackie Raffety explained that Hometown Pride was set-up to run from 2017-2022 but will now continue as a city committee. Three members were appointed in 2021 for a one-year term. The committee bylaws state that terms should be two years, so staff requested direction on updating the one-year terms to two-year terms. Council directed staff to update the term end dates for Hometown Pride Committee members Michelle Holland-Sheraden, Mindy Blanchard, and Katherine Newcomer from 2022 to 2023 so that they serve a full two years.

Council Member Parker moved to approve the appointment of Tammie Lukins to serve on the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2024. Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. ABSENT: Schroder. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve the reappointment of Amy Duncan to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2024. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. ABSENT: Schroder. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve the appointment of Andrea Carlson to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2024. Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. ABSENT: Schroder. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Erickson reported that \$205.41 was raised at Bike Fest for Helping Hand. The Mayor and Council discussed their involvement in the active shooter training exercise the Police Department held.

New Business

Council Member Parker moved to approve Resolution 2022-131 approving a representation letter with Myers and Stauffer LC regarding adjusted ground emergency medical transportation costs. Council Member Richardson seconded it. In discussion, Fire Chief Chia explained the program allows the department to capture more revenue on Medicaid ground emergency transportation costs. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. ABSENT: Schroder. Whereas the Mayor declared the motion carried unanimously.

The Council received an update on Fire/EMS calls for service regarding fireworks. Councilman Richardson requested that staff provide more details on all fireworks calls and issues and discuss the fireworks ordinance at an August meeting.

Councilmember Richardson also requested that a discussion be held on the Downtown Square Commission ordinance in August.

Mayor Erickson noted that the next meeting would include a discussion on Bird Scooters.

Assistant City Manager's Report - Andrew Lent

In the Assistant City Manager's report, Lent reported that audit fieldwork will begin in August and that the grant for siren replacement increased and no longer requires a local funding match.

Adjourn

The meeting was adjourned at 6:43 p.m. on a motion by Council Member Parker and seconded by Richardson. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Rick Graves, Water Resource Recovery Director

Date: July 18, 2022

Subject: Approval of Payment Application Number 25 from Williams Brothers Construction in the amount of \$697,912.82 for the Water Resource Recovery Facility Project.

Introduction: As of this Pay Application, WBCI has been paid 86.1% of the contract.

Background:

Discussion: Items in this payment application are through June 30, 2022 and include the following:

- Site Work: Base Slab @ Vactor, PCC Pavement, 12" Storm Sewer, 2" Potable Water, Erosion Control
- 100-Electrical Service Building: HVAC Sequencing
- 120-Admin Vehicle Storage: Acoustical Ceiling Tile, HVAC Sequencing, Natural Gas Piping
- 210-Headworks: Plates & Blocking, Painting, HVAC Sequencing, Electrical rough-in, VTSH Pumps, Bar Screens
- 230-Grit Building: HVAC Sequencing, Duct Work, Electrical rough-in
- 250-Equalization Tank: Rebar, Concrete Walls, Slab on Grade, Suspended Slab, Bolted Steel Storage Tank
- 270-Peak Flow Treatment: HVAC Sequencing, Electrical rough-in
- 320-Oxidation Ditches: Housekeeping Pads, Grouting, Electrical rough-in, Hand Rail
- 350-Secondary Treatment Building: HVAC Sequencing, Duct Work, Electrical rough-in
- 380-Secondary Clarifiers: Slab On Grade
- 420-UV Disinfection Building: Rebar, Roofing, HVAC Sequencing
- 520-Aerobic Digester: Rebar, Suspended Slab
- 550-Solids Processing Building: Mechanical Curbs, Precast, Roofing, Painting, HVAC Sequencing, Duct Work, Electrical rough-in
- 570-Biosolids Storage: Access Hatch, HVAC Sequencing, Duct Work

Budget Impact: \$697,912.82

Recommendation: City staff and HR Green have reviewed the payment application and recommend approval.

Attachments: 1. WBCI_Pay_Request_25



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

▷ HRGREEN.COM

July 8, 2022

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. 25**

Dear Rick:

Attached is an electronic copy of Payment Application No. 25 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through June 30, 2022 and summarized as follows:

- **General Requirements:** Nothing this period;
- **Site Work:** Base Slab @ Vactor, PCC Pavement, 12" Storm Sewer, 2" Potable Water, Erosion Control;
- **100-Electrical Service Building:** HVAC Sequencing;
- **120-Admin Vehicle Storage:** Acoustical Ceiling Tile, HVAC Sequencing, Natural Gas Piping;
- **210-Headworks:** Plates & Blocking, Painting, HVAC Sequencing, Electrical rough-in, VTSH Pumps, Bar Screens;
- **230-Grit Building:** HVAC Sequencing, Duct Work, Electrical rough-in;
- **250-Equalization Tank:** Rebar, Concrete Walls, Slab on Grade, Suspended Slab, Bolted Steel Storage Tank;
- **270-Peak Flow Treatment:** HVAC Sequencing, Electrical rough-in;
- **320-Oxidation Ditches:** Housekeeping Pads, Grouting, Electrical rough-in, Hand Rail;
- **350-Secondary Treatment Building:** HVAC Sequencing, Duct Work, Electrical rough-in;
- **380-Secondary Clarifiers:** Slab On Grade;
- **420-UV Disinfection Building:** Rebar, Roofing, HVAC Sequencing;
- **520-Aerobic Digester:** Rebar, Suspended Slab;
- **550-Solids Processing Building:** Mechanical Curbs, Precast, Roofing, Painting, HVAC Sequencing, Duct Work, Electrical rough-in;
- **570-Biosolids Storage:** Access Hatch, HVAC Sequencing, Duct Work;
- **Change Orders:** Nothing this period;
- **Stored Materials:** No Additional Stored Material This Period;

The total for Pay Application No. 25 is \$697,912.82. As of this Pay Application, WBCI has been paid 86.1% of the contract. The total work completed and stored to date is 90.6% of the total contract which breaks down to work completed of 87% with the remainder in stored materials. As of this Pay Application, 96.5% of the time has been used.



We have reviewed Payment Application No. 25 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. 25 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, ACM, CFO
 Ben Reeves, City Manager
 File

J:\2019\191899\Construction\Payment\Pay_Estimates\#25\ltr-070822-WBCI_Pay_Request_25.docx

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

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

Telephone:
 Fax:

PROJECT Indianola Water Resource Recovery Facility

Application No. 25
 Period To: June 30, 2022
 PROJECT NOS.:

Distribution to:
 OWNER
 ENGINEER

FROM CONTRACTOR: Williams Brothers Construction Inc. VIA ENGINEER HR Green Inc.
 P.O. Box 1366
 Peoria, Illinois 61654

Phone: 515-278-2913
 Fax: 5525 Merle Hay Road, Suite 200
 Johnston, IA 50131

App'l date June 30, 2022
 Contract date:
 Substantial completion date:
Invoice 6 22 530 25

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

Attn: James Rusmussen

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.....	(51,539.00)
3. CONTRACT SUM TO DATE	45,548,461.00
4. TOTAL COMPLETED AND STORED TO DATE.....	41,278,914.00
(Column G on G702)	
5. RETAINAGE:	
a. 5 % of 100% of Contract.....	(1,981,484.80)
(Columns D + E on G703)	
b. 5 % of Stored Material.....	(82,460.90)
(Columns F on G703)	
Total Retainage (Line 5a + 5b or	0.00
Total in Column I of G703)	(2,063,945.70)
6. TOTAL EARNED LESS RETAINAGE	39,214,968.30
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	(38,517,055.48)
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	697,912.82
9. BALANCE TO FINISH, INCLUDING RETAINAGE	6,333,492.70
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	24,591.00	(76,130.00)
Total approved this Month		
TOTAL	24,591.00	(76,130.00)
NET CHANGES by Change Order		(51,539.00)

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: Jackie Smith, Treasurer Date: June 30, 2022

State of: Illinois

County of: Peoria

Subscribed and sworn to before me this day of June 30, 2022

Notary Public :

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 697,912.82

(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: 7/8/2022

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.

Page 33 of 206

1		CONTINUATION SHEET										Application No. 25	PER TO: June 30, 2022	
2												APPL DATE: June 30, 2022	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	
58	22	0500	0	10"	Solid Drain	J and K Contracting	32,848.20	32,848.20			32,848.20	100%	0.00	1,642.41
59	22	0500	0	6"	Footing Drain	J and K Contracting	120,618.96	120,618.96			120,618.96	100%	0.00	6,030.95
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	24,754.39			24,754.39	100%	0.00	1,237.72
64	22	0500	0	10"	PVC Clarifier Drain	J and K Contracting	43,542.36	24,462.00		4,610.86	29,072.86	67%	14,469.50	1,453.64
65	22	0500	0	72"	Oxidation Ditch Manhole	J and K Contracting	29,292.51	29,292.51			29,292.51	100%	0.00	1,464.63
66	22	0500	0	6"	Perimeter Subdrain	J and K Contracting	32,357.00	32,357.00			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	11,565.90			11,565.90	100%	0.00	578.30
70	22	0500	0	6"	Roof Drain	J and K Contracting	6,632.64	6,632.64			6,632.64	100%	0.00	331.63
71	22	0500	0		SW-562 Intake	J and K Contracting	4,296.70	4,296.70			4,296.70	100%	0.00	214.84
72	22	0500	0	12"	PVC Aerobic Digester Drain	J and K Contracting	22,949.64	22,949.64			22,949.64	100%	0.00	1,147.48
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	19,683.20		22,500.00	42,183.20	49%	44,422.88	2,109.16
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	35,077.18			35,077.18	100%	0.00	1,753.86
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	6,079.40		1,466.15	7,545.55	62%	4,705.97	377.28
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	82,568.28			82,568.28	100%	0.00	4,128.41
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	11,792.90		34,000.00	45,792.90	58%	32,826.44	2,289.65
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	52,634.80			52,634.80	100%	0.00	2,631.74
100	22	0500	0	6"	Fire	J and K Contracting	166,088.98	166,088.98			166,088.98	100%	0.00	8,304.45
101	22	0500	0	6"	Potable Water	J and K Contracting	32,732.42	32,732.42			32,732.42	100%	0.00	1,636.62
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	200,185.59			200,185.59	100%	0.00	10,009.28
104	22	0500	0	6"	Irrigation	J and K Contracting	89,328.96	89,328.96			89,328.96	100%	0.00	4,466.45
105	22	0500	0	2"	Water	J and K Contracting	37,158.03	15,076.80	12,564.00		27,640.80	74%	9,517.23	1,382.04
106	22	0500	0		Fire Hydrant	J and K Contracting	59,582.43	59,582.43			59,582.43	100%	0.00	2,979.12
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

1		CONTINUATION SHEET												
2		Application No. 25 APPL. DATE: June 30, 2022								PER. TO: June 30, 2022 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		
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	5,236.80			5,236.80	44%	6,720.56	261.84	
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	15,260.58			15,260.58	75%	5,086.86	763.03	
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	79,980.14	84,980.14	85%	15,019.86	4,249.01	
117	25	1300	0	Controls-Jetco/Price Electrical Gear	M	Price Electric	669,000.00	669,000.00		669,000.00	100%	0.00	33,450.00	
118	25	1300	0	Controls-Jetco-Instrumentation	L	Price Electric	128,500.00	102,250.00	26,250.00	128,500.00	100%	0.00	6,425.00	
119	25	1300	0	Controls-Jetco-Control Panels	L	Price Electric	310,790.00	122,150.00	188,640.00	310,790.00	100%	0.00	15,539.50	
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	1,296,729.60		1,296,729.60	96%	54,030.40	64,836.48	
123	26	4113	0	Lighting Protection	M	Price Electric	18,940.00		18,940.00	18,940.00	100%	0.00	947.00	
124	28	1000	0	Access Control	M	Price Electric	35,246.44	17,623.22		17,623.22	50%	17,623.22	881.16	
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	58,275.00		58,275.00	33%	119,375.00	2,913.75	
127	31		0	Erosion Control/SWPPP	M/L	Soil-Tek	42,350.00	31,117.00	300.00	31,417.00	74%	10,933.00	1,570.85	
128	31	2319	0	Dewatering	M/L	Williams Brothers Const. Inc.	26,000.00	26,000.00		26,000.00	100%	0.00	1,300.00	
129	31	5000	0	Pavement Prep	M/L	Iowa Earth Works	61,477.50	45,000.00		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	88,175.00		88,175.00	60%	58,175.00	4,408.75	
136	31	5000	0	Gravel	M/L	Williams Brothers Const. Inc.	300,000.00	300,000.00		300,000.00	100%	0.00	15,000.00	
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	8,400.00		8,400.00	100%	0.00	420.00	
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	345.92	6,572.56	6,918.48	100%	(0.00)	345.92	
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		4,320.00	4,320.00	30%	10,080.00	216.00	
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	

1	2	CONTINUATION SHEET												
		Application No. 25 APPL. DATE: June 30, 2022							PER TO: June 30, 2022 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	
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		1,800.00		1,800.00	15%	10,200.00	90.00
165	23	2300	100	Refrigerant Piping	M	Corn States Metal Fabricators	500.00				0.00	0%	500.00	0.00
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	8,620.00			8,620.00	100%	0.00	431.00
168	23	3100	100	HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00	9,790.00			9,790.00	100%	0.00	489.50
169	23	3300	100	Air Duct Accessories	M	Corn States Metal Fabricators	150.00	150.00			150.00	100%	0.00	7.50
170	23	3300	100	Air Duct Accessories	L	Corn States Metal Fabricators	100.00	100.00			100.00	100%	0.00	5.00
171	23	3439	100	Propeller Fans	M	Corn States Metal Fabricators	7,610.00	7,610.00			7,610.00	100%	0.00	380.50
172	23	3439	100	Propeller Fans	L	Corn States Metal Fabricators	2,500.00	2,500.00			2,500.00	100%	0.00	125.00
173	23	3700	100	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00	350.00			350.00	100%	0.00	17.50
174	23	3700	100	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00	590.00			590.00	100%	0.00	29.50
175	23	8127	100	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	22,400.00			22,400.00	100%	0.00	1,120.00
176	23	8127	100	Libert AC Units	L	Corn States Metal Fabricators	2,800.00	1,400.00			1,400.00	50%	1,400.00	70.00
177	26	0000	100	Electrical Building	M	Price Electric	47,697.00	45,789.12			45,789.12	96%	1,907.88	2,289.46
178	26	3213	100	Generator	M	Price Electric	484,533.00	473,336.34			473,336.34	98%	11,196.66	23,666.82
179	31	5000	100	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00	11,300.00			11,300.00	100%	0.00	565.00
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			34,855.00	100%	0.00	1,742.75
183	03	0000	120	Concrete	M	Norwalk Ready Mix Concrete Inc.	48,461.80	48,461.80			48,461.80	100%	0.00	2,423.09
184	03	0000	120	Form & place							0.00		0.00	0.00
185	03	0000	120	Grade Beams	L	Williams Brothers Const. Inc.	122,889.83	122,889.83			122,889.83	100%	(0.00)	6,144.49
186	03	0000	120	SOG	L	Williams Brothers Const. Inc.	137,366.55	137,366.55			137,366.55	100%	0.00	6,868.33
187	03	0000	120	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	9,892.13	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			19,870.00	100%	0.00	993.50
189	03	1000	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	10,504.00	10,504.00			10,504.00	100%	0.00	525.20
190	04	2000	120	120 Admin Brick	M	Seedorff Masonry, Inc.	18,539.00	18,539.00			18,539.00	100%	0.00	926.95
191	04	2000	120	120 Admin Insulation	M	Seedorff Masonry, Inc.	3,914.00	3,914.00			3,914.00	100%	0.00	195.70
192	04	2000	120	120 Admin CMU	M	Seedorff Masonry, Inc.	26,144.00	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			90,081.00	100%	0.00	4,504.05
194	04	2000	120	120 Admin Insulation	L	Seedorff Masonry, Inc.	1,910.00	1,910.00			1,910.00	100%	0.00	95.50
195	04	2000	120	120 Admin Brick	L	Seedorff Masonry, Inc.	37,755.00	37,755.00			37,755.00	100%	0.00	1,887.75
196	05	1200	120	120 Admin Vehicle Storage	M	HME, Inc	24,119.82	24,119.82			24,119.82	100%	0.00	1,205.99
197	05	1200	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	16,900.00	16,055.00			16,055.00	95%	845.00	802.75
198	08	1113	120	Hollow Metal Doors and Frames	M	Commercial Construction Products Co	32,863.00			24,012.28	24,012.28	73%	8,850.72	1,200.61
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	3,800.00			3,800.00	85%	650.00	190.00
209	09	3000	120	Tiling	L	Jim's Carpet Once	6,150.00	5,227.50			5,227.50	85%	922.50	261.38
210	09	5100	120	Acoustical Ceilings	M/L	Heartland Finishes, Inc	4,675.00	3,506.25	500.00		4,006.25	86%	668.75	200.31

1	2	CONTINUATION SHEET										Application No. 25	PER TO: June 30, 2022
3	4	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
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	8,000.00			8,000.00	100%	0.00	400.00
216	09	9000	120	Paints and Coatings	L RP Coatings	40,000.00	39,000.00			39,000.00	98%	1,000.00	1,950.00
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
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			11,150.00	11,150.00	100%	0.00	557.50
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	100,091.00			100,091.00	100%	0.00	5,004.55
228	13	3419	120	Metal Buildings System	L Riverview Construction Compa	104,836.00	104,836.00			104,836.00	100%	0.00	5,241.80
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	119,743.00			119,743.00	100%	0.00	5,987.15
232	22	0500	120	120 Admin Bldg	L August Winter & Sons, Inc.	72,392.00	72,392.00			72,392.00	96%	2,838.00	3,619.60
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	590.00			590.00	100%	0.00	29.50
235	23	0713	120	Duct Insulation	L Corn States Metal Fabricators	1,110.00	1,110.00			1,110.00	100%	0.00	55.50
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	1,500.00			1,500.00	100%	0.00	75.00
239	23	1123	120	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00	6,200.00	3,800.00		10,000.00	100%	0.00	500.00
240	23	1123	120	HVAC Sequence of Operation	L Corn States Metal Fabricators	27,000.00		9,450.00		9,450.00	35%	17,550.00	472.50
241	23	1123	120	Facility Natural-Gas Piping	L Corn States Metal Fabricators	6,200.00		3,100.00		3,100.00	50%	3,100.00	155.00
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	30,160.00			30,160.00	100%	0.00	1,508.00
245	23	3100	120	HVAC Ducts and Casings	L Corn States Metal Fabricators	34,280.00	34,280.00			34,280.00	100%	0.00	1,714.00
246	23	3300	120	Air Duct Accessories	M Corn States Metal Fabricators	520.00	520.00			520.00	100%	0.00	26.00
247	23	3300	120	Air Duct Accessories	L Corn States Metal Fabricators	350.00	350.00			350.00	100%	0.00	17.50
248	23	3423	120	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00			7,040.00	7,040.00	100%	0.00	352.00
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	7,610.00			7,610.00	100%	0.00	380.50
251	23	3439	120	Propeller Fans	L Corn States Metal Fabricators	2,600.00	2,050.00			2,050.00	79%	550.00	102.50
252	23	3700	120	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00	350.00			350.00	100%	0.00	17.50
253	23	3700	120	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00	590.00			590.00	100%	0.00	29.50
254	23	5400	120	Furnaces	M Corn States Metal Fabricators	23,250.00	23,250.00			23,250.00	100%	0.00	1,162.50
255	23	5400	120	Furnaces	L Corn States Metal Fabricators	2,990.00	2,990.00			2,990.00	100%	0.00	149.50
256	23	5533	120	Fuel-Fired Unit Heaters	M Corn States Metal Fabricators	25,940.00	25,940.00			25,940.00	100%	0.00	1,297.00
257	23	5533	120	Fuel-Fired Unit Heaters	L Corn States Metal Fabricators	7,010.00	7,010.00			7,010.00	100%	0.00	350.50
258	23	8127	120	Libert AC Units	M Corn States Metal Fabricators	22,400.00	0.00		22,400.00	22,400.00	100%	0.00	1,120.00
259	23	8127	120	Libert AC Units	L Corn States Metal Fabricators	2,800.00	1,400.00			1,400.00	50%	1,400.00	70.00
260	26	0000	120	Admin Building	M Price Electric	300,000.00	294,000.00			294,000.00	98%	6,000.00	14,700.00
261	31	5000	120	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	45,200.00			45,200.00	100%	0.00	2,260.00

1		CONTINUATION SHEET										Application No. 25		PER TO: June 30, 2022	
2												APPL. DATE: June 30, 2022		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			
262	210	Headworks								0.00		0.00	0.00		
263	03	0000	210	210 Headworks						0.00		0.00	0.00		
264	03	0000	210	Rebar	M/L Harris Rebar (Ambassador Steel)	119,015.00	119,015.00			119,015.00	100%	0.00	5,950.75		
265	03	0000	210	Concrete	M Norwalk Ready Mix Concrete Inc.	129,518.27	129,518.27			129,518.27	100%	0.00	6,475.91		
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	9,846.23			9,846.23	100%	(0.00)	492.31		
268	03	0000	210	Walls	L Williams Brothers Const. Inc.	514,237.25	514,237.25			514,237.25	100%	0.00	25,711.86		
269	03	0000	210	Base Slab	L Williams Brothers Const. Inc.	79,211.93	79,211.93			79,211.93	100%	(0.00)	3,960.60		
270	03	0000	210	SOG	L Williams Brothers Const. Inc.	84,898.13	84,898.13			84,898.13	100%	(0.01)	4,244.91		
271	03	0000	210	Suspended Slab	L Williams Brothers Const. Inc.	126,427.65	126,427.65			126,427.65	100%	0.00	6,321.38		
272	03	0000	210	Housekeeping pads	L Williams Brothers Const. Inc.	4,029.75	4,029.75			4,029.75	100%	0.00	201.49		
273	03	0000	210	Grouting	L Williams Brothers Const. Inc.	4,257.36	4,257.36			4,257.36	100%	0.00	212.87		
274	03	1000	210	210 Headworks	M Molin Concrete Products	35,127.00	35,127.00			35,127.00	100%	0.00	1,756.35		
275	03	1000	210	210 Headworks	L Williams Brothers Const. Inc.	10,504.00	10,504.00			10,504.00	100%	0.00	525.20		
276	04	2000	210	210 Headworks Insulation	M Seedorff Masonry, Inc.	14,545.00	14,545.00			14,545.00	100%	0.00	727.25		
277	04	2000	210	210 Headworks CMU	M Seedorff Masonry, Inc.	27,209.00	27,209.00			27,209.00	100%	0.00	1,360.45		
278	04	2000	210	210 Headworks Brick	M Seedorff Masonry, Inc.	42,280.00	42,280.00			42,280.00	100%	0.00	2,114.00		
279	04	2000	210	210 Headworks Brick	L Seedorff Masonry, Inc.	88,230.00	88,230.00			88,230.00	100%	0.00	4,411.50		
280	04	2000	210	210 Headworks CMU	L Seedorff Masonry, Inc.	85,745.00	85,745.00			85,745.00	100%	0.00	4,287.25		
281	04	2000	210	210 Headworks Insulation	L Seedorff Masonry, Inc.	6,440.00	6,440.00			6,440.00	100%	0.00	322.00		
282	05	1200	210	210 Headworks	M HME, Inc.	49,325.56	49,325.56			49,325.56	100%	0.00	2,466.28		
283	05	1200	210	210 Headworks	L Williams Brothers Const. Inc.	33,800.00	30,420.00			30,420.00	90%	3,380.00	1,521.00		
284	06	1000	210	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42		8,858.42		8,858.42	100%	0.00	442.92		
285	07	5400	210	Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmetal	25,561.54	25,561.51			25,561.51	100%	0.03	1,278.08		
286	07	5400	210	Thermoplastic Membrane Roofing	L For Sure Roofing and Sheetmetal	22,914.98	22,914.98			22,914.98	100%	0.00	1,145.75		
287	07	6200	210	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmetal	819.74				0.00	0%	819.74	0.00		
288	07	6200	210	Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmetal	4,709.68				0.00	0%	4,709.68	0.00		
289	08	1116	210	Aluminum Doors and Frames	M Commercial Construction Products Co	28,900.00			8,670.00	8,670.00	30%	20,230.00	433.50		
290	08	1116	210	Aluminum Doors and Frames	L Commercial Construction Products Co	4,100.00				0.00	0%	4,100.00	0.00		
291	08	3323	210	Overhead Coilings Doors	M WD Door	18,275.00				0.00	0%	18,275.00	0.00		
292	08	3323	210	Overhead Coilings Doors	L WD Door	1,856.38				0.00	0%	1,856.38	0.00		
293	08	4313	210	Aluminum Framed Storefronts	M Commercial Construction Products Co					0.00		0.00	0.00		
294	08	4313	210	Aluminum Framed Storefronts	L Commercial Construction Products Co					0.00		0.00	0.00		
295	08	7100	210	Door Hardware	M Commercial Construction Products Co					0.00		0.00	0.00		
296	08	7100	210	Door Hardware	L Commercial Construction Products Co					0.00		0.00	0.00		
297	09	9000	210	Paints and Coatings 210 Headworks	M RP Coatings	18,000.00	12,000.00	3,000.00	3,000.00	18,000.00	100%	0.00	900.00		
298	09	9000	210	Paints and Coatings	L RP Coatings	90,000.00	45,000.00	20,000.00		65,000.00	72%	25,000.00	3,250.00		
299	22	0500	210	210 Headworks	M August Winter & Sons, Inc.	19,000.00				0.00	0%	19,000.00	0.00		
300	22	0500	210	210 Headworks	L August Winter & Sons, Inc.	24,000.00				0.00	0%	24,000.00	0.00		
301	23	0593	210	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00		
302	23	0713	210	Duct Insulation	M Corn States Metal Fabricators	1,510.00				0.00	0%	1,510.00	0.00		
303	23	0713	210	Duct Insulation	L Corn States Metal Fabricators	2,790.00				0.00	0%	2,790.00	0.00		
304	23	0719	210	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00				0.00	0%	210.00	0.00		
305	23	0719	210	HVAC Piping Insulation	L Corn States Metal Fabricators	450.00				0.00	0%	450.00	0.00		
306	23	1123	210	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,400.00				0.00	0%	1,400.00	0.00		
307	23	1123	210	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00		3,500.00		3,500.00	35%	6,500.00	175.00		
308	23	1123	210	HVAC Sequence of Operation	L Corn States Metal Fabricators	23,000.00		3,450.00		3,450.00	15%	19,550.00	172.50		
309	23	1123	210	Facility Natural-Gas Piping	L Corn States Metal Fabricators	8,000.00				0.00	0%	8,000.00	0.00		
310	23	2300	210	Refrigerant Piping	M Corn States Metal Fabricators	500.00				0.00	0%	500.00	0.00		
311	23	2300	210	Refrigerant Piping	L Corn States Metal Fabricators	3,100.00				0.00	0%	3,100.00	0.00		
312	23	3100	210	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,160.00	22,620.00			22,620.00	75%	7,540.00	1,131.00		

1		CONTINUATION SHEET										Application No.	25	PER TO:	June 30, 2022
2												APPL DATE:	June 30, 2022	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				
313	23	3100	210	HVAC Ducts and Casings	L	Corn States Metal Fabricators	34,280.00	17,149.00		50%	17,131.00	857.45			
314	23	3300	210	Air Duct Accessories	M	Corn States Metal Fabricators	520.00	390.00		75%	130.00	19.50			
315	23	3300	210	Air Duct Accessories	L	Corn States Metal Fabricators	250.00	130.00		52%	120.00	6.50			
316	23	3423	210	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00	7,040.00		100%	0.00	352.00			
317	23	3423	210	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,450.00	370.00		15%	2,080.00	18.50			
318	23	3700	210	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00	350.00		100%	0.00	17.50			
319	23	3700	210	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00		0.00	0%	590.00	0.00			
320	23	7433	210	Packaged MAU	M	Corn States Metal Fabricators	25,600.00	25,600.00		100%	0.00	1,280.00			
321	23	7433	210	Packaged MAU	L	Corn States Metal Fabricators	1,500.00		0.00	0%	1,500.00	0.00			
322	23	8101	210	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00	3,096.00	12,384.00	100%	0.00	774.00			
323	23	8101	210	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00	212.00		20%	848.00	10.60			
324	23	8127	210	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	21,800.00	97%	600.00	1,090.00			
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	153,000.00	15,750.00	75%	56,250.00	8,437.50			
329	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	45,200.00		100%	0.00	2,260.00			
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	23,750.00		95%	1,250.00	1,187.50			
333	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons	600,000.00	600,000.00		100%	0.00	30,000.00			
334	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons	304,320.00	257,649.00	15,000.00	90%	31,671.00	13,632.45			
335	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons	330,000.00	330,000.00		100%	0.00	16,500.00			
336	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons	100,000.00	90,000.00	5,000.00	95%	5,000.00	4,750.00			
337	46	2152	210	Screens Washer/Compactor	M	August Winter & Sons	included in 462151		0.00		0.00	0.00			
338	46	2152	210	Screens 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			
341	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Steel)	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		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		100%	0.00	16,278.68			
345	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.	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		100%	0.00	2,188.45			
347	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.	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		100%	0.00	523.75			
349	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.	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		100%	0.00	530.40			
351	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.	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		100%	0.00	832.80			
353	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.	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		100%	0.00	238.15			
355	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.	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	48,135.04		100%	0.00	2,406.75			
357	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc	33,800.00	23,660.00		70%	10,140.00	1,183.00			
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	8,858.42		100%	(0.00)	442.92			
360	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.	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		100%	0.00	475.00			
362	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	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		100%	0.00	292.50			

1		CONTINUATION SHEET					Application No. 25		PER. TO: June 30, 2022				
2							APPL. DATE: June 30, 2022		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	
364	07	5400	230	Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmet	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 Sheetmet	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 Sheetmet	240.00	240.00			240.00	100%	0.00	12.00
367	07	6200	230	Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmet	1,380.00	1,380.00			1,380.00	100%	0.00	69.00
368	08	1116	230	Aluminum Doors and Frames	M Commercial Construction Products Co	12,240.00			3,672.00	3,672.00	30%	8,568.00	183.60
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
378	09	9000	230	Paints and Coatings 230 Grit Bldg	M RP Coatings	7,000.00	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			20,000.00	100%	0.00	1,000.00
380	22	0500	230	230 Grit Bldg	M August Winter & Sons, Inc.	10,000.00	10,000.00			10,000.00	100%	0.00	500.00
381	22	0500	230	230 Grit Bldg	L August Winter & Sons, Inc.	30,000.00	30,000.00			30,000.00	100%	0.00	1,500.00
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	11,000.00			11,000.00	100%	0.00	550.00
387	23	1123	230	HVAC Sequence of Operation	L Corn States Metal Fabricators	28,000.00	15,680.00	6,440.00		22,120.00	79%	5,880.00	1,106.00
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	9,950.00	15,910.00		25,860.00	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			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			450.00	100%	0.00	22.50
392	23	3300	230	Air Duct Accessories	L Corn States Metal Fabricators	300.00	300.00			300.00	100%	0.00	15.00
393	23	3423	230	HVAC Power Ventilators	M Corn States Metal Fabricators	10,560.00	10,560.00			10,560.00	100%	0.00	528.00
394	23	3423	230	HVAC Power Ventilators	L Corn States Metal Fabricators	3,380.00	3,380.00			3,380.00	100%	0.00	169.00
395	23	3700	230	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	700.00	700.00			700.00	100%	0.00	35.00
396	23	3700	230	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	1,190.00	1,190.00			1,190.00	100%	0.00	59.50
397	23	7433	230	Packaged MAU	M Corn States Metal Fabricators	25,600.00			25,600.00	25,600.00	100%	0.00	1,280.00
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			7,740.00	7,740.00	100%	0.00	387.00
400	23	8101	230	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00	530.00			530.00	100%	0.00	26.50
401	26	0000	230	Grit Building	L Price Electric	290,000.00	284,200.00	2,900.00		287,100.00	99%	2,900.00	14,355.00
402	31	5000	230	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	22,600.00			22,600.00	100%	0.00	1,130.00
403	35	2016.2	230	Slide Gates	M August Winter & Sons	54,000.00	54,000.00		0.00	54,000.00	100%	0.00	2,700.00
404	35	2016.2	230	Slide Gates	L August Winter & Sons	35,000.00	34,000.00			34,000.00	97%	1,000.00	1,700.00
405	41	2213	230	Bridge Crane	M Crane Equipment & Services, Inc.	17,000.00	17,000.00			17,000.00	100%	0.00	850.00
406	41	2213	230	Bridge Crane	L Crane Equipment & Services, Inc.	4,300.00	4,300.00			4,300.00	100%	0.00	215.00
407	41	2223	230	Hoist and Monorail System	M Crane Equipment & Services, Inc.	3,200.00	3,200.00			3,200.00	100%	0.00	160.00
408	41	2223	230	Hoist and Monorail System	L Crane Equipment & Services, Inc.	750.00	750.00			750.00	100%	0.00	37.50
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M August Winter & Sons	115,000.00	115,000.00			115,000.00	100%	0.00	5,750.00
410	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M/L August Winter & Sons	60,000.00	53,000.00			53,000.00	88%	7,000.00	2,650.00
411	43	4113	230	Hydropneumatic Tank	M August Winter & Sons	55,000.00	55,000.00			55,000.00	100%	0.00	2,750.00
412	43	4113	230	Hydropneumatic Tank	L August Winter & Sons	25,500.00	25,500.00			25,500.00	100%	0.00	1,275.00
413	46	2323	230	Grit Removal Equipment	M August Winter & Sons	240,000.00	240,000.00			240,000.00	100%	0.00	12,000.00
414	46	2323	230	Grit Removal Equipment	L August Winter & Sons	115,000.00	115,000.00			115,000.00	100%	0.00	5,750.00

1		CONTINUATION SHEET										Application No. 25	PER. TO: June 30, 2022
2												APPL. DATE: June 30, 2022	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		
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	115,000.00		100%	0.00	5,750.00	
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												
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	85,857.10	2,638.90	98%	1,514.00	4,461.05	
421	03	0000	250	Concrete	M	Norwalk Ready Mix Concrete Inc.	121,947.48	116,000.00		95%	5,947.48	5,800.00	
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	64,284.98	64,284.98	100%	(0.00)	3,214.25	
424	03	0000	250	Walls	L	Williams Brothers Const. Inc.	310,185.45	279,166.91	15,509.27	95%	15,509.27	14,733.81	
425	03	0000	250	Base Slab	L	Williams Brothers Const. Inc.	38,591.78	38,591.78	38,591.78	100%	(0.00)	1,929.59	
426	03	0000	250	SOG	L	Williams Brothers Const. Inc.	124,810.88	112,329.79	12,481.09	100%	(0.00)	6,240.54	
427	03	0000	250	Suspended Slab	L	Williams Brothers Const. Inc.	16,034.63		3,206.93	20%	12,827.70	160.35	
428	03	0000	250	Houskeeping Pads	L	Williams Brothers Const. Inc.	4,764.15	952.83		20%	3,811.32	47.64	
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	2,849.12	2,849.12	100%	0.00	142.46	
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	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		400.00	100%	0.00	20.00	
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		10,560.00	100%	0.00	528.00	
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	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		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 Structures LLC	284,045.00	0.00	36,678.75	86%	38,366.25	12,283.94	
450	33	3613	250	Bolted Steel Wastewater Storage Tank	L	Great Plains Structures LLC	94,290.00		14,143.50	15%	80,146.50	707.18	
451	43	2139	250	Submersible Solids Handling Pump Equipment	M	August Winter & Sons	85,000.00		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	30,000.00		30,000.00	19%	126,538.00	1,500.00
453	46	4123	250	Submersible Mixing Equipment-250 Equalization Tank	M	August Winter & Sons	35,000.00		30,000.00	86%	5,000.00	1,500.00	
454	46	4123	250	Submersible Mixing Equipment	L	August Winter & Sons	83,053.00	5,000.00		5,000.00	6%	78,053.00	250.00
455	270 Peak Flow Treatment												
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		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	185,141.70	185,141.70	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	

1		CONTINUATION SHEET											Application No. 25		PER. TO: June 30, 2022	
2													APPL. DATE: June 30, 2022		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					
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	42,256.12		42,256.12	100%	0.00	2,112.81				
473	05	1200	270	270 Peak Flow Treatment	L Williams Brothers Const. Inc.	33,800.00	13,520.00		13,520.00	40%	20,280.00	676.00				
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				
484	09	9000	270	Paints and Coatings 270 Peak Flow Treatment	M RP Coatings	12,500.00	12,500.00		12,500.00	100%	0.00	625.00				
485	09	9000	270	Paints and Coatings	L RP Coatings	20,000.00	20,000.00		20,000.00	100%	0.00	1,000.00				
486	13	3419	270	Metal Buildings System	M Riverview Construction Company	41,804.00	41,804.00		41,804.00	100%	0.00	2,090.20				
487	13	3419	270	Metal Buildings System	L Riverview Construction Company	41,138.00	41,138.00		41,138.00	100%	0.00	2,056.90				
488	21	0500	270	Fire Suppression	M Midwest Automatic Fire Sprinkler	3,880.00			0.00	0%	3,880.00	0.00				
489	21	0500	270	Fire Suppression	L Midwest Automatic Fire Sprinkler	6,770.00			0.00	0%	6,770.00	0.00				
490	23	0593	270	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	504.00			0.00	0%	504.00	0.00				
491	23	1123	270	Facility Natural-Gas Piping	M Corn States Metal Fabricators	800.00	800.00		800.00	100%	0.00	40.00				
492	23	1123	270	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00	5,000.00		5,000.00	100%	0.00	250.00				
493	23	1123	270	Facility Natural-Gas Piping	L Corn States Metal Fabricators	4,600.00	4,600.00		4,600.00	100%	0.00	230.00				
494	23	1123	270	HVAC Sequence of Operation	L Corn States Metal Fabricators	14,000.00	7,280.00	3,640.00	10,920.00	78%	3,080.00	546.00				
495	23	3100	270	HVAC Ducts and Casings	M Corn States Metal Fabricators	25,850.00	25,850.00		25,850.00	100%	0.00	1,292.50				
496	23	3100	270	HVAC Ducts and Casings	L Corn States Metal Fabricators	29,380.00	29,380.00		29,380.00	100%	0.00	1,469.00				
497	23	3300	270	Air Duct Accessories	M Corn States Metal Fabricators	440.00	440.00		440.00	100%	0.00	22.00				
498	23	3300	270	Air Duct Accessories	L Corn States Metal Fabricators	300.00	300.00		300.00	100%	0.00	15.00				
499	23	3423	270	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00	7,040.00		7,040.00	100%	0.00	352.00				
500	23	3423	270	HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00	2,250.00		2,250.00	100%	0.00	112.50				
501	23	8101	270	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00	7,740.00		7,740.00	100%	0.00	387.00				
502	23	8101	270	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00	530.00		530.00	100%	0.00	26.50				
503	26	0000	270	Peak Flow Treatment	L Price Electric	250,000.00	245,000.00	2,500.00	247,500.00	99%	2,500.00	12,375.00				
504	31	5000	270	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	22,600.00		22,600.00	100%	0.00	1,130.00				
505	41	4116	270	Bulk Chemical Storage Tanks	M August Winter & Sons	65,000.00	65,000.00		65,000.00	100%	0.00	3,250.00				
506	41	4116	270	Bulk Chemical Storage Tanks	L August Winter & Sons	43,000.00	43,000.00		43,000.00	100%	0.00	2,150.00				
507	46	3334	270	Peristaltic Metering Pumps	M August Winter & Sons	75,000.00	75,000.00		75,000.00	100%	0.00	3,750.00				
508	46	3334	270	Peristaltic Metering Pumps	L August Winter & Sons	35,500.00	35,500.00		35,500.00	100%	0.00	1,775.00				
509	46	3383	270	Chemical Feed Accessories	M August Winter & Sons	140,000.00	140,000.00		140,000.00	100%	0.00	7,000.00				
510	46	3383	270	Chemical Feed Accessories	L August Winter & Sons	50,000.00	50,000.00		50,000.00	100%	0.00	2,500.00				
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M August Winter & Sons	1,387,000.00	1,387,000.00		1,387,000.00	100%	0.00	69,350.00				
512	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M/L August Winter & Sons	350,000.00	343,810.00		343,810.00	98%	6,190.00	17,190.50				
513	320			Oxidation Ditches					0.00		0.00	0.00				
514	03	0000	320	320 Oxidation Ditches					0.00		0.00	0.00				
515	03	0000	320	Rebar	M/L Harris Rebar (Ambassador Steel)	464,630.00	462,992.92		462,992.92	100%	1,637.08	23,149.65				
516	03	0000	320	Concrete	M Norwalk Ready Mix Concrete Inc.	405,205.45	405,205.45		405,205.45	100%	0.00	20,260.27				

1	2	CONTINUATION SHEET							Application No. 25	PER TO: June 30, 2022						
									APPL. DATE: June 30, 2022	ENGINEER'S PROJECT NO. 0 00						
3	Spec		Build	City of Indiana	SUPPLIER/		SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR		VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
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	1,980,990.88			1,980,990.88	100%	(0.00)	99,049.54		
519	03	0000	320	Round Piers & Columns	L	Williams Brothers Const. Inc.	1,823.18	1,823.18			1,823.18	100%	(0.00)	91.16		
520	03	0000	320	Base Slab	L	Williams Brothers Const. Inc.	413,406.45	413,406.45			413,406.45	100%	0.00	20,670.32		
521	03	0000	320	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	19,118.70	19,118.70			19,118.70	100%	0.00	955.94		
522	03	0000	320	Beams	L	Williams Brothers Const. Inc.	89,986.95	89,986.95			89,986.95	100%	0.00	4,499.35		
523	03	0000	320	Suspended Slab	L	Williams Brothers Const. Inc.	106,384.05	106,384.05			106,384.05	100%	0.00	5,319.20		
524	03	0000	320	Houskeeping Pads	L	Williams Brothers Const. Inc.	3,758.40	1,879.20	1,879.20		3,758.40	100%	0.00	187.92		
525	03	0000	320	Grouting	L	Williams Brothers Const. Inc.	955.40		955.40		955.40	100%	(0.00)	47.77		
526	03	1000	320	320 Oxidation Ditch	M	Molin Concrete Products	53,849.00	53,849.00			53,849.00	100%	0.00	2,692.45		
527	03	1000	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.	21,008.00	21,008.00			21,008.00	100%	0.00	1,050.40		
528	05	1200	320	320 Oxidation Ditch	M	HME, Inc	101,417.04	101,417.04			101,417.04	100%	0.00	5,070.85		
529	05	1200	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.	67,600.00	54,080.00	10,140.00		64,220.00	95%	3,380.00	3,211.00		
530	05	1200	320	320 Oxidation Structural Flow Splitter	M	HME, Inc	5,667.98	5,667.98			5,667.98	100%	0.00	283.40		
531	05	1200	320	320 Oxidation Structural Flow Splitter	L	Williams Brothers Const. Inc.	3,900.00				0.00	0%	3,900.00	0.00		
532	26	0000	320	Oxidation Ditches	M	Price Electric	220,000.00	167,200.00	37,400.00		204,600.00	93%	15,400.00	10,230.00		
533	31	5000	320	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00			22,600.00	50%	22,600.00	1,130.00		
534	31	6613	320	Oxidation Ditch	M/L	Helitech	142,667.00	142,667.00			142,667.00	100%	0.00	7,133.35		
535	35	2016	320	Slide Gates	M	August Winter & Sons	39,000.00	39,000.00			39,000.00	100%	0.00	1,950.00		
536	35	2016	320	Slide Gates	L	August Winter & Sons	9,500.00	7,500.00			7,500.00	79%	2,000.00	375.00		
537	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M	August Winter & Sons	90,000.00	90,000.00			90,000.00	100%	0.00	4,500.00		
538	46	4123	320	Submersible Mixing Equipment	L	August Winter & Sons	89,747.00	40,000.00			40,000.00	45%	49,747.00	2,000.00		
539	46	5361	320	Oxidation Ditch System Equipment (Base Bid)	M	August Winter & Sons	1,051,600.00	986,997.92		12,022.00	999,019.92	95%	52,580.08	49,951.00		
540	46	5361	320	Oxidation Ditch Sys 40'	L	August Winter & Sons	95,000.00	90,000.00			90,000.00	95%	5,000.00	4,500.00		
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	47,361.50			47,361.50	96%	1,903.50	2,368.08		
544	03	0000	350	Concrete	M	Norwalk Ready Mix Concrete Inc.	32,261.43	32,261.43			32,261.43	100%	0.00	1,613.07		
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	85,748.63			85,748.63	100%	0.00	4,287.43		
549	03	0000	350	Houskeeping Pads	L	Williams Brothers Const. Inc.	4,131.00	4,131.00			4,131.00	100%	0.00	206.55		
550	03	0000	350	Columns	L	Williams Brothers Const. Inc.	7,418.25	7,418.25			7,418.25	100%	0.00	370.91		
551	03	1000	350	350 Secondary Treatment	M	Molin Concrete Products	13,528.00	13,528.00			13,528.00	100%	0.00	676.40		
552	03	1000	350	350 Secondary Treatment	L	Williams Brothers Const. Inc.	10,504.00	10,504.00			10,504.00	100%	0.00	525.20		
553	04	2000	350	350 Secondary Treatment Brick	M	Seedorff Masonry, Inc.	17,189.00	17,189.00			17,189.00	100%	0.00	859.45		
554	04	2000	350	350 Secondary Treatment CMU	M	Seedorff Masonry, Inc.	14,329.00	14,329.00			14,329.00	100%	0.00	716.45		
555	04	2000	350	350 Secondary Treatment Insulation	M	Seedorff Masonry, Inc.	5,853.00	5,853.00			5,853.00	100%	0.00	292.65		
556	04	2000	350	350 Secondary Treatment Brick	L	Seedorff Masonry, Inc.	36,454.00	36,454.00			36,454.00	100%	0.00	1,822.70		
557	04	2000	350	350 Secondary Treatment CMU	L	Seedorff Masonry, Inc.	52,419.00	52,419.00			52,419.00	100%	0.00	2,620.95		
558	04	2000	350	350 Secondary Treatment Insulation	L	Seedorff Masonry, Inc.	2,736.00	2,736.00			2,736.00	100%	0.00	136.80		
559	05	1200	350	350 Secondary Treatement Bldg	M	HME, Inc	23,415.12	23,415.12			23,415.12	100%	0.00	1,170.76		
560	05	1200	350	350 Secondary Treatement Bldg	L	Williams Brothers Const. Inc.	16,900.00	15,210.00			15,210.00	90%	1,690.00	760.50		
561	06	1000	350	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42	8,858.42			8,858.42	100%	(0.00)	442.92		
562	07	1713	350	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81	9,113.81			9,113.81	100%	0.00	455.69		
563	07	1713	350	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00	6,370.00			6,370.00	100%	0.00	318.50		
564	07	5400	350	Thermoplastic Membrane Roofing	M	For Sure Roofing and Sheetmet	9,773.53	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	8,761.61			8,761.61	100%	0.00	438.08		
566	07	6200	350	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmet	313.43	313.43			313.43	100%	0.00	15.67		
567	07	6200	350	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmet	1,800.76	1,800.76			1,800.76	100%	0.00	90.04		

1		CONTINUATION SHEET										Application No. 25	PER TO: June 30, 2022			
2												APPL. DATE: June 30, 2022	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	
568	08	1113	350		Hollow Metal Doors and Frames	M	Commercial Construction Products Co		15,000.00			9,226.70	9,226.70	62%	5,773.30	461.34
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	801.00			801.00	100%	0.00	40.05
573	08	3100	350		Access Doors and Panels	L	Williams Brothers Const. Inc.		490.29	490.29			490.29	100%	(0.00)	24.51
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	10,000.00			10,000.00	100%	0.00	500.00
579	09	9000	350		Paints and Coatings	L	RP Coatings		40,000.00	40,000.00			40,000.00	100%	0.00	2,000.00
580	11	5353	350		Casework, Tops, Fixtures, Fume Hood	M	Innovative Laboratory Systems		22,550.00			22,550.00	22,550.00	100%	0.00	1,127.50
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	45,000.00			45,000.00	100%	0.00	2,250.00
583	22	0500	350		350 Secondary Treatment	L	August Winter & Sons, Inc.		50,000.00	32,500.00			32,500.00	65%	17,500.00	1,625.00
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
590	23	1123	350		HVAC Sequence of Operation	M	Corn States Metal Fabricators		7,000.00		7,000.00		7,000.00	100%	0.00	350.00
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		13,680.00		13,680.00	72%	5,320.00	684.00
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	28,652.04	1,513.96		30,166.00	100%	0.00	1,508.30
596	23	3100	350		HVAC Ducts and Casings	L	Corn States Metal Fabricators		87,824.00	65,870.00	21,954.00		87,824.00	100%	0.00	4,391.20
597	23	3300	350		Air Duct Accessories	M	Corn States Metal Fabricators		530.00	500.00	30.00		530.00	100%	0.00	26.50
598	23	3300	350		Air Duct Accessories	L	Corn States Metal Fabricators		350.00	260.00	90.00		350.00	100%	0.00	17.50
599	23	3423	350		HVAC Power Ventilators	M	Corn States Metal Fabricators		3,520.00	3,520.00			3,520.00	100%	0.00	176.00
600	23	3423	350		HVAC Power Ventilators	L	Corn States Metal Fabricators		1,200.00	1,200.00			1,200.00	100%	0.00	60.00
601	23	3700	350		Grilles, Registers, Diffusers	M	Corn States Metal Fabricators		700.00		700.00		700.00	100%	0.00	35.00
602	23	3700	350		Grilles, Registers, Diffusers	L	Corn States Metal Fabricators		1,180.00		1,180.00		1,180.00	100%	0.00	59.00
603	23	7433	350		Packaged MAU	M	Corn States Metal Fabricators		12,800.00			12,800.00	12,800.00	100%	0.00	640.00
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	3,870.00			3,870.00	100%	0.00	193.50
606	23	8101	350		Terminal Heat Transfer Units	L	Corn States Metal Fabricators		270.00	270.00			270.00	100%	0.00	13.50
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	132,000.00	18,000.00		150,000.00	75%	50,000.00	7,500.00
610	31	5000	350		Building excavation/backfill	M/L	Iowa Earth Works		11,300.00	11,300.00			11,300.00	100%	0.00	565.00
611	41	2213	350		Bridge Crane	M	Crane Equipment & Services, Inc.		17,000.00				0.00	0%	17,000.00	0.00
612	41	2213	350		Bridge Crane	L	Crane Equipment & Services, Inc.		4,300.00				0.00	0%	4,300.00	0.00
613	41	2223	350		Hoist and Monorail System	M	Crane Equipment & Services, Inc.		3,200.00	3,200.00			3,200.00	100%	0.00	160.00
614	41	2223	350		Hoist and Monorail System	L	Crane Equipment & Services, Inc.		750.00	750.00			750.00	100%	0.00	37.50
615	43	2139	350		Submersible Solids Handling Pump Equipment	M	August Winter & Sons		104,000.00	94,000.00		10,000.00	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	145,106.00			145,106.00	93%	11,432.00	7,255.30
617	380				Secondary Clarifiers								0.00		0.00	0.00
618	03	0000	380		380 Secondary Clarifiers								0.00		0.00	0.00

1	CONTINUATION SHEET										Application No.	25	PER TO:	June 30, 2022
2											APPL DATE:	June 30, 2022	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		
619	03	0000	380		M/L Harris Rebar (Ambassador Steel)	178,010.00		176,295.50		176,295.50	99%	1,714.50	8,814.78	
620	03	0000	380		M Norwalk Ready Mix Concrete Inc	147,096.17		144,849.45		144,849.45	98%	2,246.72	7,242.47	
621	03	0000	380							0.00		0.00	0.00	
622	03	0000	380		L Williams Brothers Const. Inc.	686,179.35		686,179.35		686,179.35	100%	0.00	34,308.97	
623	03	0000	380		L Williams Brothers Const. Inc.	202,724.10		202,724.10		202,724.10	100%	0.00	10,136.21	
624	03	0000	380		L Williams Brothers Const. Inc.	1,323.00		661.50		661.50	50%	661.50	33.08	
625	03	0000	380		L Williams Brothers Const. Inc.	79,596.68		79,596.68		79,596.68	100%	(0.00)	3,979.83	
626	03	0000	380		L Williams Brothers Const. Inc.	20,280.38				0.00	0%	20,280.38	0.00	
627	05	1200	380	380	M HME, Inc	14,514.40		14,514.40		14,514.40	100%	0.00	725.72	
628	05	1200	380	380	M HME, Inc	20,663.54		20,663.54		20,663.54	100%	0.00	1,033.18	
629	05	1200	380	380	L Williams Brothers Const. Inc.	11,700.00		1,170.00		1,170.00	10%	10,530.00	58.50	
630	05	1200	380	380	L Williams Brothers Const. Inc.	19,500.00				0.00	0%	19,500.00	0.00	
631	09	9000	380	380	M RP Coatings	17,000.00		17,000.00		17,000.00	100%	0.00	850.00	
632	09	9000	380		L RP Coatings	67,000.00		67,000.00		67,000.00	100%	0.00	3,350.00	
633	31	5000	380		M/L Iowa Earth Works	22,600.00		22,600.00		22,600.00	100%	0.00	1,130.00	
634	31	5000	380		M/L Iowa Earth Works	22,600.00		16,950.00		16,950.00	75%	5,650.00	847.50	
635	31	5000	380		M/L Iowa Earth Works	22,600.00		16,950.00		16,950.00	75%	5,650.00	847.50	
636	31	6613	380		M/L Helitech	39,416.00		39,416.00		39,416.00	100%	0.00	1,970.80	
637	43	2112	380		M August Winter & Sons	34,000.00			34,000.00	34,000.00	100%	0.00	1,700.00	
638	43	2112	380		L August Winter & Sons	9,000.00		450.00		450.00	5%	8,550.00	22.50	
639	46	4323	380		M August Winter & Sons	418,000.00		418,000.00		418,000.00	100%	0.00	20,900.00	
640	46	4323	380		L August Winter & Sons	250,000.00		235,000.00		235,000.00	94%	15,000.00	11,750.00	
641	420	UV Disinfection Bldg								0.00		0.00	0.00	
642	03	0000	420	420						0.00		0.00	0.00	
643	03	0000	420		M/L Harris Rebar (Ambassador Steel)	22,050.00		21,179.50	870.50	22,050.00	100%	0.00	1,102.50	
644	03	0000	420		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							0.00		0.00	0.00	
646	03	0000	420		L Williams Brothers Const. Inc.	6,125.63		6,125.63		6,125.63	100%	(0.01)	306.28	
647	03	0000	420		L Williams Brothers Const. Inc.	155,512.60		155,512.60		155,512.60	100%	0.00	7,775.63	
648	03	0000	420		L Williams Brothers Const. Inc.	26,534.93		26,534.93		26,534.93	100%	(0.00)	1,326.75	
649	03	0000	420			Williams Brothers Const. Inc.	50,381.88	50,381.88		50,381.88	100%	(0.00)	2,519.09	
650	03	0000	420			Williams Brothers Const. Inc.	7,682.85	7,682.85		7,682.85	100%	0.00	384.14	
651	03	1000	420	420	M Molin Concrete Products	16,910.00		16,910.00		16,910.00	100%	0.00	845.50	
652	03	1000	420	420	M Molin Concrete Products	6,000.00		4,500.00		4,500.00	75%	1,500.00	225.00	
653	03	1000	420	420	L Williams Brothers Const. Inc.	10,504.00		10,504.00		10,504.00	100%	0.00	525.20	
654	04	2000	420	420	M Seedorff Masonry, Inc.	7,703.00		7,703.00		7,703.00	100%	0.00	385.15	
655	04	2000	420	420	M Seedorff Masonry, Inc.	22,164.00		22,164.00		22,164.00	100%	0.00	1,108.20	
656	04	2000	420	420	M Seedorff Masonry, Inc.	13,359.00		13,359.00		13,359.00	100%	0.00	667.95	
657	04	2000	420	420	L Seedorff Masonry, Inc.	49,870.00		49,870.00		49,870.00	100%	0.00	2,493.50	
658	04	2000	420	420	L Seedorff Masonry, Inc.	3,383.00		3,383.00		3,383.00	100%	0.00	169.15	
659	04	2000	420	420	L Seedorff Masonry, Inc.	46,273.00		46,273.00		46,273.00	100%	0.00	2,313.65	
660	05	1200	420	420	M HME, Inc	1,149.88		1,149.88		1,149.88	100%	0.00	57.49	
661	05	1200	420	420	M HME, Inc	45,524.60		9,800.00		9,800.00	22%	35,724.60	490.00	
662	05	1200	420	420	L Williams Brothers Const. Inc.	3,900.00		3,900.00		3,900.00	100%	0.00	195.00	
663	06	1000	420		M/L Williams Brothers Const. Inc.	8,858.42		8,858.42		8,858.42	100%	(0.00)	442.92	
664	06	8000	420		M Williams Brothers Const. Inc.	12,500.00		12,500.00		12,500.00	100%	0.00	625.00	
665	06	8000	420		L Williams Brothers Const. Inc.	1,875.00		468.75		468.75	25%	1,406.25	23.44	
666	07	1713	420		M Williams Brothers Const. Inc.	9,113.81		9,113.81		9,113.81	100%	0.00	455.69	
667	07	1713	420		L Williams Brothers Const. Inc.	6,370.00		6,370.00		6,370.00	100%	0.00	318.50	
668	07	5400	420		M For Sure Roofing and Sheetmetal	12,028.96		12,028.96		12,028.96	100%	0.00	601.45	
669	07	5400	420		L For Sure Roofing and Sheetmetal	10,783.52		5,124.90	5,658.62	10,783.52	100%	0.00	539.18	

1		CONTINUATION SHEET				Application No. 25		PER TO: June 30, 2022					
2						APPL DATE: June 30, 2022		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	
670	07	6200	420	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmet	385.76	385.76			385.76	100%	0.00	19.29
671	07	6200	420	Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmet	2,216.32	2,216.32			2,216.32	100%	0.00	110.82
672	08	1116	420	Aluminum Doors and Frames	M Commercial Construction Prodi	13,920.00			4,176.00	4,176.00	30%	9,744.00	208.80
673	08	1116	420	Aluminum Doors and Frames	L Commercial Construction Prodi	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 Prodi	Includ above				0.00		0.00	0.00
677	08	4313	420	Aluminum Framed Storefronts	L Commercial Construction Prodi	Includ above				0.00		0.00	0.00
678	08	7100	420	Door Hardware	M Commercial Construction Prodi	Includ above				0.00		0.00	0.00
679	08	7100	420	Door Hardware	L Commercial Construction Prodi	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	420 Disinfection	M August Winter & Sons, Inc.	70,000.00	70,000.00			70,000.00	100%	0.00	3,500.00
683	22	0500	420	420 Disinfection	L August Winter & Sons, Inc.	55,000.00	55,000.00			55,000.00	100%	0.00	2,750.00
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		960.00		960.00	10%	8,640.00	48.00
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	7,040.00			7,040.00	100%	0.00	352.00
696	23	3423	420	HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00	2,250.00			2,250.00	100%	0.00	112.50
697	23	3700	420	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00	350.00			350.00	100%	0.00	17.50
698	23	3700	420	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00	590.00			590.00	100%	0.00	29.50
699	23	8101	420	Terminal Heat Transfer Units	M Corn States Metal Fabricators	3,870.00	3,870.00			3,870.00	100%	0.00	193.50
700	23	8101	420	Terminal Heat Transfer Units	L Corn States Metal Fabricators	270.00	270.00			270.00	100%	0.00	13.50
701	23	8127	420	Libert AC Units	M Corn States Metal Fabricators	22,400.00	22,400.00			22,400.00	100%	0.00	1,120.00
702	23	8127	420	Libert AC Units	L Corn States Metal Fabricators	2,800.00	1,400.00			1,400.00	50%	1,400.00	70.00
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	39,200.00			39,200.00	98%	800.00	1,960.00
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	50,000.00			50,000.00	100%	0.00	2,500.00
708	43	2136	420	Vertical Turbine Pumps	L August Winter & Sons	125,000.00	125,000.00			125,000.00	100%	0.00	6,250.00
709	43	3263	420	Ultraviolet Disinfection Equipment	M August Winter & Sons	348,000.00	295,967.85		52,032.15	348,000.00	100%	0.00	17,400.00
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	9,500.00			9,500.00	100%	0.00	475.00
712	520	Aerobic Digester								0.00		0.00	0.00
713	03	0000	520	Aerobic Digester						0.00		0.00	0.00
714	03	0000	520	Rebar	M/L Harris Rebar (Ambassador Steel	480,515.00	478,365.31	1,120.00		479,485.31	100%	1,029.69	23,974.27
715	03	0000	520	Concrete	M Norwalk Ready Mix Concrete I	218,299.34	218,299.34			218,299.34	100%	0.00	10,914.97
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	77,463.54	8,607.06		86,070.60	100%	0.00	4,303.53
720	05	1200	520	Aerobic Digester	M HME, Inc	25,269.22	25,269.22			25,269.22	100%	0.00	1,263.46

1		CONTINUATION SHEET												Application No. 25	PER. TO: June 30, 2022
2														APPL. DATE: June 30, 2022	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				
721	05	1200	520	Aerobic Digester	L	Williams Brothers Const. Inc.	19,500.00		19,500.00	100%	0.00	975.00			
722	09	9000	520	Paints and Coatings 520 Aerobic Digesters	M	RP Coatings	200.00		200.00	100%	0.00	10.00			
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		45,200.00	100%	0.00	2,260.00			
725	31	6613	520	Aerobic Digester	M/L	Helitech	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		90,000.00	100%	0.00	4,500.00			
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 Diffusedd Aeration Equipment	M	August Winter & Sons	150,000.00		115,000.00	94%	8,446.00	7,077.70			
729	46	5133	520	Flexible Membrane Diffusedd Aeration Equipment	L	August Winter & Sons	75,000.00		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		101,975.28	99%	1,109.72	5,098.76			
733	03	0000	550	Concrete	M	Norwalk Ready Mix Concrete Inc.	62,738.55		61,000.00	97%	1,738.55	3,050.00			
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		29,324.03	100%	0.00	1,466.20			
736	03	0000	550	Walls	L	Williams Brothers Const. Inc.	99,273.60		99,273.60	100%	0.00	4,963.68			
737	03	0000	550	SOG	L	Williams Brothers Const. Inc.	48,090.38		48,090.38	100%	0.00	2,404.52			
738	03	0000	550	Suspended Slab	L	Williams Brothers Const. Inc.	191,216.03		191,216.03	100%	(0.00)	9,560.80			
739	03	0000	550	Columns	L	Williams Brothers Const. Inc.	28,033.43		28,033.43	100%	(0.00)	1,401.67			
740	03	0000	550	Mechanical Curbs	L	Williams Brothers Const. Inc.	373.95		373.95	100%	0.00	18.70			
741	03	1000	550	550 Solids Process	M	Molin Concrete Products	33,698.00		11,232.66	22,465.34	33,698.00	100%	0.00	1,684.90	
742	03	1000	550	550 Solids Process	L	Williams Brothers Const. Inc.	10,504.00		2,801.06	7,702.94	10,504.00	100%	0.00	525.20	
743	04	2000	550	550 Solids Process Brick	M	Seedorff Masonry, Inc.	31,959.00		31,959.00	100%	0.00	1,597.95			
744	04	2000	550	550 Solids Process CMU	M	Seedorff Masonry, Inc.	17,861.00		17,861.00	100%	0.00	893.05			
745	04	2000	550	550 Solids Process Insulation	M	Seedorff Masonry, Inc.	10,991.00		10,991.00	100%	0.00	549.55			
746	04	2000	550	550 Solids Process Brick	L	Seedorff Masonry, Inc.	67,308.00		67,308.00	100%	0.00	3,365.40			
747	04	2000	550	550 Solids Process Insulation	L	Seedorff Masonry, Inc.	4,784.00		4,784.00	100%	0.00	239.20			
748	04	2000	550	550 Solids Process CMU	L	Seedorff Masonry, Inc.	66,418.00		66,418.00	100%	0.00	3,320.90			
749	05	1200	550	550 Solids Processing	M	HME, Inc.	60,231.44		60,231.44	100%	0.00	3,011.57			
750	05	1200	550	550 Solids Processing	L	Williams Brothers Const. Inc.	42,900.00		17,160.00	40%	25,740.00	858.00			
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 Sheetmetal	24,584.52		12,292.26	12,292.26	24,584.52	100%	0.00	1,229.23	
755	07	5400	550	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmetal	22,068.73		11,034.37		11,034.37	50%	11,034.36	551.72	
756	07	6200	550	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmetal	489.73		0.00	0%	489.73	0.00			
757	07	6200	550	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmetal	4,535.16		0.00	0%	4,535.16	0.00			
758	08	1116	550	Aluminum Doors and Frames	M	Commercial Construction Products	26,700.00		8,010.00	8,010.00	30%	18,690.00	400.50		
759	08	1116	550	Aluminum Doors and Frames	L	Commercial Construction Products	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 Products	Includ above		0.00		0.00	0.00			
763	08	4313	550	Aluminum Framed Storefronts	L	Commercial Construction Products	Includ above		0.00		0.00	0.00			
764	08	7100	550	Door Hardware	M	Commercial Construction Products	Includ above		0.00		0.00	0.00			
765	08	7100	550	Door Hardware	L	Commercial Construction Products	Includ above		0.00		0.00	0.00			
766	09	9000	550	Paints and Coatings 550 Solids Processing	M	RP Coatings	8,000.00		8,000.00	100%	0.00	400.00			
767	09	9000	550	Paints and Coatings	L	RP Coatings	40,000.00		24,000.00	8,000.00	32,000.00	80%	8,000.00	1,600.00	
768	22	0500	550	550 Solids Processing	M	August Winter & Sons, Inc.	35,000.00		24,750.00		24,750.00	71%	10,250.00	1,237.50	
769	22	0500	550	550 Solids Processing	L	August Winter & Sons, Inc.	65,000.00		56,250.00		56,250.00	87%	8,750.00	2,812.50	
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			

1		CONTINUATION SHEET						Application No. 25		PER TO: June 30, 2022					
2								APPL. DATE: June 30, 2022		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	
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		5,800.00		5,800.00	58%	4,200.00	290.00
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		3,900.00		3,900.00	15%	22,100.00	195.00
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		18,100.00	8,428.72	26,528.72	51%	25,191.28	1,326.44
782	23	3100	550		HVAC Ducts and Casings	L	Corn States Metal Fabricators	58,760.00		20,566.00		20,566.00	35%	38,194.00	1,028.30
783	23	3300	550		Air Duct Accessories	M	Corn States Metal Fabricators	900.00		540.00		540.00	60%	360.00	27.00
784	23	3300	550		Air Duct Accessories	L	Corn States Metal Fabricators	600.00		360.00		360.00	60%	240.00	18.00
785	23	3423	550		HVAC Power Ventilators	M	Corn States Metal Fabricators	7,030.00			7,030.00	7,030.00	100%	0.00	351.50
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			25,600.00	25,600.00	100%	0.00	1,280.00
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				0.00	0%	22,400.00	0.00
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	62,000.00	20,000.00		82,000.00	82%	18,000.00	4,100.00
794	31	5000	550		Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	45,200.00		228,000.00	248,000.00	99%	2,000.00	12,400.00
795	43	1123	550		Rotary Positive Displacement Aeration Blower	M	August Winter & Sons	250,000.00	20,000.00			27,000.00	23%	90,000.00	1,350.00
796	43	1123	550		Rotary Positive Displacement Aeration Blower	L	August Winter & Sons	117,000.00	27,000.00			27,000.00			
797	43	2116	550		Double Disc Pumping Equipment	M	August Winter & Sons	959,000.00	959,000.00			959,000.00	100%	0.00	47,950.00
798	43	2116	550		Double Disc Pumping Equipment	L	August Winter & Sons	252,000.00	226,200.00			226,200.00	90%	25,800.00	11,310.00
799	46	3390	550		Polymer Feed System	M	August Winter & Sons	57,000.00	10,000.00			10,000.00	18%	47,000.00	500.00
800	46	3390	550		Polymer Feed System	L	August Winter & Sons	55,000.00	47,000.00			47,000.00	85%	8,000.00	2,350.00
801	46	7133	550		Rotary Drum Sludge Thickening System	M	August Winter & Sons	410,000.00	410,000.00			410,000.00	100%	0.00	20,500.00
802	46	7133	550		Rotary Drum Sludge Thickening System	L	August Winter & Sons	250,000.00	200,000.00			200,000.00	80%	50,000.00	10,000.00
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	91,837.74		482.94	92,320.68	96%	3,579.32	4,616.03
806	03	0000	570		Concrete	M	Norwalk Ready Mix Concrete Inc.	85,959.16	85,959.16			85,959.16	100%	(0.00)	4,297.96
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	108,114.75			108,114.75	100%	0.00	5,405.74
815	03	0000	570		Houskeeping Pas	L	Williams Brothers Const. Inc.	9,162.45	9,162.45			9,162.45	100%	0.00	458.12
816	03	0000	570		Mechanical Curbs	L	Williams Brothers Const. Inc.	1,902.15	1,902.15			1,902.15	100%	0.00	95.11
817	03	1000	570		570 Biosolids Bldg	M	Molin Concrete Products	1,579.00	1,579.00			1,579.00	100%	0.00	78.95
818	03	1000	570		570 Biosolids Bldg	L	Williams Brothers Const. Inc.	10,504.00	10,504.00			10,504.00	100%	0.00	525.20
819	04	2000	570		570 Biosolids Insulation	M	Seedorff Masonry, Inc.	1,774.00	1,774.00			1,774.00	100%	0.00	88.70
820	04	2000	570		570 Biosolids Brick	M	Seedorff Masonry, Inc.	5,349.00	5,349.00			5,349.00	100%	0.00	267.45
821	04	2000	570		570 Biosolids CMU	M	Seedorff Masonry, Inc.	2,743.00	2,743.00			2,743.00	100%	0.00	137.15
822	04	2000	570		570 Biosolids Insulation	L	Seedorff Masonry, Inc.	784.00	784.00			784.00	100%	0.00	39.20

1		CONTINUATION SHEET				Application No. 25		PER TO: June 30, 2022				
2						APPL. DATE: June 30, 2022		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	
823	04	2000	570	Biosolids Brick	L Seedorff Masonry, Inc.	10,746.00	10,746.00		10,746.00	100%	0.00	537.30
824	04	2000	570	Biosolids CMU	L Seedorff Masonry, Inc.	11,553.00	11,553.00		11,553.00	100%	0.00	577.65
825	05	1200	570	Biosolids Storage	M HME, Inc	12,121.64	12,121.64		12,121.64	100%	0.00	606.08
826	05	1200	570	Biosolids Storage	L Williams Brothers Const. Inc.	33,800.00	3,380.00	13,520.00	16,900.00	50%	16,900.00	845.00
827	06	1000	570	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42	8,858.42		8,858.42	100%	(0.00)	442.92
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	5,850.00		5,850.00	100%	0.00	292.50
832	07	5400	570	Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmet	977.35	977.35		977.35	100%	0.00	48.87
833	07	5400	570	Thermoplastic Membrane Roofing	L For Sure Roofing and Sheetmet	876.16	876.16		876.16	100%	0.00	43.81
834	07	6200	570	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmet	301.34	301.34		301.34	100%	0.00	15.07
835	07	6200	570	Sheet Metal Flashing and Trim	L For Sure Roofing and Sheetmet	180.08	180.08		180.08	100%	0.00	9.00
836	08	1116	570	Aluminum Doors and Frames	M Commercial Construction Prods	9,000.00		2,700.00	2,700.00	30%	6,300.00	135.00
837	08	1116	570	Aluminum Doors and Frames	L Commercial Construction Prods	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	490.29		490.29	100%	(0.00)	24.51
840	08	4313	570	Aluminum Framed Storefronts	M Commercial Construction Prods	Includ above			0.00		0.00	0.00
841	08	4313	570	Aluminum Framed Storefronts	L Commercial Construction Prods	Includ above			0.00		0.00	0.00
842	08	7100	570	Door Hardware	M Commercial Construction Prods	Includ above			0.00		0.00	0.00
843	08	7100	570	Door Hardware	L Commercial Construction Prods	Includ above			0.00		0.00	0.00
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M RP Coatings	800.00	800.00		800.00	100%	0.00	40.00
845	09	9000	570	Paints and Coatings	L RP Coatings	2,000.00	2,000.00		2,000.00	100%	0.00	100.00
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		2,250.00	2,250.00	45%	2,750.00	112.50
848	23	1123	570	HVAC Sequence of Operation	L Corn States Metal Fabricators	13,000.00		1,950.00	1,950.00	15%	11,050.00	97.50
849	23	3100	570	HVAC Ducts and Casings	M Corn States Metal Fabricators	10,770.00	2,560.00	6,000.00	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	6,120.00	3,550.00	9,670.00	79%	2,570.00	483.50
851	23	3300	570	Air Duct Accessories	M Corn States Metal Fabricators	190.00	150.00		150.00	79%	40.00	7.50
852	23	3300	570	Air Duct Accessories	L Corn States Metal Fabricators	130.00	60.00	40.00	100.00	77%	30.00	5.00
853	23	3423	570	HVAC Power Ventilators	M Corn States Metal Fabricators	12,310.00		12,310.00	12,310.00	100%	0.00	615.50
854	23	3423	570	HVAC Power Ventilators	L Corn States Metal Fabricators	3,940.00	1,970.00		1,970.00	50%	1,970.00	98.50
855	23	8101	570	Terminal Heat Transfer Units	M Corn States Metal Fabricators	15,480.00	7,740.00	7,740.00	15,480.00	100%	0.00	774.00
856	23	8101	570	Terminal Heat Transfer Units	L Corn States Metal Fabricators	1,060.00	1,060.00		1,060.00	100%	0.00	53.00
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	22,600.00		22,600.00	100%	0.00	1,130.00
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	109,898.00		109,898.00	69%	50,102.00	5,494.90
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	111,000.00	0.00	111,000.00	100%	0.00	5,550.00
865												
866				Original Contract totals		45,600,000.00	38,852,235.44	833,117.37	1,649,218.08	90.6%	4,265,429.10	2,066,728.54

1	CONTINUATION SHEET				Application No. 25		PER TO: June 30, 2022					
2					APPL DATE: June 30, 2022		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											
868	1		PCO 002		714.00	714.00			714.00	100%	0.00	35.70
869			PCO 003		5,932.00	5,932.00			5,932.00	100%	0.00	296.60
870			PCO 004		1,766.00	1,766.00			1,766.00	100%	0.00	88.30
871			PCO 007A		(35,381.00)	(35,381.00)			(35,381.00)		0.00	(1,769.05)
872			PCO 010A		6,701.00	6,701.00			6,701.00	100%	0.00	335.05
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)	(26,011.00)			(26,011.00)	100%	0.00	(1,300.55)
875			PCO 001C		11,444.00	11,444.00			11,444.00	100%	0.00	572.20
876			PCO 008		323.00	323.00			323.00	100%	0.00	16.15
877			PCO 009		11,450.00	11,450.00			11,450.00	100%	0.00	572.50
878			PCO 017		(3,174.00)	(3,174.00)			(3,174.00)	100%	0.00	(158.70)
879			PCO 018A		6,442.00	6,442.00			6,442.00	100%	0.00	322.10
880	3		PCO005A		(1,058.00)	(1,058.00)			(1,058.00)	100%	0.00	(52.90)
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	3,717.00			3,717.00	100%	0.00	185.85
884			PCO019B		(18,775.00)	(18,775.00)			(18,775.00)	100%	0.00	(938.75)
885			PCO020		397.00	397.00			397.00	100%	0.00	19.85
886			PCO021A		5,452.00	5,452.00			5,452.00	100%	0.00	272.60
887			PCO22A		(54,676.00)	(54,676.00)			(54,676.00)	100%	0.00	(2,733.80)
888			PCO024B		1,190.00	1,190.00			1,190.00	100%	0.00	59.50
889			PCO028		(3,047.00)	(3,047.00)			(3,047.00)	100%	0.00	(152.35)
890			PCO029		17,633.00	17,633.00			17,633.00	100%	0.00	881.65
891			PCO030		(2,063.00)	(2,063.00)			(2,063.00)	100%	0.00	(103.15)
892	4		PCO006B		5,513.00	5,513.00			5,513.00	100%	0.00	275.65
893			PCO023		(9,297.00)				0.00	-0%	(9,297.00)	0.00
894			PCO025A		(32,753.00)	(10,000.00)			(10,000.00)	31%	(22,753.00)	(500.00)
895			PCO026A		5,458.00	5,458.00			5,458.00	100%	0.00	272.90
896			PCO027B		(28,868.00)	(28,868.00)			(28,868.00)	100%	0.00	(1,443.40)
897			PCO031		5,484.00	2,262.10			2,262.10	41%	3,221.90	113.11
898			PCO032		3,406.00				0.00	0%	3,406.00	0.00
899			PCO033		2,044.00	2,044.00			2,044.00	100%	0.00	102.20
900			PCO034		(3,896.00)	(3,896.00)			(3,896.00)	100%	0.00	(194.80)
901			PCO035		1,042.00	1,042.00			1,042.00	100%	0.00	52.10
902			PCO036		14,304.00	14,304.00			14,304.00	100%	0.00	715.20
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	5		PCO040		(190.00)				0.00	-0%	(190.00)	0.00
906			PCO039		3,438.00				0.00	0%	3,438.00	0.00
907					15,000.00				0.00	0%	15,000.00	0.00
908			PCO041		3,501.00				0.00	0%	3,501.00	0.00
909												
910												
911				TOTAL CHANGE ORDERS	(51,539.00)	(55,656.90)	0.00	0.00	(55,656.90)	31.72	4,117.90	(2,782.85)
912												
913				TOTAL REVISED CONTRACT AM	45,548,461.00	38,796,578.54	833,117.37	1,649,218.08	41,278,914.00	91%	4,269,547.00	2,063,945.70

1	CONTINUATION SHEET										Application No. 25		PER. TO: June 30, 2022		
2											APPL. DATE: June 30, 2022		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	
914							Summary by subcontract								
915			Description				Vender Name								
916	2359530	AUGU03				Plumbing, Mechanical & Equip	August Winter & Sons Inc.	11,821,269.00	10,239,517.77	20,000.00	654,054.15	10,913,571.92	92%	907,697.08	545,678.60
917	2333530	COMM19				Metal Doors/Frames/Hardware	Commercial Construction	199,187.74	0.00	0.00	72,186.98	72,186.98	36%	127,000.76	3,609.35
918	2324530	CORN01				HVAC	Corn States Metal Fabricators	1,411,950.00	598,339.04	161,253.96	250,560.72	1,010,153.72	72%	401,796.28	50,507.69
919	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
920	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
921	2378530	FORS01				Thermoplastic Membrane Roof	For Sure Roofing & Sheetmetal	169,961.00	107,094.79	28,985.25	12,292.26	148,372.30	87%	21,588.70	7,418.62
922	2336530	GREAO6				Bolted Steel WW Tanks	Great Plains Structures LLC	799,200.00	420,865.00	50,822.25	209,000.00	680,687.25	85%	118,512.75	34,034.36
923	2323530	HARR07				Concrete Reinforcing Work	Harris Rebar/Ambassador Steel	1,790,000.00	1,757,077.56	4,629.40	9,547.73	1,771,254.69	99%	18,745.31	88,562.73
924	2353530	HEAR10				Acoustical Ceiling Tile Work	Heartland Finishes Inc.	4,675.00	3,506.25	500.00	0.00	4,006.25	86%	668.75	200.31
925	2320530	HEL101				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
926	2371530	HME01				Structural Steel Framing	HME Inc.	483,579.00	441,281.84	0.00	6,572.56	447,854.40	93%	35,724.60	22,392.72
927	2338530	INNO05				Lab Furniture/Countertops	Innovative Laboratory Systems	38,100.00	0.00	0.00	33,700.00	33,700.00	88%	4,400.00	1,685.00
928	2356530	IOWA11				Excavation and Site Grading	Iowa Earth Works	1,412,821.50	1,144,842.50	0.00	0.00	1,144,842.50	81%	267,979.00	57,242.13
929	2361530	J&KC01				Site Utilities/Ext Mechanical	J & K Contracting LLC	3,575,690.00	3,254,113.05	13,658.96	75,214.54	3,342,986.55	93%	232,703.45	167,149.33
930	2327530	JIMS03				Tiling & Resilient Flooring	Jim's Carpet One	12,000.00	9,027.50	0.00	0.00	9,027.50	75%	2,972.50	451.38
931	2331530	JOH114				Fire Protection Specialties	Johnson Specialty Sales, Ltd.	1,525.00	0.00	0.00	0.00	0.00	0%	1,525.00	0.00
932	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
933	2372530	MOL101				Structural Precast Hollow Core	Molin Concrete Products	205,460.00	173,712.66	22,465.34	7,782.00	203,960.00	99%	1,500.00	10,198.00
934	2346530	NORW02				Ready Mix Concrete	Norwalk Ready-Mix Concrete I	1,792,116.61	1,380,985.73	100,000.00	0.00	1,480,985.73	83%	311,130.88	74,049.29
935	2322530	NYS01				Access Doors	Nystrom, Inc.	4,533.00	1,335.00	1,676.00	1,097.00	4,108.00	91%	425.00	205.40
936	2330530	OSD101				Metal Lockers	OSDI	4,707.00	0.00	0.00	0.00	0.00	0%	4,707.00	0.00
937	2339530	PARK10				Parking Lot Striping/Signs	Parking Lot Specialties LLC	1,185.00	0.00	0.00	0.00	0.00	0%	1,185.00	0.00
938	2329530	PREM05				Window Shades	Premier Edge LLC	1,788.00	0.00	0.00	0.00	0.00	0%	1,788.00	0.00
939	2354530	PRIC02				Electronic Safety and Security	Price Electric	5,047,246.44	4,298,168.28	96,550.00	313,810.14	4,708,528.42	93%	338,718.02	235,426.42
940	2369530	RIVE09				Metal Bldg Systems Erection	Riverview Construction Compa	327,899.00	327,899.00	0.00	0.00	327,899.00	100%	0.00	16,394.95
941	2326530	RPCO01				Deck/Wall Coverings/Paint/Flor	RP Coatings, Inc.	470,000.00	350,100.00	31,000.00	3,400.00	384,500.00	82%	85,500.00	19,225.00
942	2376530	SEED2				Masonry Work	Seedorff Masonry, Inc.	1,136,783.00	1,136,783.00	0.00	0.00	1,136,783.00	100%	0.00	56,839.15
943	2321530	SOIL02				Landscape work	Soil Tek	220,000.00	89,392.00	300.00	0.00	89,692.00	41%	130,308.00	4,484.60
945	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
946						Williams Brothers Const. Inc.		13,552,934.71	12,229,237.57	301,276.21	0.00	12,530,513.78	92%	1,022,420.92	626,525.69
947						TOTALS		45,548,461.00	38,796,578.54	833,117.37	1,649,218.08	41,278,914.00	91%	4,269,547.00	2,063,945.70

PARTIAL WAIVER OF LIEN

Application No. 25

STATE OF ILLINOIS}
 } ss.
PEORIA COUNTY }

June 30, 2022**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 Six Hundred Ninety Seven
Thousand Nine Hundred Twelve and 82/100 \$697,912.82 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 June 30, 2022

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

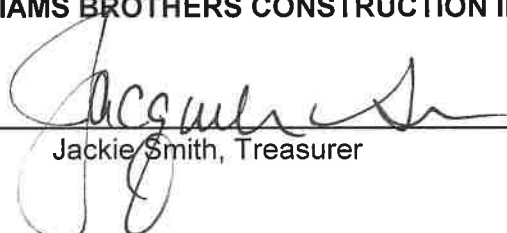
WILLIAMS BROTHERS CONSTRUCTION INC. (SEAL)

Subscribed and sworn to before me this June 30, 2022

Notary Public :

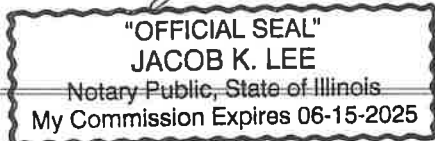


By:



(SEAL)

Jackie Smith, Treasurer





MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: July 18, 2022
Subject: Approval of a renewal liquor license for West Hill Brewing Company.

Introduction: West Hill Brewing Company has applied for a renewal of their Class B beer permit, Class C native wine permit, with outdoor and Sunday service privileges.

Background: West Hill Brewing Company is located at 219 West Salem Avenue. Their current liquor license expires on July 31, 2022. They are a limited liability company with Heather Gaumer and Douglas Gaumer listed as owners.

Discussion: All the paperwork is in order for approval.

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

Recommendation: Staff has reviewed the application and inspected the premise and recommend approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: July 18, 2022
Subject: Approval of a renewal liquor license for DanLee Corp.

Introduction: This is a renewal of the Class E liquor license for DanLee Corp, located at 311 N Jefferson Way (Jiffy Gas).

Background: Their current license expires July 31, 2022. DanLee Crop is a privately held corporation with Lee Adams, Christine Adams and Daniel Moellers listed as owners.

Discussion: DanLee holds a Class E liquor license, Class C beer permit, Class B wine permit, with Sunday service privileges. All the paperwork is in order for approval.

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

Recommendation: Staff has reviewed the application, conducted an inspection of the premise, and recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: July 18, 2022
Subject: Approval of an event application for the Mighty Maddy 5K on October 15, 2022.

Introduction: The Mighty Maddy Foundation has submitted an application for a fun run and timed race utilizing City trails and sidewalks on October 15, 2022.

Background: The race will start and finish in the Indianola High School parking lot. Volunteers will be stationed throughout the route and at each race corner.

Discussion:

Budget Impact:

Recommendation: City staff have reviewed the request and recommend that Council issue a permit for the Mighty Maddy 5K.

Attachments: 1. Mighty Maddy 5K Special Event Application



City of Indianola

Special Event Application

Dear Event Organizer:

Thank you for your interest in planning and holding an event in Indianola. Through public events and activities a sense of community and pride is developed. Public events are also a means to stimulate our local economy. The following pages provide key information for a safe, fun and successful event.

Please take time to read the information in the application form thoroughly. Please contact City Hall at 515-961-9410 or email cityclerk@indianolaiowa.gov. We appreciate your time and interest in planning an event whether for local residents or the entire south central region of Iowa. A well planned event translates to a successful activity that benefits both public and private interests.

General Event Information:

- If an event is held on City Streets applications will be reviewed by the City Manager, Public Works, Human Resources/Risk Manager, Fire and Police Departments.
- If the event is held on a combination of City streets and trails applications will be reviewed by the City Manager, Public Works, Human Resources/Risk Manager, Fire, Police as well as the Parks and Recreation Departments.
- If an event is held exclusively within City Parks or Trails the Parks and Recreation Department will review the event application to verify if it is in accordance with City park policies as well as rules and regulations.
- Applications for events held on City streets or combination of streets and trails are sent to City Council for approval or denial. Applications need to be received no later than **60 days prior to your event**. If received less than 60 days prior to the event, staff will deny the application. It may be appealed to the City Council with a \$50 late fee.
- All applicants will need to complete a map (A) showing street/lane closures, and parks and trails you will be using, and locations of barriers/barricades, stages, platforms, parking etc. If the event involves a moving route, indicate the direction of travel.
- The Sheriff's Department shall have complete and unobstructed access to the entrance of the Warren County Justice Center.
- If the Square is blocked off, west bound traffic on Ashland should be able to turn north on Howard; south bound traffic on Buxton should be able to turn west on Ashland, east bound traffic on Salem should be able to turn south on Buxton and north bound traffic on Howard should be able to turn east on Salem.
- If the Square and one block in each direction are blocked-off, be sure to include plans for barricades one block west and east of the Square on Ashland and Salem, one block north and south of the Square on Howard and Buxton.
- When a street is closed off for the event an access lane needs to be maintained at a minimum of 20' wide per IFC 503.1.1 for emergency vehicles. If the event has a moving route this requirement is not applicable.
- Vendors are expected to park vehicles off of the Square once their booths/trailers have been set up— applicants will need to complete a map (B) showing parking of vehicles which also includes address of parking lot.
- Always be sensitive to neighbors and area businesses when interrupting normal traffic flow and using amplified music.
- An insurance certificate showing the City as an additional insured in the amount of \$1,000,000 or more will be required.
- You will receive communication after the request has been to Council unless there are questions regarding your application.



Event Details:

Event Name: Mighty Maddy 5K

Event Sponsor(s): Platters with Purpose, Mighty Maddy Foundation, Others (in process)

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

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

Other: _____

Date/Time of event: 10/15/2022; 9am registration, 10am race start

Location of event: Start/finish at HS parking lot, see attached map for race route

Anticipated Attendance: 500 Per Day 500 Total

Organization: Mighty Maddy Foundation

Contact Name: Melissa Hernandez, (Mighty Maddy Foundation, Board Member)

Address: 503 S E Street, Indianola, IA 50125

Telephone Number: 515-979-9894 (cell)

Fax Number: N/A

Email address: melissa@mightymaddy.com; melissa.rae2732@gmail.com

Today's Date: 06/17/2022

Please describe your request and event:

Mighty Maddy 5K in memory of "Mighty Maddy" Snow. All proceeds go to Mighty Maddy Foundation (<https://www.mightymaddy.com/>). This foundation helps local families lessen some of burden and weight when caring for a child with a life threatening illness (ie pediatric cancer).

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

No planned street closures, unless recommended by the city. Map of route is attached. Volunteers to be stationed at each race corner.

Set Up Begins	Date <u>10/15/2022</u>	Time <u>8am</u>	Day of Week <u>Saturday</u>
Event Starts	Date <u>10/15/2022</u>	Time <u>9am</u>	Day of week <u>Saturday</u>
Event Ends	Date <u>10/15/2022</u>	Time <u>2pm</u>	Day of week <u>Saturday</u>
Dismantle	Date <u>10/15/2022</u>	Time <u>3pm</u>	Day of week <u>Saturday</u>



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

Start/finish at HS parking lot. Volunteers stationed appropriately and will be adequate for number



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

Volunteer first aid/CPR on-site, day of event. Registration table will also be staffed with volunteers



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

Volunteer committee within our organization committee responsible for trash/recycling/clean up. Will I



Before submitting this application be sure to complete the following:

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

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

Applicant Signature: Melissa Hernandez Date: 06/17/2022

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

Return Application with attachments to:

City of Indianola

Attn: Event Applications

110 N 1st St PO Box 299

Indianola, Iowa 50125

email cityclerk@indianolaiowa.gov

City website indianolaiowa.gov



City of Indianola

Noise Permit Application

Dear Event Organizer:

From time to time residents and visitors to our community wish to hold events that would normally be in violation of laws and ordinances pertaining to noise. In an effort to allow such events and still maintain quality of life issues for our residents, the City developed this process to allow outdoor events that have music or extraordinary noise.

This application provides the information to petition the Police Chief for a noise permit. Please read the application thoroughly and contact City Hall with any questions at 515-961-9410 or email cityclerk@indianolaiowa.gov.

Rules and Regulations:

- The City Manager and Police Department shall review all applications.
- All applications will be approved or denied by the Police Chief.
- Events that have received prior complaints, or are multiple days in length shall have City Council approval.
- The City Clerk's Office reserves the right to reject any applications that have not been timely submitted to the City Clerk's Office.
- Multiple events may be requested on one application, i.e. 6 events in a single year.
- The Indianola Police Department reserves the right to order noise reduction or to cancel any permit, dependent upon the activity or complaints related to the event.
- In the event that the Police Department discovers an outdoor music event without a permit, the Department shall cause the source of the noise to cease.
- The application must include a cell phone number for the contact person.
- Bands, DJs and any source of loud noise should be directed away from residential areas to every extent possible.
- For information regarding City Code, please click [here](#). Or visit <http://indianolaiowa.gov/151/City-Code-and-Policies>

Return completed noise application to:

City of Indianola
Attn: Noise Permit Application
110 N 1st Street
PO Box 299
Indianola, Iowa 50125
Email: cityclerk@indianolaiowa.gov
Phone: 515-961-9410



City of Indianola

Noise Permit Application

Today's Date: 06/17/2022

Event Name: Mighty Maddy 5K

Date/Time/ Location of Event: 10/15/2022; 9am Registration, 10am Race Start

Event Sponsor(s): Platters with Purpose; Mighty Maddy Foundation; others (in process)

Contact Information

Organization: Mighty Maddy Foundation

Contact Name: Melissa Hernandez (Mighty Maddy Foundation, Board Member)

Address: 503 S E Street, Indianola, IA 50125

Telephone Number: 515-979-9894 (cell)

Cell Phone: 515-979-9894

Email Address: melissa@mightymaddy.com

Anticipated Attendance: 500 Per Day 500 Total

Event Information:

Event Starts: Date: 10/15/2022

Time: 9am

Day of Week: Saturday

Event Ends: Date: 10/15/2022

Time: 2pm

Day of Week: Saturday

Previous Event Information:

Date of Event: 06/20/2015

Time of Event: _____

Please provide a map showing the event location and location of band/music, please specify:

_____ Band ☒ DJ _____ Other (please specify)

Applicant Signature: Melissa Hernandez

Office Use Only:

Date Received in office: _____

Return completed noise application to:

City of Indianola
Attn: Noise Permit Application

110 N 1st Street

PO Box 299

Indianola, Iowa 50125

Email: cityclerk@indianolaiowa.gov



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/17/2022

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 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 ROB R KELLER (17981) 209 WEST SALEM AVENUE INDIANOLA, IA 50125-0000	CONTACT NAME: ROB R KELLER		FAX (A/C, No): 515-961-0464
	PHONE (A/C, No, Ext): 515-961-2351		E-MAIL ADDRESS: ROB.KELLER@COUNTRYFINANCIAL.COM
INSURER(S) AFFORDING COVERAGE INSURER A: COUNTRY Mutual Insurance Company			NAIC # 20990
INSURED 1308585 PLATTERS WITH PURPOSE LLC 13069 GARST TRL INDIANOLA, IA 50125	INSURER B:		
	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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC	☒		AB9339365	3/18/2022	3/18/2023	EACH OCCURRENCE \$ 1,000,000 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 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS	☒		AB9339365	3/18/2022	3/18/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				WC STATU-TORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

ADDITIONAL INSURED(S):

 CITY OF INDIANOLA
 110 N 1ST STREET
 INDIANOLA, IA 50125

CERTIFICATE HOLDER

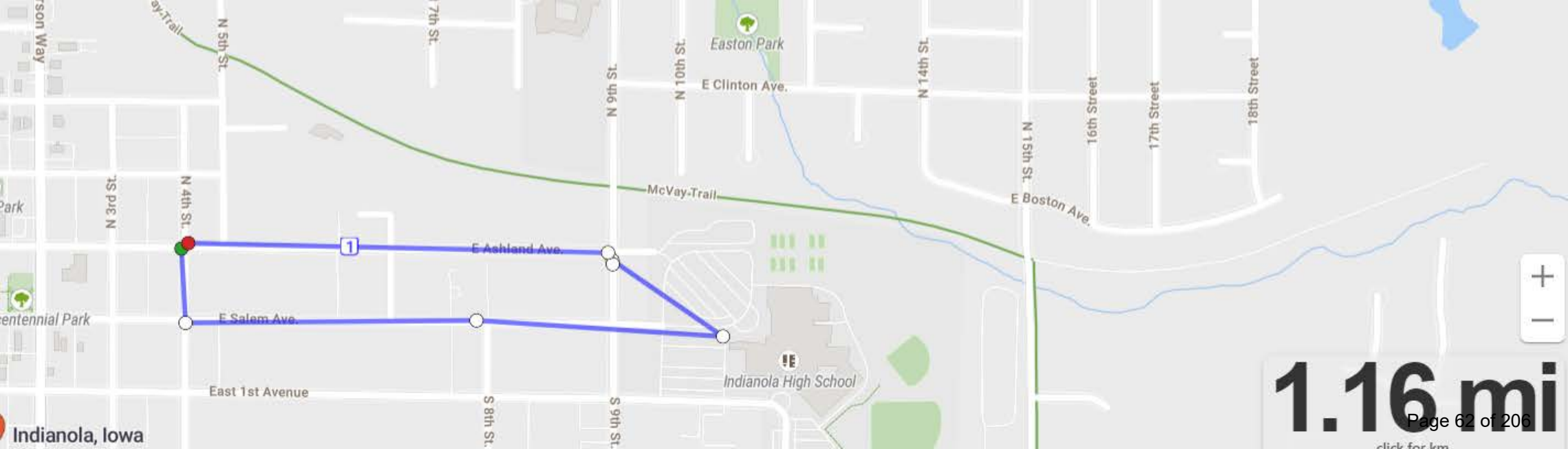
 CITY OF INDIANOLA
 110 N 1ST STREET
 INDIANOLA, IA 50125

CANCELLATION

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

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1.16 mi



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: July 18, 2022
Subject: Disc Golf Tournament Concessions

Introduction: The Des Moines Disc Golf Challenge will be held at Pickard Park from August 19 - 21, 2022.

Background: Hy-Vee Food Store is a sponsor and will run all concessions. The entire event will be fenced in with ticketed and controlled entry. Hy-Vee will ID consumers and issue wrist bands so guests can be monitored. The Parks and Recreation Commission approved the request from Hy-Vee at their July 13 meeting and recommend that the Council suspend the ordinance prohibiting alcohol sales at their July 18 meeting.

Discussion: Council is asked to consider approving a resolution allowing alcohol sales at Pickard Park for this event and a new temporary liquor license for Hy-Vee.

Budget Impact:

Recommendation:

Attachments:

1. Hy-Vee Request
2. 2022 DSM Disc Golf Challenge Map

July 8, 2022

Indianola Parks and Recreation Commission
2204 W. Second Ave.
Indianola, IA 50125

Dear Commissioners:

The Indianola HyVee has been named the official food and beverage vendor for the TruBank Des Moines Challenge presented by Discraft. This event is a Disc Golf Pro Tour (DGPT) Elite Series tournament being held August 15-21 at Pickard Park. The dates for the official tournament pro competition are August 19, 20 & 21. There will also be fun events held throughout the week leading up to the tournament including a qualifying tournament, pro-am, glow disc golf with music and a Concert featuring Cory Wong. Here is the schedule...

Wednesday, August 17:	5:00 PM – 10:00 PM	Glow Golf with live music
Thursday, August 18:	9:00 AM – 8:00 PM	Fly Mart & Practice Rounds
Friday, August 19:	6:00 AM – 9:00 PM	Tournament
Saturday, August 20:	6:00 AM – 10:00 PM	Tournament, Live Concert featuring Cory Wong
Sunday, August 21:	6:00 AM – 10:00 PM	Tournament

Admission to the events and tournament are obtained through the DGPT website and range from \$10 for Single-Day General Admission to \$150 for a complete tournament VIP package. HyVee plans to sell concessions (including beer) only during the official tournament on August 19, 20 & 21. Entrance to the park will only be allowed with a tournament event pass. HyVee has applied for a Temporary Special Class C Liquor Permit with Outdoor & Sunday Service for the tournament at Pickard Park. All individuals will be required to show a driver's license prior to purchasing any beer to ensure they are of age. Also we will be using wristbands so spectators of age can easily be identified in a crowd. In addition, we will continue to monitor and follow all State of Iowa public health guidelines and Indianola Municipal Codes in place at the time of the event. HyVee has a temporary food permit with the state & will have a certificate of insurance for the event.

HyVee kindly requests the Commission approval of our request to temporarily suspend enforcement of Indianola Code Section 47.01(11) for the TruBank Des Moines Challenge on the times specified above on August 17-21, 2022 at Pickard Park.

Sincerely,



Nate Fehl



PICKARD PARK

- Trees
- Paths
- Det
- Buildings
- Roads
- Det Roads
- FPO
- INFO



- Spectator Parking
- Player/Staff Parking ONLY
- Water
- Restrooms
- Spectating Areas
- Areas of Interest





MEMORANDUM

To: Mayor and City Council

From:

Date: July 18, 2022

Subject: Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Disc Golf Tournament at Pickard Park as requested by Hy-Vee Food Store.

Recommendation: Roll call is in order.

Attachments: 1. Res 2022- suspending enforcement- Disc Golf Concessions

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 47.01(11) REGARDING THE SALE
AND CONSUMPTION OF ALCOHOL IN CITY PARKS
FOR THE DISC GOLF TOURNAMENT AT PICKARD PARK AS REQUESTED BY HY-VEE FOOD STORE**

WHEREAS, the TruBank Des Moines Challenge presented by Discraft intends to hold the Discraft Tournament at Pickard Park; and

WHEREAS, said event is set to occur August 19, 20, and 21, 2022 at Indianola Pickard Park, in the City of Indianola; and

WHEREAS, said event also includes a concert on Saturday, August 20; and

WHEREAS, the City has been notified of said event because Hy-Vee will be selling alcoholic beverages to attendants at the event; and

WHEREAS, the Hy-Vee has applied for a Class C special liquor license with outdoor and Sunday sales privileges through the State of Iowa to sell alcoholic beverages at Indianola Pickard Park; and

WHEREAS, alcoholic beverages for the events will be served in accordance with the authorization by the State of Iowa; and

WHEREAS, Indianola Code Section 47.01(11) governing alcoholic beverages in parks reads: "No person shall bring within, sell, give away or drink alcoholic beverages, except beer, at any time in the park, or be under the influence of intoxicating liquor or a controlled substance while in any park;" and

WHEREAS, the City staff have determined that Hy-Vee has applied for a Class C special liquor license with outdoor and Sunday sales privileges; and

WHEREAS, Hy-Vee will be required to comply with all other requirements of the Municipal Code of the City for the event along with the terms of the Class C special liquor license with outdoor and Sunday sales privileges issued by the State.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby acknowledges receipt of notification of the Discraft Tournament on August 19, 20, and 21, 2022 and confirms that enforcement of Indianola Code Section 47.01(11) will be temporarily suspended, and confirms that the Class C special liquor license with outdoor and Sunday sales privileges to be obtained for said event is hereby approved. The permit will be sent to the State of Iowa to be issued to Hy-Vee Food Store.

BE IT FURTHER RESOLVED that all participants and sponsors of said event shall be required to comply with all other requirements of the Municipal Code of the City, but that enforcement of the prohibition on the sale, use, and consumption of alcohol in the park is hereby waived.

Dated this 18th day of June 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: July 18, 2022
Subject: Approval of a new liquor license for Hy-Vee, Inc, dba Hy-Vee Indianola DSM Disc Golf Tour.

Introduction: The Des Moines Disc Golf Challenge will be held at Pickard Park from August 19 - 21, 2022.

Background: Hy-Vee Food Store is a sponsor and will run all concessions. The entire event will be fenced in with ticketed and controlled entry. Hy-Vee will ID consumers and issue wrist bands so guests can be monitored.

Discussion: Hy-Vee has applied for a special Class C 5-day liquor license with outdoor service and Sunday sales privileges.

Budget Impact:

Recommendation: All the paperworks in in order and staff has approved the liquor license application.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: July 18, 2022

Subject: Resolution approving Payment Application Number 3 in the amount of \$126,303.40 and Change Order Number 1 in the amount of \$2,886 from Absolute Concrete for the 2022 Infrastructure Improvement Project at West Boston Avenue.

Introduction: Staff has received Payment Application No. 3, in the amount of \$126,303.40, from Absolute Concrete Construction Inc. for the 2022 Infrastructure Improvements Project, located on West Boston Avenue, between North D Street and North F Street, and on North F Street, one half block both north and south of West Boston Avenue.

Background:

Discussion: The primary items associated with this pay application include sanitary sewer construction, water main installation, pavement removal, and other associated tasks.

Change Order #1, in the amount of \$2,886.00, is being requested with this pay application, which is primarily to procure and install the bends to rectify an elevation difference that existed and was unknown prior to excavating to connect new water mains with existing water mains. Lou Elbert, IMU Water Superintendent, has reviewed this change order and recommends approval of this change order.

Budget Impact: The entirety of funding for this construction project is available from the Coronavirus Local Fiscal Recovery Funds (CLFRF), part of the American Rescue Plan Act of 2021 (ARPA).

The total cost breakdown for this project to date is listed as follows:

Summary of Contract	Total Amounts	Council Approval Date
Original Contract Total	\$1,943,722.50	20-Feb-22
Change Order #1	\$2,886.00	18-Jul-22*
Total Contract	\$1,946,608.50	

Summary of Pay Requests	Total Amounts	Council Approval Date
Pay Request No. 1	\$56,895.40	16-May-22
Pay Request No. 2	\$135,884.92	20-Jun-22

Pay Request No. 3	\$126,303.40	18-Jul-22*
Total Amount Paid	\$319,083.72*	
5% Retainage	\$16,793.88*	
Amount Remaining on Contract	\$1,610,730.90*	

**Applies only if this Payment Application is approved by City Council on July 18, 2022.*

Recommendation: Staff recommends that the City Council approve the pay request as presented.
Roll call is in order.

Attachments:

1. 2022 Infrastructure Snyder Letter
2. Res 2022- Boston Ave 2022 Infrastructure Pay 3 CO1
3. 2022 Infrastructure ChangeOrder-1
4. 2022 Infrastructure Pay App 3

July 18, 2022

Akhilesh Pal, P.E.
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: PARTIAL PAYMENT APPLICATION NO. 3
CHANGE ORDER NO. 1
2022 INFRASTRUCTURE IMPROVEMENS PROJECT
SNYDER AND ASSOCIATES PROJECT NO. 121.0657

Dear Mr. Pal:

Partial Payment Application No. 3 includes work completed in June 2022 as follows:

- Completing sanitary sewer mains and services for the first (east) phase
- Completing most water main installation for the first phase
- Removing additional pavement in order to complete utility construction

Change Order #1 in the amount of \$2,886.00 was requested during this pay period. Two 10-inch ductile iron pipe bends were being added at a cost of \$1,443.00/each. It was necessary to procure and install the bends to rectify an elevation difference that existed and was unknown prior to excavating to connect new water mains to existing water mains. One additional calendar day was requested by the Contractor, Absolute Concrete, Inc., to offset the delay caused by the elevation differences cited above. Please note that two (2) calendar days were added to move the completion date from a Saturday to Monday as work is not normally allowed on Sundays. Snyder & Associates recommends the acceptance of Change Order #1.

The contractor has until November 14, 2022, to complete the work. As of June 30th, the Contractor has worked 56 of the 66 calendar days available. Ten (10) calendar days have been lost due to wet weather. Approximately 27.6% of the schedule has been completed (56 of 203 calendar days), while 32.5% of the schedule has expired (66 of 203 calendar days).

Snyder & Associates recommends that partial payment application #3 in the amount of \$126,303.40 be approved for work completed by the Contractor, Absolute Concrete, Inc. The total is the balance of \$335,877.60 earned to date minus 5% retainage and previous payments totaling \$192,780.32. Approximately 17.3% of construction is complete when comparing the earned value, the dollar amount of work completed, to the total contract amount. These values are shared as follows:

Akhilesh Pal, P.E.
City of Indianola
July 18, 2022
Page 2 of 2

PPA No. 1	PPA No. 2	PPA No. 3	5% Retainer	Total	Percent Complete
\$56,895.40	\$135,884.92	\$126,303.40	\$16,793.88	\$1,946,608.50	17.3 %

Very Truly Yours,

SNYDER & ASSOCIATES, INC.



Jerry Selbher, P.E.
Project Manager

Enclosure

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION APPROVING PAYMENT APPLICATION NO 3 AND CHANGE ORDER NO 1
FOR THE 2022 INFRASTRUCTURE IMPROVEMENTS PROJECT**

WHEREAS, the City of Indianola is currently under obligation of a construction contract with Absolute Concrete Construction Inc. for the 2022 Infrastructure Improvements Project; and

WHEREAS, Absolute Concrete Construction Inc. has submitted Payment Application No 3 and Change Order No 1 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Payment Application No 3 and Change Order No 1 as attached.

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

1. Change Order No 1 in the amount of \$2,886.00 is hereby approved
2. Pay Application No 3 in the amount of \$126,303.40 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 July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

CHANGE ORDER NO. 1

OWNER: City of Indianola

PROJECT: 2022 Infrastructure Improvements
S&A PROJECT #: 122.0657.01

To: Absolute Concrete, Inc.
Contractor
1000 W 6th Avenue
Address
Slater, IA 50244
City, State, Zip

You are directed to make the following changes in this contract:

1. Description of change to be made:

- 5.17 Added Item: FITTING, 22.5 DEGREE BEND, DIP, 10-INCH
- 5.18 Added Item: FITTING, 45 DEGREE BEND, DIP, 10-INCH

2. Reason for Change:

- 5.17 Unknown underground conditions - existing and proposed pipe elevations did not allow a seamless connection.
- 5.18 Unknown underground conditions - existing and proposed pipe elevations did not allow a seamless connection.

3. Settlement for the cost of making the change shall be as follows:

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
5.17	FITTING, 22.5 DEGREE BEND, DIP, 10-INCH		EA	\$1,443.00	\$1,443.00
5.18	FITTING, 45 DEGREE BEND, DIP, 10-INCH		EA	\$1,443.00	\$1,443.00

TOTAL: \$2,886.00

4. This change order will result in a net change in the contract completion time of 2 days and a net change in the cost of the project of \$2886.00 divided as follows:

	Contract Amount	Contract Completion Date
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$1,943,722.50	November 12, 2022
Change due to this C.O. (+ or -)	\$2,886.00	2
Totals including this C.O.:	\$1,946,608.50	November 14, 2022

The change described herein is understood, and the terms of settlement are hereby agreed to:

Absolute Concrete, Inc.

CONTRACTOR

By

 Eli Hartog

DATE:

07.08.22

Snyder & Associates, Inc.

ENGINEER

By

 Jerry Selbner

DATE:

7-8-2022

City of Indianola

OWNER

By

DATE:

APPLICATION FOR PARTIAL PAYMENT NO. 3

PROJECT: 2022 Infrastructure Improvements

S&A PROJECT NO.: 121.0657.01

OWNER: City Of Indianola
CONTRACTOR: Absolute Concrete, Inc
ADDRESS: 1000 W 6th Avenue
Slater, IA 50244
DATE: 7/18/2022

PAYMENT PERIOD: 6/1/2022
to 6/30/2022

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 1,943,722.50
Net Change by Change Order: \$ 2,886.00
Contract Amount to Date: \$ 1,946,608.50

CONTRACT PERIOD: TOTAL CALENDAR DAYS

Notice to Proceed: April 25, 2022

Original Contract Completion Date: November 12, 2022

Revised Completion Date: November 14, 2022

2. WORK SUMMARY:

Total Work Performed to Date: \$ 335,877.60
Retainage: 5% \$16,793.88
Total Earned Less Retainage: \$319,083.72
Less Previous Applications for Payment: \$ 192,780.32
AMOUNT DUE THIS APPLICATION: \$126,303.40

Contract Time to Date (Days): 66

Contract Time Remaining (Days): 137

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

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

Absolute Concrete Construction, Inc.

CONTRACTOR

By Eli Hartog DATE: 07.08.22

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By Jerry Selbner DATE: 7-8-2022

5. OWNER'S APPROVAL

OWNER

By _____ DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		PLAN QTY.	UNIT	UNIT COST	TOTAL COSTS	QTY. TO DATE	CO #	TOTAL COSTS
EARTHWORK								
2.01	CLEARING AND GRUBBING	120	UNIT	\$ 85.00	\$ 10,200.00	120.0		\$ 10,200.00
2.02	TOPSOIL - ONSITE	180	CY	\$ 50.00	\$ 9,000.00	0.0		\$ -
2.03	EXCAVATION, CLASS 10	2,680	CY	\$ 19.00	\$ 50,920.00	0.0		\$ -
2.04	BELOW GRADE EXCAVATION (CORE OUT)	85	CY	\$ 26.50	\$ 2,252.50	0.0		\$ -
2.05	SUBGRADE PREPARATION, 12"	5,372	SY	\$ 4.50	\$ 24,174.00	0.0		\$ -
2.06	MODIFIED SUBBASE, 6"	5,372	SY	\$ 12.75	\$ 68,493.00	0.0		\$ -
2.07	CULVERT, PIPE, AND CONDUIT, 6 TO 8 INCHES	1,614	LF	\$ 5.25	\$ 8,473.50	71.0		\$ 372.75
2.08	COMPACTION TESTING	1	LS	\$ 5,000.00	\$ 5,000.00	0.0		\$ -
TRENCH AND TRENCHLESS CONSTRUCTION								
3.01	TRENCH FOUNDATION	170	TON	\$ 54.00	\$ 9,180.00	0.0		\$ -
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIALS	375	CY	\$ 78.00	\$ 29,250.00	0.0		\$ -
3.03	TRENCH COMPACTION TESTING	1	LS	\$ 5,000.00	\$ 5,000.00	0.0		\$ -
SEWERS AND DRAINS								
4.01	SANITARY SEWER, TRENCHED, SDR-26 PVC, 8"	1,557	LF	\$ 100.00	\$ 155,700.00	678.0		\$ 67,800.00
4.02	SANITARY SEWER SERVICE RELOCATION	42	EA	\$ 2,750.00	\$ 115,500.00	17.0		\$ 46,750.00
4.03	REMOVAL OF SANITARY SEWER, VCP, 8"	1,360	LF	\$ 17.25	\$ 23,460.00	690.0		\$ 11,902.50
4.04	STORM SEWER, TRENCHED, RCP, 15"	236	LF	\$ 81.75	\$ 19,293.00	0.0		\$ -
4.05	STORM SEWER, TRENCHED, RCP, 18"	174	LF	\$ 98.00	\$ 17,052.00	0.0		\$ -
4.06	STORM SEWER, FULL AGGREGATE BACKFILL	268	LF	\$ 24.00	\$ 6,432.00	0.0		\$ -
4.07	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 18"	45	LF	\$ 35.00	\$ 1,575.00	0.0		\$ -
4.08	SUBDRAIN, PVC, 6"	2,864	LF	\$ 23.00	\$ 65,872.00	0.0		\$ -
4.09	SUBDRAIN CLEANOUT, TYPE B, 48"	14	EA	\$ 5,030.00	\$ 70,420.00	0.0		\$ -
4.10	SUBDRAIN OUTLETS AND CONNECTIONS, CMP, 6"	16	EA	\$ 405.00	\$ 6,480.00	0.0		\$ -
4.11	SUMP PUMP SERVICE STUB, PVC, 1.5"	34	EA	\$ 1,570.00	\$ 53,380.00	0.0		\$ -
4.12	SUPPORT OF LINEAR CABLE UTILITY	200	LF	\$ 30.50	\$ 6,100.00	0.0		\$ -
WATER MAIN AND APPURTENANCES								
5.01	WATER MAIN, TRENCHED, C-900 PVC, 8"	1,715	LF	\$ 93.00	\$ 159,495.00	719.0		\$ 66,867.00
5.02	WATER MAIN, TRENCHED, C-900 PVC, 10"	20	LF	\$ 150.00	\$ 3,000.00	12.0		\$ 1,800.00
5.03	WATER SERVICE RELOCATION, K-COPPER, 3/4", FAR	17	EA	\$ 2,500.00	\$ 42,500.00	0.0		\$ -
5.04	WATER SERVICE RELOCATION, K-COPPER, 3/4", NEAR	17	EA	\$ 1,480.00	\$ 25,160.00	0.0		\$ -
5.05	FITTING, CROSS, DIP, 8"	2	EA	\$ 1,200.00	\$ 2,400.00	1.0		\$ 1,200.00
5.06	FITTING, TEE, DIP, 8"	4	EA	\$ 1,555.00	\$ 6,220.00	1.0		\$ 1,555.00
5.07	FITTING, 45 DEGREE BEND, DIP, 8"	26	EA	\$ 860.00	\$ 22,360.00	14.0		\$ 12,040.00
5.08	FITTING, 90 DEGREE BEND, DIP, 8"	4	EA	\$ 900.00	\$ 3,600.00	1.0		\$ 900.00
5.09	FITTING, CAP OR PLUG, DIP, 8"	4	EA	\$ 840.00	\$ 3,360.00	2.0		\$ 1,680.00
5.10	FITTING, REDUCER, DIP, 8"x6"	1	EA	\$ 655.00	\$ 655.00	1.0		\$ 655.00
5.11	VALVE, GATE, 8"	9	EA	\$ 2,410.00	\$ 21,690.00	3.0		\$ 7,230.00
5.12	VALVE, SALVAGE	1	EA	\$ 1,460.00	\$ 1,460.00	0.0		\$ -
5.13	FIRE HYDRANT ASSEMBLY	3	EA	\$ 7,065.00	\$ 21,195.00	1.0		\$ 7,065.00
5.14	FIRE HYDRANT ASSEMBLY REMOVAL	1	EA	\$ 735.00	\$ 735.00	0.0		\$ -
5.15	VALVE REMOVAL	3	EA	\$ 1,275.00	\$ 3,825.00	2.0		\$ 2,550.00
5.16	CONNECTION TO EXISTING WATER MAIN	6	EA	\$ 1,605.00	\$ 9,630.00	3.0		\$ 4,815.00
STRUCTURES FOR SANITARY AND STORM								
6.01	MANHOLE, SW-301	5	EA	\$ 7,300.00	\$ 36,500.00	1.0		\$ 7,300.00
6.02	INTAKE, SW-501	2	EA	\$ 7,775.00	\$ 15,550.00	0.0		\$ -
6.03	INTAKE, SW-503	1	EA	\$ 9,215.00	\$ 9,215.00	0.0		\$ -
6.04	INTAKE, SW-505	7	EA	\$ 6,060.00	\$ 42,420.00	0.0		\$ -
6.05	INTAKE, SW-506	1	EA	\$ 8,850.00	\$ 8,850.00	0.0		\$ -
6.06	MANHOLE ADJUSTMENT, MAJOR	2	EA	\$ 3,185.00	\$ 6,370.00	0.0		\$ -
6.07	REMOVE MANHOLE	2	EA	\$ 1,025.00	\$ 2,050.00	0.0		\$ -
6.08	REMOVE INTAKE	4	EA	\$ 950.00	\$ 3,800.00	0.0		\$ -
6.09	MANHOLE ABANDONMENT	2	EA	\$ 1,225.00	\$ 2,450.00	0.0		\$ -
STREETS AND RELATED WORK								
7.01	PAVEMENT, PCC, 7"	4,647	SY	\$ 69.00	\$ 320,643.00	0.0		\$ -
7.02	PCC PAVEMENT SAMPLES AND TESTING	1	LS	\$ 5,000.00	\$ 5,000.00	0.0		\$ -
7.03	REMOVAL OF SIDEWALK	333	SY	\$ 17.00	\$ 5,661.00	34.0		\$ 578.00
7.04	REMOVAL OF DRIVEWAY	423	SY	\$ 10.50	\$ 4,441.50	218.7		\$ 2,296.35
7.05	SIDEWALK, PCC, 4"	275	SY	\$ 60.00	\$ 16,500.00	0.0		\$ -
7.06	SIDEWALK, PCC, 6"	121	SY	\$ 75.00	\$ 9,075.00	0.0		\$ -
7.07	DETECTABLE WARNING	128	SF	\$ 50.00	\$ 6,400.00	0.0		\$ -
7.08	DRIVEWAY, PAVED, PCC, 6"	573	SY	\$ 70.00	\$ 40,110.00	0.0		\$ -
7.09	DRIVEWAY, GRANULAR	45	TON	\$ 35.00	\$ 1,575.00	0.0		\$ -
7.10	PAVEMENT REMOVAL	4,660	SY	\$ 8.50	\$ 39,610.00	2,060.0		\$ 17,510.00
TRAFFIC CONTROL								
8.01	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 15,000.00	\$ 15,000.00	0.5		\$ 7,500.00
8.02	PORTABLE MESSAGE BOARD	12	CDAY	\$ 150.00	\$ 1,800.00	6.0		\$ 900.00
SITE WORK AND LANDSCAPING								
9.01	HYDRAULIC SEEDING, SEEDING, FERTILIZING, MULCHING	1	AC	\$ 7,500.00	\$ 7,500.00	0.0		\$ -
9.02	SEEDING MOBILIZATIONS	4	EA	\$ 750.00	\$ 3,000.00	0.0		\$ -
9.03	SWPPP MANAGEMENT	1	LS	\$ 5,500.00	\$ 5,500.00	0.1		\$ 550.00
9.04	FILTER SOCK, 8"	4,150	LF	\$ 3.50	\$ 14,525.00	50.0		\$ 175.00
9.05	FILTER SOCK, REMOVAL	4,150	LF	\$ 0.50	\$ 2,075.00	0.0		\$ -
9.06	STABILIZED CONSTRUCTION ENTRANCE	280	SY	\$ 11.50	\$ 3,220.00	0.0		\$ -
9.07	EROSION CONTROL MULCHING, HYDROMULCHING WITH TEMPORARY SEED	1	AC	\$ 3,000.00	\$ 3,000.00	0.0		\$ -
9.08	INLET PROTECTION DEVICE, DROP-IN, INSTALL AND REMOVE	16	EA	\$ 200.00	\$ 3,200.00	0.0		\$ -
9.09	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	16	EA	\$ 40.00	\$ 640.00	0.0		\$ -
9.10	CONCRETE STEPS	8	SF	\$ 150.00	\$ 1,200.00	0.0		\$ -
MISCELLANEOUS								
11.01	MOBILIZATION	1	LS	\$ 200,000.00	\$ 200,000.00	0.25		\$ 50,000.00
11.02	MAINTENANCE OF SOLID WASTE AND RECYCLING COLLECTION	1	LS	\$ 11,000.00	\$ 11,000.00	0.0		\$ -
11.03	TEMPORARY PEDESTRIAN RESIDENTIAL ACCESS, HMA MILLINGS	50	SY	\$ 15.00	\$ 750.00	0.0		\$ -
11.04	CONCRETE WASHOUT	1	LS	\$ 2,000.00	\$ 2,000.00	0.0		\$ -
11.05	REMOVE AND REINSTALL STREET SIGNS	13	EA	\$ 200.00	\$ 2,600.00	4.0		\$ 800.00
TOTAL ORIGINAL CONTRACT =						\$ 1,943,722.50		\$ 332,991.60
CHANGE ORDER SUMMARY:								
CHANGE ORDER 01								
5.17	FITTING, 22.5 DEGREE BEND, DIP, 10"	1	EA	1,443.00	\$ 1,443.00	1		1,443.00
5.18	FITTING, 45 DEGREE BEND, DIP, 10"	1	EA	1,443.00	\$ 1,443.00	1		1,443.00
						\$ -		-
TOTAL CHANGE ORDER AMOUNT:						2,886.00		2,886.00
TOTAL CHANGE ORDERS =						\$ 2,886.00		\$ 2,886.00
TOTAL CONTRACT & CHANGE ORDERS						\$ 1,946,608.50		\$ 335,877.60



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: July 18, 2022

Subject: Resolution approving Payment Application Number 12 in the amount of \$482,097.52 and Change Order Number 7 in the amount of \$19,387.26 from Absolute Concrete for the Square Reconstruction Project.

Recommendation: Roll call is in order.

Attachments:

1. Pay Request 012_CoverLetter
2. Payment Application and Change Order
3. RES Square Recon Pay 12 and CO 7 (002)



**BOLTON
& MENK**

Real People. Real Solutions.

430 E Grand Avenue
Suite 101
Des Moines, IA 50309

Ph: (515) 259-9190
Fax: (515) 233-4430
Bolton-Menk.com

July 13th, 2022

Akhilesh Pal, Public Works Director
Charlie Dissell, Director of Community & Economic Development
City of Indianola
110 N 1st Street
Indianola, IA 50125

RE: City Square Reconstruction
Pay Request #12
City of Indianola, IA
BMI Project No.: T62.121517

Dear Mr. Pal & Dissell,

Enclosed is Pay Request (PR) #12 in the amount of \$482,097.51 for your review and acceptance for the above referenced project. Pay Request #12 includes the quantities for work completed in June of 2022. The documents have been signed by the Project Manager and are recommended for approval.

This payment period includes storm sewer installation along Ashland Ave, watermain installation on Ashland Ave, pavement for Howard St, sidewalk removal and replacement, conduit installation, and related work.

For Change Order #7

At the time of design completion, it was discussed to leave the pavement under the canopy for uncertainty as to the work required around the columns, existing stairs and under the canopy. At time of roadway removals and adjacent sidewalk removals, it was determined that the new sidewalk would tie in better and provide positive drainage to the street if the concrete under the canopy was removed and replaced. The design team, along with the contractor reviewed the tie in points along the building and at the existing stairs and developed a solution that would reduce the steps into the building and provide positive drainage from the building face to the street, which was previously not present with the existing conditions.

The cost for this work is higher than the contract unit prices, due to the complexity of working around the columns, existing foundations, and under the canopy of Mish Mash. The conditions result in increased risk to the contractor while working under the canopy and requires additional hand work and labor to protect the existing structure and replace the concrete sidewalk.

Please let me know if you have any questions.

Sincerely,

Bolton & Menk, Inc.

Casey Byers, PLA
Landscape Architect - Project Manager

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: July 18, 2022
PAYMENT REQUEST # 12
PAYMENT PERIOD: From: May 28, 2022 Through: June 30, 2022

Contract Summary

Original Contract Amount:	\$	8,499,759.80	
Net change by Change Orders:	\$	152,535.08	
Revised Contract Amount: (line 1 ± 2)	\$	8,652,294.88	
Total completed and stored to date:	\$	4,090,568.41	
Retainage: 5 % of Completed Work:	\$	204,528.42	
Total Earned less Retainage:	\$	3,886,039.99	
Less previous applications for payment:	\$	3,403,942.47	
SUBTOTAL	\$	482,097.52	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 482,097.52

Balance to finish, including retainage: \$ 4,766,254.90

Contract Time Remaining (If applicable) 479.00 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.

 Eli Hartog 07.13.22
Signature Firm Name Date

Engineer / Consultant Approval: Bolton & Menk, Inc.

 07/13/2022
Signature Firm Name Date

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
4	October 18, 2021	\$ 454,785.29
5	November 15, 2021	\$ 282,664.45
6	December 20, 2021	\$ 140,251.48
7	January 17, 2022	\$ 247,336.01
8	February 21, 2022	\$ 34,667.78
9	April 18, 2022	\$ 185,743.74
10	May 3, 2022	\$ 314,841.97
11	June 20, 2022	\$ 498,453.57
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 3,403,942.47

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
5	April 18, 2022	\$ 30,501.14
6	May 16, 2022	\$ 14,852.00
7	July 18, 2022	\$ 19,387.26
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TOTAL \$ 152,535.08

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 3, 2021
Original Completion Date:	October 30, 2023
Added by Change Order:	10.00
Contract Time to Date:	910.00
Time Used to Date:	441.00
Contract Time Remaining:	<u>479.00</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	211.60	\$ 17,986.00	140.40	60.11%
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00	\$ 11,200.00	64.80	\$ 5,184.00	75.20	46.29%
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00	\$ 95,400.00	266.66	\$ 70,664.90	93.34	74.07%
4	EXCAVATION, CLASS 10	CY	8,313.60		8,313.60	\$ 18.00	\$ 149,644.80	3,625.47	\$ 65,258.46	4,688.13	43.61%
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	\$ 70,000.00	6,741.84	\$ 26,967.36	10,758.16	38.52%
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00	\$ 44,400.00	4,787.30	\$ 28,723.80	2,612.70	64.69%
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	\$ 218,750.00	7,550.44	\$ 94,380.50	9,949.56	43.15%
8	SUBBASE, MODIFIED, 4 IN.	SY	5,425.00		5,425.00	\$ 10.50	\$ 56,962.50	4,080.63	\$ 42,846.62	1,344.37	75.22%
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	108.00	\$ 15,660.00	2.00	98.18%
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	\$ 279,000.00	1,075.00	\$ 161,250.00	785.00	57.80%
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	\$ 79,625.00	425.00	\$ 74,375.00	30.00	93.41%
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	980.00	\$ 29,400.00	130.00	88.29%
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00	\$ 108,750.00	2,447.00	\$ 61,175.00	1,903.00	56.25%
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00	\$ 34,160.00	59.00	\$ 1,652.00	1,161.00	4.84%
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00	\$ 25,000.00	11.00	\$ 11,000.00	14.00	44.00%
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00	\$ 11,000.00	25.00	\$ 6,875.00	15.00	62.50%
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	\$ 9,900.00	128.75	\$ 7,081.25	51.25	71.53%
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00	(95.00)	2,605.00	\$ 110.00	\$ 286,550.00	831.20	\$ 91,432.00	1,773.80	31.91%
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00	(89.00)	1,373.00	\$ 15.00	\$ 20,595.00	972.00	\$ 14,580.00	401.00	70.79%
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00	1.00	53.00	\$ 2,300.00	\$ 121,900.00	14.00	\$ 32,200.00	39.00	26.42%
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	3.00	4.00	\$ 3,500.00	\$ 14,000.00	2.00	\$ 7,000.00	2.00	50.00%
28	WATER SERVICE CURB STOP AND BOX	EA	53.00	4.00	57.00	\$ 885.00	\$ 50,445.00	19.00	\$ 16,815.00	38.00	33.33%
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	(1.00)	7.00	\$ 2,300.00	\$ 16,100.00	3.00	\$ 6,900.00	4.00	42.86%
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00	\$ 28,000.00	3.00	\$ 21,000.00	1.00	75.00%
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00	\$ 27,200.00	3.00	\$ 20,400.00	1.00	75.00%
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00	\$ 3,800.00	1.00	\$ 3,800.00	-	100.00%
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00		6.00	\$ 1,000.00	\$ 6,000.00	3.00	\$ 3,000.00	3.00	50.00%
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	6.00	\$ 33,000.00	9.00	40.00%
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	\$ 52,800.00	6.00	\$ 52,800.00	-	100.00%
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	17.50	\$ 78,750.00	10.50	62.50%
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	\$ 4,500.00	1.00	\$ 4,500.00	-	100.00%
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00		6.00	\$ 3,200.00	\$ 19,200.00	1.00	\$ 3,200.00	5.00	16.67%
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	\$ 18,000.00	4.00	\$ 24,000.00	(1.00)	133.33%
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	13.00	\$ 13,000.00	5.00	72.22%
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00		3,700.00	\$ 65.00	\$ 240,500.00	69.60	\$ 4,524.00	3,630.40	1.88%
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	\$ 926,500.00	6,146.70	\$ 522,469.50	4,753.30	56.39%
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00	\$ 32,500.00	142.80	\$ 18,564.00	107.20	57.12%
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00	\$ 542,000.00	2,374.00	\$ 189,920.00	4,401.00	35.04%
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	3,256.20	\$ 39,074.40	1,593.80	67.14%
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00	\$ 193,500.00	2,870.90	\$ 129,190.50	1,429.10	66.77%
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00	\$ 48,000.00	529.60	\$ 26,480.00	430.40	55.17%
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00	\$ 16,150.00	122.50	\$ 11,637.50	47.50	72.06%
56	SIDEWALK UNIT PAVEMENT W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00	\$ 105,625.00	1,093.05	\$ 27,326.25	3,131.95	25.87%
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00	\$ 32,000.00	386.00	\$ 19,300.00	254.00	60.31%
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00	\$ 13,200.00	171.21	\$ 9,416.55	68.79	71.34%
59	PAVEMENT REMOVAL	SY	24,700.00		24,700.00	\$ 14.00	\$ 345,800.00	14,130.10	\$ 197,821.40	10,569.90	57.21%
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00	\$ 216,800.00	2,745.99	\$ 109,839.60	2,674.01	50.66%
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00	\$ 59,850.00	530.30	\$ 23,863.50	799.70	39.87%
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50	\$ 322,500.00	1,609.00	\$ 100,562.50	3,551.00	31.18%
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	11.50	76.50	\$ 575.00	\$ 43,987.50	35.55	\$ 20,441.25	40.95	46.47%
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	\$ 19,710.00	8.70	\$ 6,351.00	18.30	32.22%
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00	7.00	22.00	\$ 325.00	\$ 7,150.00	3.00	\$ 975.00	19.00	13.64%
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00	14.00	59.00	\$ 425.00	\$ 25,075.00	20.00	\$ 8,500.00	39.00	33.90%
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	\$ 75,000.00	0.35	\$ 26,250.00	0.65	35.00%
69	SOD	SQ	100.00		100.00	\$ 75.00	\$ 7,500.00	22.15	\$ 1,661.25	77.85	22.15%
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	10.00	\$ 5,000.00	14.00	41.67%
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	0.50	\$ 6,750.00	0.50	50.00%
76	FILTER SOCK, 8 INCH	LF	1,500.00		1,500.00	\$ 2.50	\$ 3,750.00	2,918.00	\$ 7,295.00	(1,418.00)	194.53%
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	0.17	\$ 340.00	1.83	8.50%
79	INLET PROTECTION DEVICE, DROP IN	EA	41.00		41.00	\$ 265.00	\$ 10,865.00	15.00	\$ 3,975.00	26.00	36.59%
80	VAULT, FILL	EA	1.00		1.00	\$ 7,400.00	\$ 7,400.00	3.61	\$ 26,714.00	(2.61)	361.00%
81	CISTERN ABANDONMENT	EA	3.00		3.00	\$ 8,000.00	\$ 24,000.00	3.00	\$ 24,000.00	-	100.00%
82	MOBILIZATION	LS	1.00		1.00	\$ 1,000,000.00	\$ 1,000,000.00	0.63	\$ 630,000.00	0.37	63.00%
83	CONCRETE WASHOUT	LS	1.00		1.00	\$ 10,000.00	\$ 10,000.00	0.30	\$ 3,000.00	0.70	30.00%
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	5.00	\$ 16,250.00	4.00	55.56%
88	LITTER RECEPTACLE	EA	6.00		6.00	\$ 3,000.00	\$ 18,000.00	3.00	\$ 9,000.00	3.00	50.00%
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	2,473.60	\$ 86,576.00	(1,203.60)	194.77%
92	PLANTER CURB	LF	430.00		430.00	\$ 85.00	\$ 36,550.00	371.50	\$ 31,577.50	58.50	86.40%
93	SEAT WALL	LF	108.00		108.00	\$ 125.00	\$ 13,500.00	84.00	\$ 10,500.00	24.00	77.78%

Date printed: 7/13/2022

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

94	BIO-RETENTION ROCK CHAMBER	TON	35.00		35.00	\$ 100.00	\$ 3,500.00	21.90	\$ 2,190.00	13.10	62.57%
95	RAIN GUARDIAN TURRET	EA	5.00		5.00	\$ 7,500.00	\$ 37,500.00	2.00	\$ 15,000.00	3.00	40.00%
96	NYLOPLAST OUTLET STRUCTURE, 12 INCH DIAMETER	EA	5.00		5.00	\$ 1,400.00	\$ 7,000.00	2.00	\$ 2,800.00	3.00	40.00%
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	2.00	\$ 4,250.00	2.00	50.00%
99	GFCI RECEPTACLE	EA	32.00		32.00	\$ 950.00	\$ 30,400.00	13.00	\$ 12,350.00	19.00	40.63%
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$ 1,650.00	\$ 85,800.00	20.00	\$ 33,000.00	32.00	38.46%
101	SERVICE CABINET	EA	2.00		2.00	\$ 4,350.00	\$ 8,700.00	1.00	\$ 4,350.00	1.00	50.00%
102	HANDHOLE	EA	59.00		59.00	\$ 750.00	\$ 44,250.00	58.00	\$ 43,500.00	1.00	98.31%
103	3/4 INCH PVC CONDUIT TRENCHED	LF	1,699.00		1,699.00	\$ 10.50	\$ 17,839.50	825.49	\$ 8,667.65	873.51	48.59%
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$ 12.50	\$ 83,412.50	3,827.96	\$ 47,849.50	2,845.04	57.36%
105	2" INCH PVC CONDUIT TRENCHED	LF	650.00		650.00	\$ 16.50	\$ 10,725.00	613.00	\$ 10,114.50	37.00	94.31%
106	3" INCH PVC CONDUIT TRENCHED	LF	945.00		945.00	\$ 21.00	\$ 19,845.00	1,092.50	\$ 22,942.50	(147.50)	115.61%
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	13,525.60	\$ 27,051.20	13,417.40	50.20%
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$ 1.50	\$ 7,824.00	3,634.50	\$ 5,451.75	1,581.50	69.68%
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$ 1.50	\$ 5,491.50	1,756.00	\$ 2,634.00	1,905.00	47.97%
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$ 1.25	\$ 1,555.00	224.00	\$ 280.00	1,020.00	18.01%
112	YARD HYDRANT	EA	16.00		16.00	\$ 2,300.00	\$ 36,800.00	8.50	\$ 19,550.00	7.50	53.13%
113	PERMEABLE PAVER MONITORING WELL	EA	6.00		6.00	\$ 2,000.00	\$ 12,000.00	5.00	\$ 10,000.00	1.00	83.33%
114	"PEDESTRIAN ACCESS OPEN" SIGN	LS	-	1.00	1.00	\$ 3,496.50	\$ 3,496.50	0.81	\$ 2,832.17	0.19	81.00%
115	TEMPORARY STORM SEWER	LS	-	1.00	1.00	\$ 10,323.00	\$ 10,323.00	1.00	\$ 10,323.00	-	100.00%
116	CLAY PIPE CONNECTIONS	LS	-	1.00	1.00	\$ 21,645.00	\$ 21,645.00	1.00	\$ 21,645.00	-	100.00%
117	METER PIT	EA	-	4.00	4.00	\$ 5,355.75	\$ 21,423.00	2.00	\$ 10,711.50	2.00	50.00%
118	ONE MAJOR MANHOLE ADJUSTMENT	LS	-	1.00	1.00	\$ 5,550.00	\$ 5,550.00	1.00	\$ 5,550.00	-	100.00%
119	TEMPORARY PARKING LOT ACCESS	LS	-	1.00	1.00	\$ 15,663.64	\$ 15,663.64	0.75	\$ 11,747.73	0.25	75.00%
120	WATER SERVICE TYPE K COPPER 1"	EA	-	2.00	2.00	\$ 3,330.00	\$ 6,660.00	2.00	\$ 6,660.00	-	100.00%
121	WATER SERVICE COMING INTO BUILDING	EA	-	2.00	2.00	\$ 1,609.50	\$ 3,219.00	2.00	\$ 3,219.00	-	100.00%
122	EXPLORATORY DIGGING	EA	-	1.00	1.00	\$ 6,218.00	\$ 6,218.00	1.00	\$ 6,218.00	-	100.00%
133	MISH MASH CANOPY WALK	LA	-	1.00	1.00	\$ 19,387.26	\$ 19,387.26	1.00	\$ 19,387.26	-	100.00%
DIVISION 2											
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$ 90.00	\$ 3,420.00	38.00	\$ 3,420.00	-	100.00%
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$ 50.00	\$ 3,265.00	65.30	\$ 3,265.00	-	100.00%
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 2,875.00	\$ 2,875.00	1.00	\$ 2,875.00	-	100.00%
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$ 700.00	\$ 15,750.00	9.36	\$ 6,552.00	13.14	41.60%
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$ 325.00	\$ 5,200.00	16.00	\$ 5,200.00	-	100.00%
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$ 200.00	\$ 2,000.00	10.00	\$ 2,000.00	-	100.00%
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$ 115.00	\$ 575.00	9.00	\$ 1,035.00	(4.00)	180.00%
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	15.70	\$ 2,352.65	(12.70)	523.33%
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

\$ 8,652,294.88

\$ 4,090,568.41

52.72%

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: 7

Change Order Date: July 18, 2022

Purpose of Change Order:

Proposed additional work accounts for removal and replacement of the sidewalk in front of 113 E Salem Ave which was originally not included in this project. This area has a canopy and columns requiring more time and labor to navigate safely.

Creation of Item #123 accounts for removing the existing sidewalk, raising the grade with suitable backfill material, and pouring a new sidewalk.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
DIVISION 1					
123	MISH MASH CANOPY WALK	LS	1.00	\$19,387.26	\$19,387.26

Change Order Number: 7 makes the following adjustments to the contract: **\$19,387.26**

Contractor Accepted: Absolute Concrete Construction Inc.

Firm Name

Signature

Date

Engineer Approved: Bolton & Menk, Inc.

Firm Name

Signature

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
5	April 18, 2022	\$30,501.14
6	May 16, 2022	\$14,852.00
7	July 18, 2022	\$19,387.26
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **\$ 8,652,294.88**

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	C&C Quantity Complete	City Value of Work Complete	City - Sanitary Sewer Quantity Complete	City Sanitary Sewer Value of Work Complete	SRF Quantity Complete	SRF 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	211.60	\$ 17,986.00		\$ -		\$ -		\$ -	\$ 17,986.00
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00	64.80	\$ 5,184.00		\$ -		\$ -		\$ -	\$ 5,184.00
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00	266.66	\$ 70,664.90		\$ -		\$ -		\$ -	\$ 70,664.90
4	EXCAVATION, CLASS 10	CY	8,313.60		8,313.60	\$ 18.00	145.02	\$ 2,610.34		\$ -	3480.45	\$ 62,648.12		\$ -	\$ 65,258.46
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	6741.84	\$ 26,967.36		\$ -		\$ -		\$ -	\$ 26,967.36
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00		\$ -		\$ -	4787.30	\$ 28,723.80		\$ -	\$ 28,723.80
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	7550.44	\$ 94,380.50		\$ -		\$ -		\$ -	\$ 94,380.50
8	SUBBASE, MODIFIED, 4 IN.	SY	5,425.00		5,425.00	\$ 10.50	4080.63	\$ 42,846.62		\$ -		\$ -		\$ -	\$ 42,846.62
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	108.00	\$ 15,660.00		\$ -		\$ -		\$ -	\$ 15,660.00
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	903.00	\$ 135,450.00		\$ -	172.00	\$ 25,800.00		\$ -	\$ 161,250.00
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	425.00	\$ 74,375.00		\$ -		\$ -		\$ -	\$ 74,375.00
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	980.00	\$ 29,400.00		\$ -		\$ -		\$ -	\$ 29,400.00
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00		\$ -		\$ -	2447.00	\$ 61,175.00		\$ -	\$ 61,175.00
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00		\$ -		\$ -	59.00	\$ 1,652.00		\$ -	\$ 1,652.00
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00		\$ -		\$ -	11.00	\$ 11,000.00		\$ -	\$ 11,000.00
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00		\$ -		\$ -	25.00	\$ 6,875.00		\$ -	\$ 6,875.00
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	128.75	\$ 7,081.25		\$ -		\$ -		\$ -	\$ 7,081.25
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00		2,700.00	\$ 110.00		\$ -		\$ -		\$ -	831.20	\$ 91,432.00	\$ 91,432.00
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00		1,462.00	\$ 15.00		\$ -		\$ -		\$ -	972.00	\$ 14,580.00	\$ 14,580.00
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00		52.00	\$ 2,300.00		\$ -		\$ -		\$ -	14.00	\$ 32,200.00	\$ 32,200.00
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00		2.00	\$ 3,500.00		\$ -		\$ -		\$ -	2.00	\$ 7,000.00	\$ 7,000.00
28	WATER SERVICE CURB STOP AND BOX	EA	53.00		53.00	\$ 885.00		\$ -		\$ -		\$ -	19.00	\$ 16,815.00	\$ 16,815.00
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00		\$ -		\$ -		\$ -	0.00	\$ -	\$ -
30	VALVE, GATE, 6 INCH	EA	1.00		1.00	\$ 1,800.00		\$ -		\$ -		\$ -	0.00	\$ -	\$ -
31	VALVE, GATE, 8 INCH	EA	8.00		8.00	\$ 2,300.00		\$ -		\$ -		\$ -	3.00	\$ 6,900.00	\$ 6,900.00
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00		4.00	\$ 7,000.00		\$ -		\$ -		\$ -	3.00	\$ 21,000.00	\$ 21,000.00
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00		\$ -		\$ -		\$ -	3.00	\$ 20,400.00	\$ 20,400.00
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00		\$ -		\$ -		\$ -	1.00	\$ 3,800.00	\$ 3,800.00
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00		6.00	\$ 1,000.00		\$ -		\$ -		\$ -	3.00	\$ 3,000.00	\$ 3,000.00
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	6.00	\$ 33,000.00		\$ -		\$ -		\$ -	\$ 33,000.00
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	6.00	\$ 52,800.00		\$ -		\$ -		\$ -	\$ 52,800.00
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		\$ -		\$ -	17.50	\$ 78,750.00		\$ -	\$ 78,750.00
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -		\$ -		\$ -	\$ 4,500.00
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00		6.00	\$ 3,200.00	1.00	\$ 3,200.00		\$ -		\$ -		\$ -	\$ 3,200.00
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	4.00	\$ 24,000.00		\$ -		\$ -		\$ -	\$ 24,000.00
44	CONNECTION TO EXISTING MANHOLE, SANITARY SEWER	EA	6.00		6.00	\$ 5,500.00	0.00	\$ -		\$ -		\$ -		\$ -	\$ -
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	13.00	\$ 13,000.00		\$ -		\$ -		\$ -	\$ 13,000.00
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00		3,700.00	\$ 65.00	69.60	\$ 4,524.00		\$ -		\$ -		\$ -	\$ 4,524.00
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	6146.70	\$ 522,469.50		\$ -		\$ -		\$ -	\$ 522,469.50
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00	142.80	\$ 18,564.00		\$ -		\$ -		\$ -	\$ 18,564.00
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00	1670.96	\$ 133,676.80		\$ -	703.04	\$ 56,243.20		\$ -	\$ 189,920.00
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00		\$ -		\$ -		\$ -		\$ -	\$ -
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	3256.20	\$ 39,074.40		\$ -		\$ -		\$ -	\$ 39,074.40
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00	2870.90	\$ 129,190.50		\$ -		\$ -		\$ -	\$ 129,190.50
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00	529.60	\$ 26,480.00		\$ -		\$ -		\$ -	\$ 26,480.00
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00	122.50	\$ 11,637.50		\$ -		\$ -		\$ -	\$ 11,637.50
56	SIDEWALK UNIT PAVER W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00	1093.05	\$ 27,326.25		\$ -		\$ -		\$ -	\$ 27,326.25
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00	386.00	\$ 19,300.00		\$ -		\$ -		\$ -	\$ 19,300.00
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00	171.21	\$ 9,416.55		\$ -		\$ -		\$ -	\$ 9,416.55
59	PAVEMENT REMOVAL	SY	24,700.00		24,700.00	\$ 14.00	14130.10	\$ 197,821.40		\$ -		\$ -		\$ -	\$ 197,821.40
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00		\$ -		\$ -	2745.99	\$ 109,839.60		\$ -	\$ 109,839.60
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00		\$ -		\$ -	530.30	\$ 23,863.50		\$ -	\$ 23,863.50
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50		\$ -		\$ -	1609.00	\$ 100,562.50		\$ -	\$ 100,562.50
63	PCC EDGE RESTRAINT, 2 FT	LF	2,100.00		2,100.00	\$ 25.00	0.00	\$ -		\$ -		\$ -		\$ -	\$ -
64	PAINTED PAVEMENT MARKINGS, DURABLE	STA	65.00		76.50	\$ 575.00	35.55	\$ 20,441.25		\$ -		\$ -		\$ -	\$ 20,441.25
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	8.70	\$ 6,351.00		\$ -		\$ -		\$ -	\$ 6,351.00
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00		22.00	\$ 325.00	3.00	\$ 975.00		\$ -		\$ -		\$ -	\$ 975.00
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00		59.00	\$ 425.00	20.00	\$ 8,500.00		\$ -		\$ -		\$ -	\$ 8,500.00
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	0.35	\$ 26,250.00		\$ -		\$ -		\$ -	\$ 26,250.00
69	SOD	SQ	100.00		100.00	\$ 75.00	22.15	\$ 1,661.25		\$ -		\$ -		\$ -	\$ 1,661.25
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	10.00	\$ 5,000.00		\$ -		\$ -		\$ -	\$ 5,000.00

74	SWPPP PREPARATION	LS	1.00		1.00	\$ 2,000.00	1.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
75	SWPPP MANAGEMENT	LS	1.00		1.00	\$13,500.00	0.50	\$ 6,750.00	\$ -	\$ -	\$ -	\$ 6,750.00
76	FILTER SOCK, 8 INCH	LF	1,500.00		1,500.00	\$ 2.50	2918.00	\$ 7,295.00	\$ -	\$ -	\$ -	\$ 7,295.00
77	TEMPORARY RECP, TYPE 3.A	SY	270.00		270.00	\$ 3.00		\$ -	\$ -	\$ -	\$ -	\$ 340.00
78	EROSION CONTROL MULCHING, HYDROMULCHING	AC	2.00		2.00	\$ 2,000.00	0.17	\$ 340.00	\$ -	\$ -	\$ -	\$ 3,975.00
79	INLET PROTECTION DEVICE, DROP IN	EA	41.00		41.00	\$ 265.00	15.00	\$ 3,975.00	\$ -	\$ -	\$ -	\$ 26,714.00
80	VAULT, FILL	EA	1.00		1.00	\$ 7,400.00	3.61	\$ 26,714.00	\$ -	\$ -	\$ -	\$ 24,000.00
81	CISTERN ABANDONMENT	EA	3.00		3.00	\$ 8,000.00	3.00	\$ 24,000.00	\$ -	\$ -	\$ -	\$ 630,000.00
82	MOBILIZATION	LS	1.00		1.00	\$10,000.00	0.63	\$ 630,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
83	CONCRETE WASHOUT	LS	1.00		1.00	\$10,000.00	0.30	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -
84	MONUMENT TYPE 1 (ARCHWAY MONUMENT)	EA	-		-	\$200,000.00		\$ -	\$ -	\$ -	\$ -	\$ -
85	MONUMENT TYPE 2 (GATEWAY MONUMENT)	EA	-		-	\$75,000.00		\$ -	\$ -	\$ -	\$ -	\$ -
86	MONUMENT TYPE 3 (HIGHWAY MONUMENT)	EA	-		-	\$75,000.00		\$ -	\$ -	\$ -	\$ -	\$ -
87	STEEL BENCH	EA	9.00		9.00	\$ 3,250.00	5.00	\$ 16,250.00	\$ -	\$ -	\$ -	\$ 16,250.00
88	LITTER RECEPTACLE	EA	6.00		6.00	\$ 3,000.00	3.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ 9,000.00
89	BIKE RACK	EA	6.00		6.00	\$ 925.00		\$ -	\$ -	\$ -	\$ -	\$ -
90	EVENT POWER PEDESTAL	EA	7.00		7.00	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ -
91	1" CONCRETE BAND	LF	1,270.00		1,270.00	\$ 35.00	2473.60	\$ 86,576.00	\$ -	\$ -	\$ -	\$ 86,576.00
92	PLANTER CURB	LF	430.00		430.00	\$ 85.00	371.50	\$ 31,577.50	\$ -	\$ -	\$ -	\$ 31,577.50
93	SEAT WALL	LF	108.00		108.00	\$ 125.00	84.00	\$ 10,500.00	\$ -	\$ -	\$ -	\$ 10,500.00
94	BIO-RETENTION ROCK CHAMBER	TON	35.00		35.00	\$ 100.00		\$ -	\$ -	21.90	\$ 2,190.00	\$ 2,190.00
95	RAIN GUARDIAN TURRET	EA	5.00		5.00	\$ 7,500.00		\$ -	\$ -	2.00	\$ 15,000.00	\$ 15,000.00
96	NYLOPLAST OUTLET STRUCTURE, 12 INCH DIAMETER	EA	5.00		5.00	\$ 1,400.00		\$ -	\$ -	2.00	\$ 2,800.00	\$ 2,800.00
97	SALVAGE STREET LIGHT POLE	EA	12.00		12.00	\$ 350.00	14.00	\$ 4,900.00	\$ -	\$ -		\$ 4,900.00
98	PLANTER POT	EA	4.00		4.00	\$ 2,125.00	2.00	\$ 4,250.00	\$ -	\$ -		\$ 4,250.00
99	GFCI RECEPTACLE	EA	32.00		32.00	\$ 950.00	13.00	\$ 12,350.00	\$ -	\$ -		\$ 12,350.00
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$ 1,650.00	20.00	\$ 33,000.00	\$ -	\$ -		\$ 33,000.00
101	SERVICE CABINET	EA	2.00		2.00	\$ 4,350.00	1.00	\$ 4,350.00	\$ -	\$ -		\$ 4,350.00
102	HANDHOLE	EA	59.00		59.00	\$ 750.00	58.00	\$ 43,500.00	\$ -	\$ -		\$ 43,500.00
103	3/4 INCH PVC CONDUIT TRENCHED	LF	1,699.00		1,699.00	\$ 10.50	825.49	\$ 8,667.65	\$ -	\$ -		\$ 8,667.65
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$ 12.50	3827.96	\$ 47,849.50	\$ -	\$ -		\$ 47,849.50
105	2" INCH PVC CONDUIT TRENCHED	LF	650.00		650.00	\$ 16.50	613.00	\$ 10,114.50	\$ -	\$ -		\$ 10,114.50
106	3" INCH PVC CONDUIT TRENCHED	LF	945.00		945.00	\$ 21.00	1092.50	\$ 22,942.50	\$ -	\$ -		\$ 22,942.50
107	1-1/2" HDPE CONDUIT HDD	LF	866.00		866.00	\$ 24.00		\$ -	\$ -	\$ -		\$ -
108	#6 AWG CONDUCTOR	LF	26,943.00		26,943.00	\$ 2.00	13525.60	\$ 27,051.20	\$ -	\$ -		\$ 27,051.20
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$ 1.50	3634.50	\$ 5,451.75	\$ -	\$ -		\$ 5,451.75
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$ 1.50	1756.00	\$ 2,634.00	\$ -	\$ -		\$ 2,634.00
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$ 1.25	224.00	\$ 280.00	\$ -	\$ -		\$ 280.00
112	YARD HYDRANT	EA	16.00		16.00	\$ 2,300.00	8.50	\$ 19,550.00	\$ -	\$ -		\$ 19,550.00
113	PERMEABLE PAVER MONITORING WELL	EA	6.00		6.00	\$ 2,000.00		\$ -	\$ -	5.00	\$ 10,000.00	\$ 10,000.00
114	"PEDESTRIAN ACCESS OPEN" SIGN	LS	-	1.00	1.00	\$ 3,496.50	0.81	\$ 2,832.17	\$ -	\$ -		\$ 2,832.17
115	TEMPORARY STORM SEWER	LS	-	1.00	1.00	\$10,323.00	1.00	\$ 10,323.00	\$ -	\$ -		\$ 10,323.00
116	CLAY PIPE CONNECTIONS	LS	-	1.00	1.00	\$21,645.00	1.00	\$ 21,645.00	\$ -	\$ -		\$ 21,645.00
117	METER PIT	EA	-	4.00	4.00	\$ 5,355.75	2.00	\$ 10,711.50	\$ -	\$ -		\$ 10,711.50
118	ONE MAJOR MANHOLE ADJUSTMENT	LS	-	1.00	1.00	\$ 5,550.00	1.00	\$ 5,550.00	\$ -	\$ -		\$ 5,550.00
119	TEMPORARY PARKING LOT ACCESS	LS	-	2.00	2.00	\$15,663.64	0.75	\$ 11,747.73	\$ -	\$ -		\$ 11,747.73
120	WATER SERVICE TYPE K COPPER 1"	EA	-	2	2	\$ 3,330.00	2	\$ 6,660.00	\$ -	\$ -		\$ 6,660.00
121	WATER SERVICE COMING INTO BUILDING	EA	-	2	2	\$ 1,609.50	2.00	\$ 3,219.00	\$ -	\$ -		\$ 3,219.00
122	EXPLORATORY DIGGING	EA	-	1	1	\$ 6,218.00	0.32	\$ 2,000.00	\$ -	\$ -	0.68	\$ 4,218.00
123	MISH MASH CANOPY WALK	LA	-	1	1	\$19,387.26	1.00	\$ 19,387.26	\$ -	\$ -		\$ 19,387.26
DIVISION 2												
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$ 90.00	38.00	\$ 3,420.00	\$ -	\$ -		\$ 3,420.00
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$ 50.00	65.30	\$ 3,265.00	\$ -	\$ -		\$ 3,265.00
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 2,875.00	1.00	\$ 2,875.00	\$ -	\$ -		\$ 2,875.00
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$ 700.00	9.36	\$ 6,552.00	\$ -	\$ -		\$ 6,552.00
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$ 325.00	16.00	\$ 5,200.00	\$ -	\$ -		\$ 5,200.00
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$ 200.00	10.00	\$ 2,000.00	\$ -	\$ -		\$ 2,000.00
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$ 115.00	9.00	\$ 1,035.00	\$ -	\$ -		\$ 1,035.00
D2.8	TYPE A SIGN, SHEET ALUMINUM	EA	4.00	4.00	8.00	\$ 425.00	6.00	\$ 2,550.00	\$ -	\$ -		\$ 2,550.00
D2.9	CONCRETE MEDIAN, 4" SLOPED CURB	SY	27.30		27.30	\$ 183.15	27.30	\$ 5,000.00	\$ -	\$ -		\$ 5,000.00
D2.10	GROOVES CUT FOR PAVEMENT MARKINGS	STA	3.00		3.00	\$ 149.85	15.70	\$ 2,352.65	\$ -	\$ -		\$ 2,352.65
D2.11	BOLLARDS	EA	4.00		4.00	\$ 555.00	4.00	\$ 2,220.00	\$ -	\$ -		\$ 2,220.00
D2.12	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	6.00		6.00	\$ 166.50	3.20	\$ 532.80	\$ -	\$ -		\$ 532.80
D2.13	MOBILIZATION	LS	1.00		1.00	\$ 1,054.50	1.00	\$ 1,054.50	\$ -	\$ -		\$ 1,054.50
D2.14	ADDITIONAL TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 834.13	1.00	\$ 834.13	\$ -	\$ -		\$ 834.13
City												
Total Completed to Date: \$ 3,272,100.68												
Retained Percentage (5%): \$ 163,605.03												
Total Amount of Previous Payments: \$ 2,654,830.97												
Net Amount Due: \$ 453,664.68												
City - Sanitary Sewer												
SRF												
IMU - Water												
Total												
\$ -												
\$ 597,122.72												
\$ 221,345.00												
\$ 11,067.25												
\$ 29,856.14												
\$ 556,470.50												
\$ 192,641.00												
\$ 482,097.51												
\$ 10,796.09												
\$ 17,636.75												

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION APPROVING CHANGE ORDER NO 7 AND PAY APPLICATION NO 12 FOR
THE SQAURE 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 labor and materials are needed on the project as described on the attached Change Order No 7; and

WHEREAS, Absolute Concrete Construction Inc. has submitted Pay Application No 12 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Change Order No 7 and Pay Application No 12 as attached.

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

1. Change Order No 7 in the amount of \$19,387.26 is hereby approved
2. Pay Application No 12 in the amount of \$482,097.52 shall be paid
3. Staff is hereby authorized to sign the documents on behalf of the City of Indianola

PASSED AND APPROVED this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: July 18, 2022
Subject: Resolution approving an agreement with Terracon Consultants, Inc. for geotechnical engineering services on Prairie Glynn - Plat 4.

Introduction: Staff has received notification to begin the construction plans for the proposed subdivision on Prairie Glynn - Plat 4.

Background: As a part of this construction review process and based on SUDAS standards, a geotechnical investigation will be required for the proposed subdivision. This geotechnical investigation will provide a report on existing soil conditions and remedial actions needed for faulty soil conditions. The geotechnical study will help towards ensuring that the public infrastructure meets its design life.

Discussion: The proposed agreement with Terracon Consultants, Inc., is for a total amount not to exceed \$8,250. The scope of work will include geotechnical engineering investigation on locations where public infrastructure (including pavement and utility infrastructure) will be constructed within the proposed subdivision.

Budget Impact:

Recommendation: Staff recommends approving the agreement with Terracon Consultants to prepare the geotechnical engineering study for the proposed subdivision on Prairie Glynn - Plat 4. Roll call is in order.

Attachments:

1. Terracon Contract Prairie Glynn Plat 4
2. Res 2022- Terracon Geotech Prairie Glynn Plat 4

July 11, 2022



City of Indianola
706 North 6th Street
Indianola, Iowa 50125

Attn: Mr. Akhilesh Pal
P: (515) 961 9415
E: apal@indianolaiowa.gov

Re: Proposal for Geotechnical Engineering Services
Prairie Glynn - Plat 4 Public Streets and Utilities
East Girard Avenue
Indianola, Iowa
Terracon Proposal No. P08225254

Dear Mr. Pal:

We appreciate the opportunity to submit this proposal to the City of Indianola to provide geotechnical engineering services for the referenced project. The following are exhibits to the attached Agreement for Services.

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location
Exhibit E	Anticipated Exploration Plan

Our base fee to perform the Scope of Services described in this proposal is **\$8,250**. See Exhibit C for more details of our fees and consideration of additional services.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Agreement for Services to our office.

Sincerely,
Terracon Consultants, Inc.

Ujwala Manchikanti

Ujwala Manchikanti, P.E.
Staff Engineer

Theodore D. Bechtum

Theodore D. Bechtum, P.E.
Senior Engineer

Terracon Consultants, Inc. 600 SW 7th Street, Suite M Des Moines, Iowa 50309
P (515) 244 3184 F (515) 244 5249 terracon.com

AGREEMENT FOR SERVICES

This AGREEMENT is between City of Indianola ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Prairie Glynn-Plat 4 project ("Project"), as described in Consultant's Proposal dated 07/11/2022 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. **Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address {the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or }occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. **Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
3. **Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. **Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
5. **Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. For a limited time period not to exceed three months from the date of the report, Consultant will issue additional reports to others agreed upon with Client, however Client understands that such reliance will not be granted until those parties sign and return Consultant's reliance agreement and Consultant receives the agreed-upon reliance fee.
6. **LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$10,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
7. **Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles; provided however, Client shall indemnify, defend and hold harmless Consultant and its employees, from and against any and all liabilities for any third party claim arising from or alleged to arise from Consultant's performance under this Agreement, except to the extent such claims directly result from Consultant's negligence. Client's duty to defend Consultant for third-party claims shall arise at the time of a filing of a notice of claim or litigation. Consultant shall reimburse Client for reasonable costs of Consultant's defense only if Consultant is adjudicated as negligent by a trier of fact. Except as otherwise expressly provided herein, neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
8. **Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND**

CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

9. Insurance. Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.
10. **CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
11. Dispute Resolution. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Construction Industry Rules, provided that the arbitrator's authority is specifically limited to providing an award consistent with the specific terms and conditions of this Agreement, including Section 6. Limitation of Liability and Section 7. Indemnity/Statute of Limitations. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies under this provision. This Agreement shall be governed by and construed according to Kansas law.
12. Subsurface Explorations. Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
13. Testing and Observations. Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
14. Sample Disposition, Affected Materials, and Indemnity. Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
15. Ownership of Documents. Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
16. Utilities. Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
17. Site Access and Safety. Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any other parties, including Client, Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes. Client acknowledges its responsibility for notifying Consultant of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus.

Consultant: Terracon Consultants, Inc.

By:  Date: 7/11/2022

Name/Title: Theodore D Bechtum / Senior Engineer

Address: 600 SW 7th St, Ste M
Des Moines, IA 50309-4508

Phone: (515) 244-3184 Fax: (515) 244-5249

Email: Ted.Bechtum@terracon.com

Client: City of Indianola

By: _____ Date: _____

Name/Title: _____

Address: 706 North 6th Street
Indianola, IA 50125

Phone: _____ Fax: _____

Email: apal@indianolaiowa.gov

EXHIBIT A - PROJECT UNDERSTANDING

Our Scope of Services is based on our understanding of the project as described by the City of Indianola and the expected subsurface conditions as described below. We have not visited the project site to confirm the information provided. Aspects of the project, undefined or assumed, are highlighted below. Though not critical for the start of field exploration activities, we request the design team provide input to verify all information to aid in our development of recommendations.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	■ The project is located southeast of the intersection of North 15th Street and East Iowa Avenue in Indianola, Iowa. ■ Latitude/Longitude: 41.3663°, -93.5358° (approximate) ■ See Exhibit D
Current Ground Cover	Bare earth and/or agricultural row crops (from aerial photographs)
Existing Topography	Based on the grading plan prepared by Cooper Crawford & Associates, L.L.C. Civil Engineers, the ground surface elevations along the planned roadway range from about 947 feet to 962 feet.
Site Access	We expect the site, and all exploration locations, are accessible with our ATV-mounted drilling equipment.
Expected Subsurface Conditions	Based on our local experience, we anticipate encountering clay of moderate to high plasticity near the surface. Clay with a relatively higher granular content is often encountered with depth.

Planned Construction

Item	Description
Project Description	■ East Girard Avenue is planned to be extended about 700 feet east. ■ North 18th Street is planned to be lengthened north by about 825 feet and connected to East Girard Avenue. ■ Two detention ponds are planned on the southeast and southwest corners of the site.
Grading	Maximum cuts and fills on the order of 2 foot and 4 feet, respectively, are anticipated along the planned roadway.
New Utilities	Sanitary sewer, stormwater sewer, and water main located within and adjacent to proposed roadway
Free-Standing Retaining Walls	None anticipated

Proposal for Geotechnical Engineering Services

Prairie Glynn - Plat 4 Public Streets and Utilities ■ Indianola, Iowa

July 11, 2022 ■ Terracon Proposal No. P08225254



Item	Description
Pavements	■ We anticipate the traffic considerations will be according to local standards for collector-type urban roadways. We request the road designers provide traffic information. ■ We understand an 8-inch thick Portland cement concrete (PCC) pavement is planned

EXHIBIT B - SCOPE OF SERVICES

Field Exploration

We propose the field exploration program consists of the following:

Planned Location	Number of Borings ¹	Boring No.	Planned Boring Depth (bgs) ^{2, 3}
Proposed N 18 th Street	2	B1 and B3	10 feet
	2	B5 and B7	20 to 25 feet
E Girard Avenue	2	B2 and B4	20 to 25 feet
E Franklin Place	1	B6	10 feet
Detention Ponds	2	B8 and B9	20 feet

1. See Exhibit E for proposed exploration plan.

2. bgs = below existing ground surface

3. Although not anticipated for the proposed boring depths, borings may be terminated at shallower depths if bedrock or relatively dense material is encountered. Rock coring is not included in this scope of services.

Boring Layout and Elevations: We will stake the boring locations generally as shown on Exhibit E using hand-held GPS equipment. Approximate ground surface elevations at each boring location will be interpolated from the contour elevation provided in *Prairie Glynn Plat 4 Grading Plan*. If more precise boring layout and ground surface elevations are desired, we recommend the client retain a licensed professional surveyor to stake the boring locations and obtain ground surface elevations.

Subsurface Exploration Procedures: We will advance the soil borings with a drilling rig using continuous flight augers (solid stem and/or hollow stem augers, as necessary, depending on soil conditions). Four samples will be obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using thin-wall tube and/or split-barrel sampling procedures. The samples will be placed in appropriate containers and taken to our laboratory for testing under the direction of a geotechnical engineer. We will observe and record groundwater levels during and shortly after completion of drilling and sampling.

Our exploration team will prepare field boring logs as part of standard drilling operations, including sampling depths, penetration distances, and other relevant sampling information. These field logs include visual descriptions of the materials encountered during drilling and the driller's interpretation of the subsurface conditions between samples.

Site Access: Terracon must be granted access to the site by the property owner. By acceptance of this proposal, without information to the contrary, we consider this as authorization to access the property for conducting field exploration in accordance with the scope of services.

Property Disturbance: We will take reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work, disturbance could occur (e.g., rutting from tires, muddying the ground surface, etc.). Our Scope of Services does not include services associated with site clearing, wet ground conditions, tree or shrub clearing, or repair of damage to existing landscape or crops. If such services are desired by the owner/client, we should be notified so we can adjust our Scope of Services. If the exploration is completed while crops are planted, we suggest a crop damage agreement is arranged between the property owner and the City prior to our mobilization.

Borings will be backfilled with auger cuttings after their completion. Our services do not include repair of the site beyond backfilling our boreholes. Excess auger cuttings will be dispersed in the general vicinity of the borehole. Because backfill material often settles below the surface after a period of time, we recommend the boreholes be checked periodically and backfilled if necessary. We can provide this service or grout the holes for additional fees at your request.

Safety: Terracon is currently not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials encountered while drilling will be noted on our logs and discussed in our report.

Exploration efforts require excavations into the subsurface, therefore Terracon will comply with local regulations to request a utility location service through Iowa One-Call. We will consult with the owner/client regarding potential utilities, or other unmarked underground hazards. Based on the results of this consultation, we will consider the need for alternative subsurface exploration methods, as the safety of our field crew is a priority.

Private utilities, including field tiles, should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us. If the owner/client is unable to accurately locate private utilities, Terracon can assist the owner/client by coordinating or subcontracting with a private utility locating service. Fees associated with the additional services are not included in our current Scope of Services and will be forwarded to our client for approval prior to initiating. The detection of underground utilities is dependent on the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service would not relieve the owner of their responsibilities in identifying private underground utilities.

Laboratory Testing

The project engineer will review field data and assign various laboratory tests to better understand select engineering properties of various soil strata. Laboratory testing for this project is proposed to consist of:

Test Description	Number of Tests Included
Water Content	Select samples
Unit Weight	Select intact thin-walled tube sample
Unconfined Compression Strength	Select intact thin-walled tube sample
Atterberg Limits	Up to 3

Our laboratory testing program includes examination of soil samples. Based on the material's texture and plasticity, we describe and classify soil samples in general accordance with the Unified Soil Classification System (USCS).

Engineering and Project Delivery

Results of our field and laboratory programs will be reviewed by a professional engineer. The engineer will develop a geotechnical site characterization and develop appropriate geotechnical engineering design criteria for earth-related phases of the project.

Your project will be delivered using our **GeoReport®** system. Upon initiation, we will provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule, and anticipated exploration plan will be posted for review and verification
- Site Characterization – Findings of the site exploration and preliminary recommendations
- Geotechnical Engineering – Recommendations and geotechnical engineering report

When services are complete, we will upload a printable version of our completed geotechnical engineering report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration, and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

The geotechnical engineering report will provide the following:

Proposal for Geotechnical Engineering Services

Prairie Glynn - Plat 4 Public Streets and Utilities ■ Indianola, Iowa

July 11, 2022 ■ Terracon Proposal No. P08225254



- Boring logs with field and laboratory data
- Stratification based on visual soil classification
- Groundwater levels observed during and/or after completion of drilling
- Site Location and Exploration plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Earthwork construction, including
 - Site preparation
 - Shrink-swell soil design considerations, if applicable
 - Suitability of the on-site soils for use as structural fill within roadway alignments
 - Structural fill compaction criteria
 - Trench backfill considerations
 - Pipe and manhole structure subgrade preparation considerations
 - Subgrade preparation recommendations for pavements
- Suitability of minimum pavement thickness per City requirements (traffic information to be provided)

Additional Services

In addition to the basic services noted above, the following services are often associated with geotechnical engineering services. Fees for the services noted above do not include the following:

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of the project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. This is based on widely spaced exploration locations, and assuming construction methods will be performed in a manner sufficient to meet our expectations and is consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation and pavement construction. This allows a more comprehensive understanding of subsurface conditions and necessary documentation of construction, to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Proposal for Geotechnical Engineering Services

Prairie Glynn - Plat 4 Public Streets and Utilities ■ Indianola, Iowa

July 11, 2022 ■ Terracon Proposal No. P08225254



Perform Environmental Assessments: Our scope for this project does not include, either specifically or by implication, an environmental assessment of the site intended to identify or quantify potential site contaminants. If the client/owner is concerned about the potential for such conditions and/or contamination, an environmental site assessment should be conducted. We can provide a proposal for an environmental assessment, if desired.

EXHIBIT C - COMPENSATION AND PROJECT SCHEDULE

Compensation

Based on our understanding of the site, the project as summarized in Exhibit A, and the Scope of Services outlined in Exhibit B, our base fee is:

Task	Lump Sum Fee
Field Exploration, Laboratory Testing, Engineering and Project Delivery	\$8,250

Additional services not part of the base fee include the following:

Additional Services (see Exhibit B)	Lump Sum Fee	Initial for Authorization
Review of Plans and Specifications	TBD	

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Project Schedule

We developed a schedule to complete the Scope of Services based on our existing availability and understanding of your project schedule. However, this does not account for delays in field exploration beyond our control, such as weather conditions, permit delays, or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives.

Project Milestones and <i>GeoReport®</i> Delivery	Time Frame ¹
Notice to Proceed (NTP)	---
Project Planning	Posted within 3 business days after NTP

Proposal for Geotechnical Engineering Services

Prairie Glynn - Plat 4 Public Streets and Utilities ■ Indianola, Iowa

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Project Milestones and <i>GeoReport</i> ® Delivery	Time Frame ¹
Field Exploration	Drill dates and times will be coordinated with client 1 day on-site for soil borings
Site Characterization	Posted within 10 business days after completing Field Exploration services
Geotechnical Engineering	Report posted within 5 business days after the Site Characterization Stage

1. Upon receipt of your notice to proceed we will activate the schedule component of our *GeoReport*® website with specific, anticipated calendar dates for the delivery points noted above as well as other pertinent events such as field exploration crews on-site, etc. We will maintain a current calendar of activities within our *GeoReport*® website. In the event of a need to modify the schedule, the schedule will be updated to maintain a current awareness of our plans for delivery.

EXHIBIT D – SITE LOCATION

Prairie Glynn - Plat 4 Public Streets and Utilities ■ Indianola, Iowa
July 11, 2022 ■ Terracon Proposal No. P08225254

Terracon



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

EXHIBIT E – ANTICIPATED EXPLORATION PLAN

Prairie Glynn - Plat 4 Public Streets and Utilities ■ Indianola, Iowa
July 11, 2022 ■ Terracon Proposal No. P08225254

Terracon

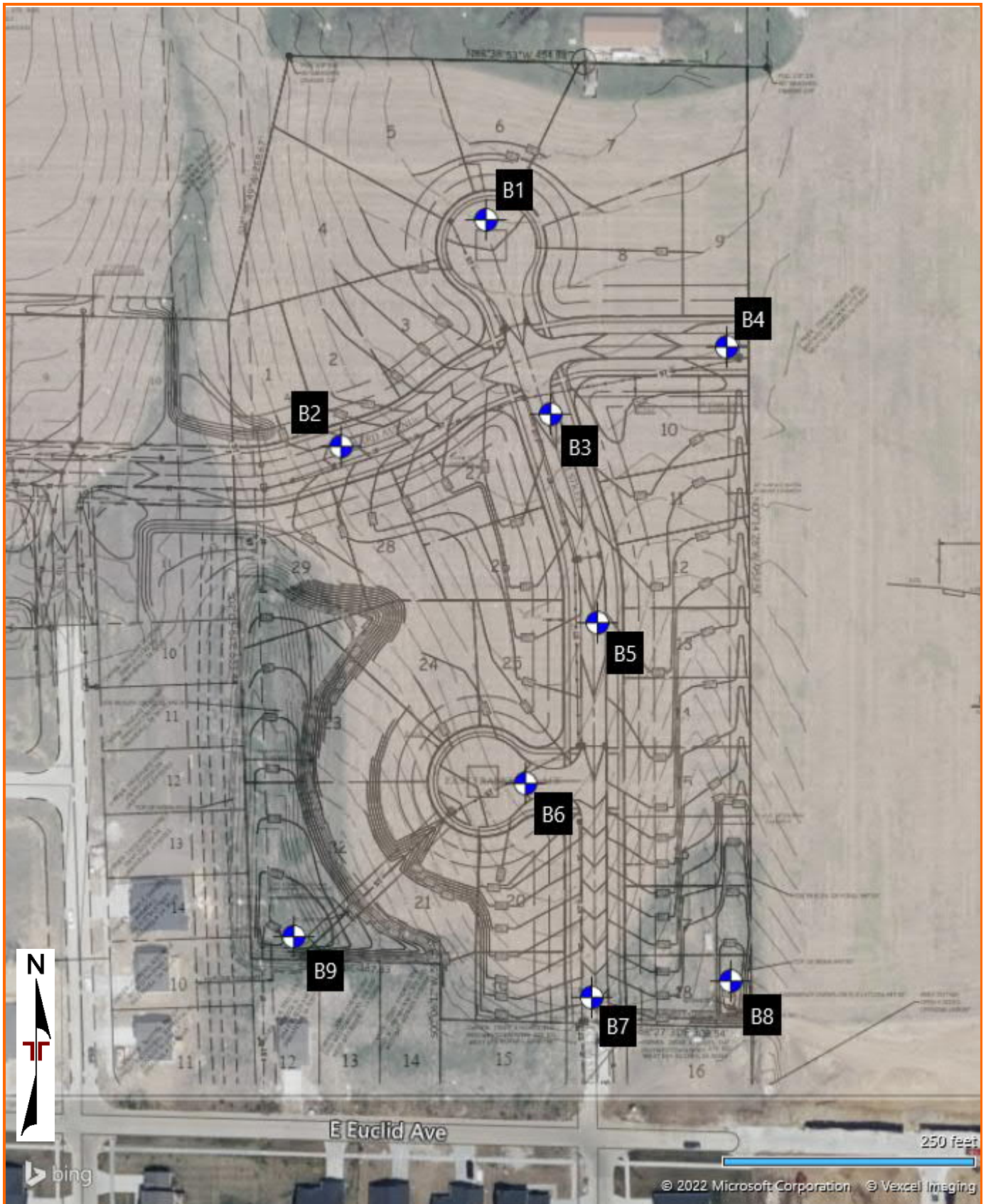


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

City of Indianola
RESOLUTION NO 2022-

**RESOLUTION APPROVING AN AGREEMENT WITH TERRACON CONSULTANTS, INC. FOR
GEOTECHNICAL ENGINEERING SERVICES ON PRAIRIE GLYNN - PLAT 4**

WHEREAS, the construction plan review process for the proposed subdivision on Prairie Glynn - Plat 4 requires geotechnical engineering investigation services, based on Indianola General Supplemental Specifications to SUDAS (Statewide Urban Design and Specifications); and

WHEREAS, the City of Indianola requires engineering professional services associated with the geotechnical engineering investigation for the proposed subdivision; and

WHEREAS, Terracon Consultants, Inc. has prepared and presented an agreement for those professional services for an amount not to exceed \$8,250; and

WHEREAS, the Council finds that the proposed agreement with Terracon Consultants, Inc. should be approved, and the Mayor authorized to execute the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the agreement, for the proposed subdivision on Prairie Glynn - Plat 4, between the City of Indianola and Terracon Consultants, Inc., for an amount not to exceed \$8,250, is approved and the Mayor is authorized to execute the agreement on behalf of the City.

APPROVED this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: July 18, 2022
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: Eight 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 \$1382.50

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

Attachments:

1. Res 2022- authorizing certificate of liens
2. Exhibit

City of Indianola
RESOLUTION NO. 2022-

**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 July 2022.

Stephanie Erickson, Mayor

Attest:

Jackie Raffety, City Clerk

Notice of Filing of Assessments for Nuisance Abatement							
<i>To the person(s) owning land located with the City of Indianola, Warren County, Iowa, particularly described as follows:</i>							
Parcel #	Legal Description	Property Address	Deed Holder	Reason	Fee	Admin Fee	Amount Due
48120290040	25-76-24 CHESHIRE ADD N 1/2 LOT 4 & E 45' N 1/2 LOT 3 BLK 29	105 S E St	Wubben, Scott D	Mowing	\$ 137.50	\$ 25.00	\$ 162.50
48020200080	25-76-24 INDIANOLA OTP S 70' LOT 8 & 10 & S 70' W 1/2 LOT 7 BLK 20 BLOCK 20	204 S 1st St	Dittmer, Anita K	Mowing	\$ 165.00	\$ 25.00	\$ 190.00
48200040050	30-76-23 EAST INDIANOLA N 1/3 LOTS 4-5-6 EX W 5.5' LOT 6 BLK 4	210 N Jefferson	Curtis, Betty M	Mowing	\$ 192.50	\$ 25.00	\$ 217.50
48420000221	26-76-24 KENWOOD PLACE N 60' S 94' E 120' LOT 22	403 N Kenwood BLVD	Johnson, Randolyn L	Mowing	\$ 110.00	\$ 25.00	\$ 135.00
48390190060	25-76-24 JONES & WINDLES ADD N 95' LOT 6 & N 95' W 1/2 LOT 5 BLK	411 W 1st Ave	Burdess, Reuben O	Mowing	\$ 192.50	\$ 25.00	\$ 217.50
48280000330	24-76-24 GREEN HILLS ADD LOT 33	1001 Caroline Terrace	Walker, Carrie Lynn	Mowing	\$ 137.50	\$ 25.00	\$ 162.50
48870190642	19-76-23 IND LAND IN SEC 153'X 208.5' NW SW	1100 N Jefferson	Dallas County Farms Co Inc	Mowing	\$ 137.50	\$ 25.00	\$ 162.50
48775011000	23-76-24 AMENDED PLAT OF WESTERN HILLS PLAT 1 OUT LOT A	1001 N L St	Tf 32	Mowing	\$ 110.00	\$ 25.00	\$ 135.00
					\$ 1,182.50	\$ 200.00	\$ 1,382.50



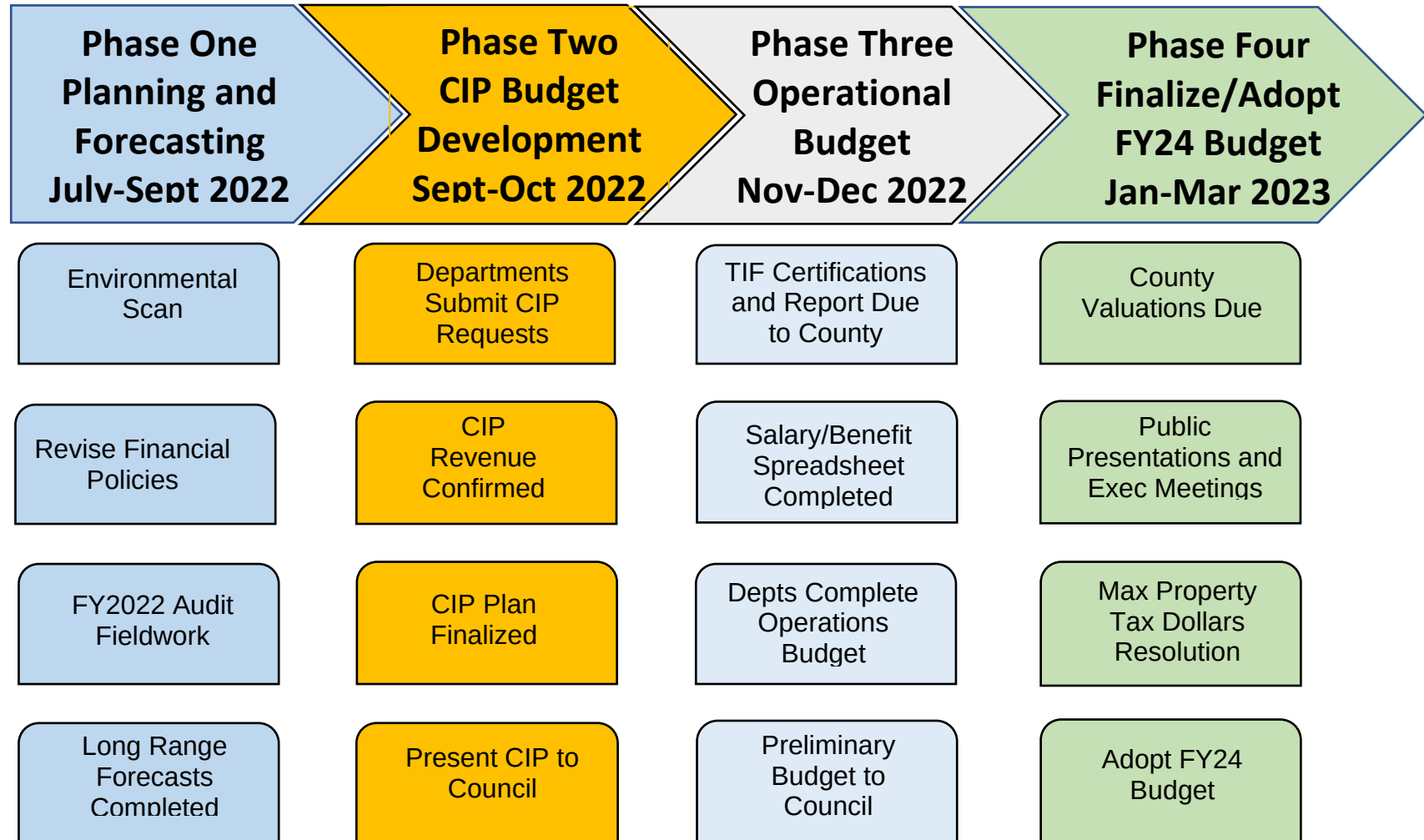
MEMORANDUM

To: Mayor and City Council
From:
Date: July 18, 2022
Subject: Recieve and file the Fiscal Year 24 budget calendar.

Recommendation:

Attachments: 1. FY24 Budget Calendar

CITY OF INDIANOLA FY24 BUDGET CALENDAR





MEMORANDUM

To: Mayor and City Council
From:
Date: July 18, 2022
Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2022-approving salaries

City of Indianola
RESOLUTION NO 2022-

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:

Ella Geurts, seasonal Lifeguard Year 2 to WSI Certified, \$11.25/hour, effective May 2, 2022; and

Pat Allsup, full-time Office Manager, to CE9-3, \$73,262.25/year, effective July 3, 2022; and

Judy Hayden to part-time Library Assistant, CE-1, \$14.73/hour, effective July 6, 2022; and

Brennan Severidt, seasonal Lifeguard Year 3 to LGI Certified, \$11.50/hour, effective July 11, 2022; and

Josh Mamanos, full-time Paramedic/Firefighter, to FF3 \$73,233.01/year, effective July 17, 2022; and

Ted Neller, full-time Paramedic/Firefighter, to FF3 \$73,233.01/year, effective July 17, 2022; and

Aaron Payette, full-time Paramedic/Firefighter, to FF3 \$73,233.01/year, effective July 17, 2022; and

Robert Pester to full-time Streets Operation Specialist, R21-1, \$55,848.26/year, effective July 19, 2022; and

Mark Butcher, full-time Paramedic/Firefighter, to FF1 \$66,092.90/year, effective July 31, 2022; and

Chris Settles, full-time Paramedic/Firefighter, to FF1 \$66,092.90/year, effective July 31, 2022; and

Reed Smith, full-time Paramedic/Firefighter, to FF1 \$66,092.90/year, effective July 31, 2022; and

Passed and approved this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: July 18, 2022
Subject: Receive and file the June 2022 Treasurer's Report.

Recommendation: Simple motion to receive and file the report is in order.

Attachments: 1. June 2022

**FINANCIAL REPORT
MONTH OF JUNE, 2022**

Page 1

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001	General Government	3,666,833.66	77,562.94	226,856.34	81,916.30	389,168.13	3,210,288.43
011	Police	2,848,335.51	40,557.17	379,815.83	(70,815.89)	108,989.38	2,329,271.58
015	Fire	412,551.21	(11,703.86)	48,841.35	3,043.65	101,139.75	253,909.90
016	Ambulance	241,128.00	236,007.20	130,299.46	87,381.35	106,458.87	327,758.22
041	Library	616,427.16	(21,263.68)	58,491.44	3,123.74	93,660.00	446,135.78
042	Park & Recreation	1,041,732.18	22,987.76	174,876.22	36,460.05	172,301.12	754,002.65
045	Memorial Pool	196,407.82	69,805.80	58,345.43	-	38,203.00	169,665.19
099	Franchise Fee-MEC	982,268.61	-	-	-	-	982,268.61
	GENERAL FUND SUB-TOTAL	10,005,684.15	413,953.33	1,077,526.07	141,109.20	1,009,920.25	8,473,300.36
110	Road Use Tax (Streets)	2,525,019.27	277,644.09	176,364.28	-	562,830.42	2,063,468.66
112	Trust & Agency	72,944.92	19,357.11	-	-	40,478.82	51,823.21
115	Wellness Center Maintenance Fund	374,072.03	-	-	50,000.00	-	424,072.03
121	Local Option sales Tax	8,613,962.94	209,092.68	-	-	8,317,910.00	505,145.62
125	TIF	6,938,272.72	5,905.68	-	-	1,589,338.00	5,354,840.40
141	Library Special Revenue	65,734.21	391.81	7,664.07	-	-	58,461.95
142	Park & Rec Special Revenue	78,760.41	500.00	-	-	-	79,260.41
160	Downtown Revolving Loan	129,735.74	-	-	-	-	129,735.74
161	Downtown BIZ Program	140,350.23	2,062.50	239.30	-	-	142,173.43
177	Police Forfeiture	19,830.07	-	-	-	-	19,830.07
190	Vehicle Reserve	(130,574.64)	-	205,343.07	1,059,908.00	-	723,990.29
	SPECIAL REVENUE SUB-TOTAL	18,828,107.90	514,953.87	389,610.72	1,109,908.00	10,510,557.24	9,552,801.81
200	G.O. DEBT SERVICE	1,523,902.51	13,496.12	3,098,933.35	1,642,538.00	-	81,003.28
301	Capital Projects (General)	589,027.23	-	7,241.25	285,457.00	-	867,242.98
321	Capital Projects (Streets)	6,644.30	646.50	7,500.00	326,000.00	-	325,790.80
322	Downtown Sqaure Streetscape	1,923,006.12	164,499.24	559,421.08	2,667,910.00	-	4,195,994.28
323	Hillcrest Ave Improvements	3,238,778.79	-	10,001.50	-	-	3,228,777.29
324	K Street Improvements	3,447,920.69	-	13,419.00	-	-	3,434,501.69
325	ARPA Funds	910,453.20	-	143,803.22	-	-	766,649.98
353	Community Redevelopment (D&D)	85,648.03	-	-	-	-	85,648.03
	CAPITAL PROJECTS SUB-TOTAL	10,201,478.36	165,145.74	741,386.05	3,279,367.00	-	12,904,605.05
541	LIBRARY ENDOWMENT FUND	45,330.82	(10.68)	-	-	-	45,320.14
610	Sewer	1,142,859.92	-	101,047.52	158,333.37	37,644.71	1,162,501.06
650	Stormwater Utility	860,668.14	56,896.08	5,787.22	-	800.00	910,977.00
670	Recycling	159,513.93	29,372.26	26,097.37	-	800.00	161,988.82
710	Sewer Capital Projects	1,954,818.79	319,873.01	180,112.31	550,000.00	1,925,947.37	718,632.12
771	Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781	WRRF Construction	183,053.91	1,737,534.80	1,768,330.95	5,000,000.00	-	5,152,257.76
791	Sewer Revenue Bonds	8,774.42	-	1,061,131.72	1,554,414.00	-	502,056.70
820	Health Insurance	2,555,581.91	141,007.51	61,863.82	-	-	2,634,725.60
830	Health Reimbursement Accounts	5,607.71	-	-	-	-	5,607.71
840	Flex/STD	185,761.53	284.60	310.10	-	-	185,736.03
850	Liability Insurance Reserve-City	(43,778.09)	-	5,000.00	50,000.00	-	1,221.91
	CITY UTILITY & ISF SUB-TOTAL	7,127,100.87	2,284,968.26	3,209,681.01	7,312,747.37	1,965,192.08	11,549,943.41
	City Funds Subtotal	47,731,604.61	3,392,506.64	8,517,137.20	13,485,669.57	13,485,669.57	42,606,974.05
	IMU Funds in Casselle	(38,994.86)	22,685.43	12,127.81	-	5,975.00	(34,412.24)
	GRAND TOTAL CITY FUNDS	47,692,609.75	3,415,192.07	8,529,265.01	13,485,669.57	13,491,644.57	42,572,561.81
	Cross Check Total						42,572,561.81
Investments					Clerk's Balance		42,572,561.81
Bankers Trust	\$	26,130,286.51	1.57%				
Iowa Public Agency Inv. Trust	\$	116,334.99	0.02%				
Payroll Account, TruBank	\$	-					
Checking Account, TruBank	\$	5,857,742.99	0.20%		Plus Outstanding Checks	\$	484,023.26
Sweep Account, TruBank	\$	10,073,583.29	1.15%		Minus Outstanding Deposits	\$	(1,948.89)
Indianola Hometown Pride, TruBank	\$	6,853.58			Bank Adjustment		-45.01
Indianola EMS - TruBank	\$	869,789.81					
BANK BALANCE		43,054,591.17			BOOK BALANCE		43,054,591.17

Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
600 Water	(21,809.66)	4,948.88	590.72	-	4,975.00	(22,426.50)
620 IMU Administration	(19,714.60)	2,806.13	1,734.17	-	-	(18,642.64)
625 Revolving Economic Development	-	-	-	-	-	-
626 USDA RLF	-	-	-	-	-	-
630 Electric	(273.35)	6,915.16	3,234.76	-	1,000.00	2,407.05
640 Fiber/Communications	2,868.16	3,955.86	2,508.76	-	-	4,315.26
700 Water Capital Projects	-	-	-	-	-	-
730 Electric Capital Projects	(65.41)	375.55	375.55	-	-	(65.41)
740 Fiber/Comm Capital Projects	-	3,683.85	3,683.85	-	-	-
770 Water Reserve	-	-	-	-	-	-
773 Electric Reserve	-	-	-	-	-	-
780 Water Capital Improvement	-	-	-	-	-	-
783 Electric Improvement	-	-	-	-	-	-
790 Water Revenue Bonds	-	-	-	-	-	-
793 Electric Revenue Bonds	-	-	-	-	-	-
855 Liability Insurance Reserve--IMU	-	-	-	-	-	-
IMU SUB-TOTAL	(38,994.86)	22,685.43	12,127.81	-	5,975.00	(34,412.24)

INTEREST DISTRIBUTION	INTEREST		FYTD
	INCOME	% OF TOTAL	
General Fund (Non-Program 9500)	\$ (2,338.53)	43.82%	\$ 85,614.52
Library Special Revenue (Fund 141)	\$ (15.48)	0.29%	\$ 1,218.97
TIF (Fund 125)	\$ (1,621.81)	30.39%	\$ 61,919.96
Library Endowment Fund (Fund 541)	\$ (10.67)	0.20%	
Sewer (Fund 710)	\$ (753.00)	14.11%	\$ 22,324.36
Health Insurance (Fund 820)	\$ (597.17)	11.19%	\$ 21,133.16
TOTAL	\$ (5,336.66)	100.00%	\$ 192,210.97



MEMORANDUM

To: Mayor and City Council
From: Greg Chia, Fire Chief
Date: July 18, 2022
Subject: Receive and file the May 2022 EMS Billing Activity Report.

Recommendation: Simple motion to receive and file the report is in order.

Attachments:

1. May 2022 Breakdown by Major Incident Types
2. 07-13-2022 May 2022 EMS Billing Activity

Indianola Fire Department

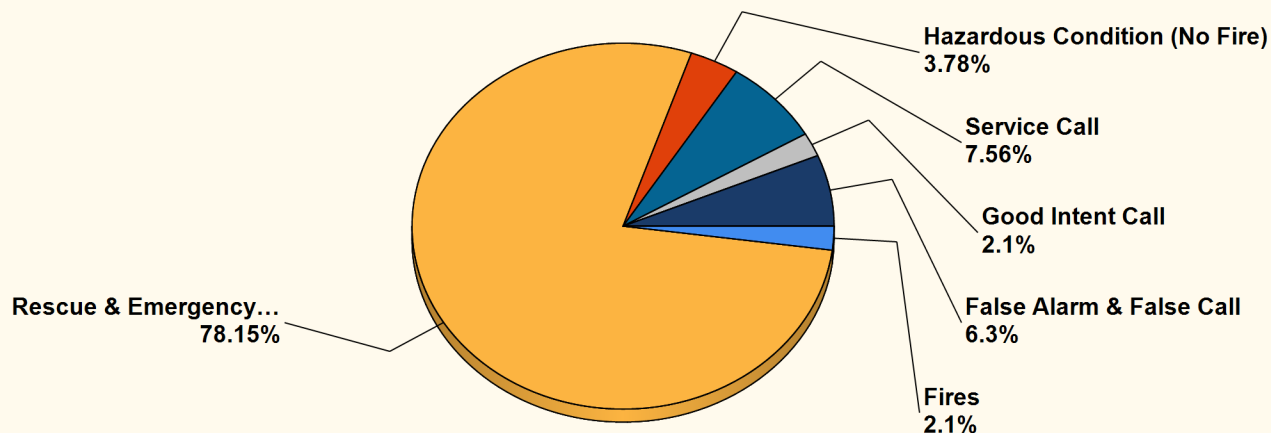
Indianola, IA

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 05/01/2022 | End Date: 05/31/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	5	2.1%
Rescue & Emergency Medical Service	186	78.15%
Hazardous Condition (No Fire)	9	3.78%
Service Call	18	7.56%
Good Intent Call	5	2.1%
False Alarm & False Call	15	6.3%
TOTAL	238	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



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Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	0.42%
113 - Cooking fire, confined to container	1	0.42%
118 - Trash or rubbish fire, contained	2	0.84%
160 - Special outside fire, other	1	0.42%
320 - Emergency medical service, other	2	0.84%
321 - EMS call, excluding vehicle accident with injury	173	72.69%
322 - Motor vehicle accident with injuries	7	2.94%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.42%
324 - Motor vehicle accident with no injuries.	1	0.42%
352 - Extrication of victim(s) from vehicle	1	0.42%
381 - Rescue or EMS standby	1	0.42%
411 - Gasoline or other flammable liquid spill	1	0.42%
412 - Gas leak (natural gas or LPG)	5	2.1%
422 - Chemical spill or leak	1	0.42%
424 - Carbon monoxide incident	1	0.42%
445 - Arcing, shorted electrical equipment	1	0.42%
510 - Person in distress, other	1	0.42%
550 - Public service assistance, other	1	0.42%
551 - Assist police or other governmental agency	1	0.42%
553 - Public service	2	0.84%
554 - Assist invalid	12	5.04%
571 - Cover assignment, standby, moveup	1	0.42%
600 - Good intent call, other	1	0.42%
611 - Dispatched & cancelled en route	1	0.42%
622 - No incident found on arrival at dispatch address	2	0.84%
631 - Authorized controlled burning	1	0.42%
700 - False alarm or false call, other	2	0.84%
731 - Sprinkler activation due to malfunction	1	0.42%
733 - Smoke detector activation due to malfunction	2	0.84%
740 - Unintentional transmission of alarm, other	2	0.84%
743 - Smoke detector activation, no fire - unintentional	7	2.94%
745 - Alarm system activation, no fire - unintentional	1	0.42%
TOTAL INCIDENTS:	238	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.





FIRE DEPARTMENT

TO: Mayor Stephanie Erickson and City Council Members
CC: City Manager Ben Reeves, Finance Director Andy Lent
FROM: Fire Chief Gregory M. Chia
DATE: 07-14-2022
RE: May 2022 EMS Billing Activity

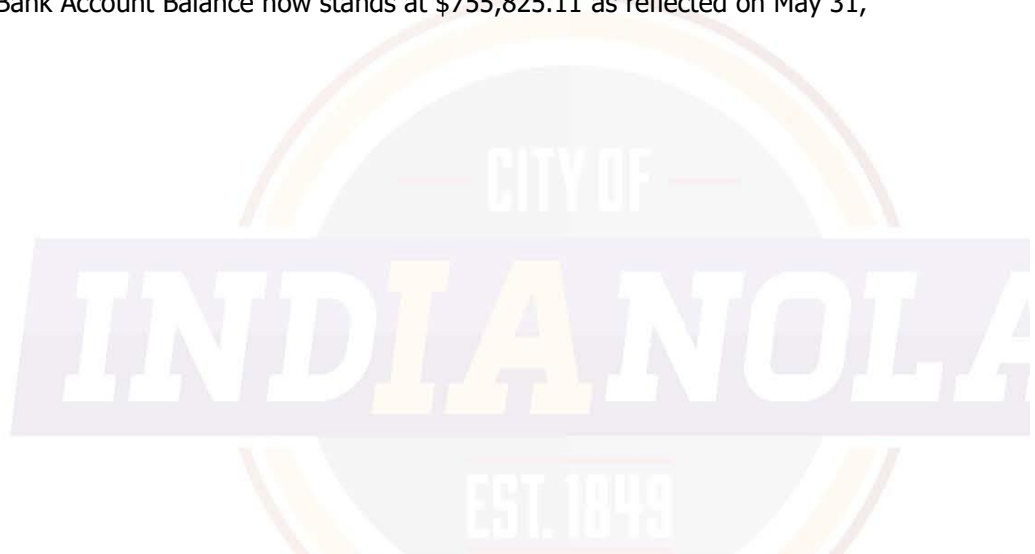
May 2022 EMS billing activity from Digitech Company is posted below. Digitech has posted financial activity for Indianola Fire Department EMS section. The information shown is the fire department and Digitech activity for the month of May 2022.

Details for the month of May 2022 EMS Billing activity are outlined below.

For the period: 05/01/2022 to 05/31/2022

New Charges: \$153,180.00	All Accounts Collected Old / New: \$64,035.15
Billable Transports: \$152,780.00	Non-Transports Collected: \$400.00
Non-Transports Billable: \$400.00	Unidentified Payments Collected: \$0
Total Non-Billable: (\$4843.00)	Refunds: (\$2845.01)
ALS Tier: 0	Accounts Closed
	Forward to Iowa Income Offset: (\$29,964.35)
	Bad-Debt- Write Off: (\$685.10)
Total Accounts Created: \$148,337.00	Net Total Collected: \$54,112.07

With the above activity the TruBank Account Balance now stands at \$755,825.11 as reflected on May 31, 2022.





MEMORANDUM

To: Mayor and City Council
From: Greg Chia, Fire Chief
Date: July 18, 2022
Subject: Receive and file the June 2022 EMS Billing Activity Report.

Recommendation: Simple motion to receive and file the report is in order.

Attachments:

1. June 2022 Major Incidents
2. 2022 June EMS Activity

Indianola Fire Department

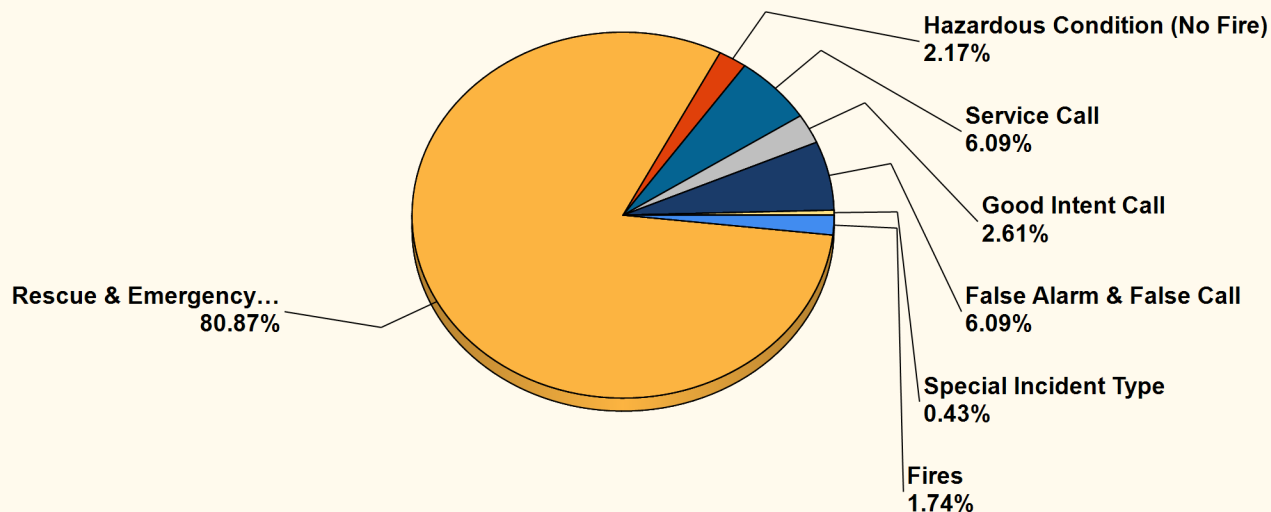
Indianola, IA

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 06/01/2022 | End Date: 06/30/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	4	1.74%
Rescue & Emergency Medical Service	186	80.87%
Hazardous Condition (No Fire)	5	2.17%
Service Call	14	6.09%
Good Intent Call	6	2.61%
False Alarm & False Call	14	6.09%
Special Incident Type	1	0.43%
TOTAL	230	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



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Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
100 - Fire, other	1	0.43%
113 - Cooking fire, confined to container	1	0.43%
118 - Trash or rubbish fire, contained	1	0.43%
142 - Brush or brush-and-grass mixture fire	1	0.43%
320 - Emergency medical service, other	1	0.43%
321 - EMS call, excluding vehicle accident with injury	170	73.91%
322 - Motor vehicle accident with injuries	7	3.04%
324 - Motor vehicle accident with no injuries.	4	1.74%
350 - Extrication, rescue, other	1	0.43%
381 - Rescue or EMS standby	3	1.3%
412 - Gas leak (natural gas or LPG)	3	1.3%
420 - Toxic condition, other	1	0.43%
424 - Carbon monoxide incident	1	0.43%
542 - Animal rescue	1	0.43%
550 - Public service assistance, other	3	1.3%
551 - Assist police or other governmental agency	1	0.43%
552 - Police matter	2	0.87%
554 - Assist invalid	7	3.04%
600 - Good intent call, other	1	0.43%
622 - No incident found on arrival at dispatch address	5	2.17%
700 - False alarm or false call, other	2	0.87%
730 - System malfunction, other	1	0.43%
735 - Alarm system sounded due to malfunction	1	0.43%
740 - Unintentional transmission of alarm, other	1	0.43%
741 - Sprinkler activation, no fire - unintentional	2	0.87%
743 - Smoke detector activation, no fire - unintentional	2	0.87%
744 - Detector activation, no fire - unintentional	3	1.3%
745 - Alarm system activation, no fire - unintentional	2	0.87%
900 - Special type of incident, other	1	0.43%
TOTAL INCIDENTS:	230	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.





FIRE DEPARTMENT

TO: Mayor Stephanie Erickson and City Council Members
CC: City Manager Ben Reeves, Finance Director Andy Lent
FROM: Fire Chief Gregory M. Chia
DATE: 07-14-2022
RE: June 2022 EMS Billing Activity

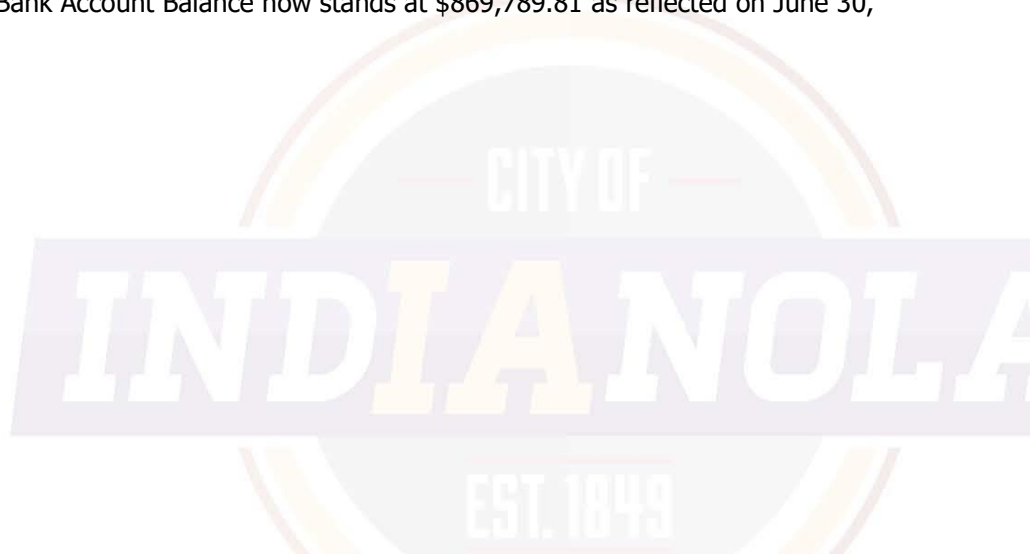
June 2022 EMS billing activity from Digitech Company is posted below. Digitech has posted financial activity for Indianola Fire Department EMS section. The information shown is the fire department and Digitech activity for the month of June 2022.

Details for the month of June 2022 EMS Billing activity are outlined below.

For the period: 06/01/2022 to 06/30/2022

New Charges: \$179,667.00	All Accounts Collected Old / New: \$110,031.30
Billable Transports: \$177,667.00	Non-Transports Collected: \$2000.00
Non-Transports Billable: \$2000.00	Unidentified Payments Collected: \$0
Total Non-Billable: (\$4200.00)	Refunds: (\$453.99)
ALS Tier: 0	Accounts Closed
	Forward to Iowa Income Offset: (\$9,319.78)
	Bad-Debt- Write Off: (\$0)
Total Accounts Created: \$175,467.00	Net Total Collected: \$109,577.31

With the above activity the TruBank Account Balance now stands at \$869,789.81 as reflected on June 30, 2022.





MEMORANDUM

To: Mayor and City Council

From:

Date: July 18, 2022

Subject: Approval of the reappointment of Grant Darrah to the Indianola Public Arts Commission for a term beginning July 1, 2022 and ending July 1, 2025.

Recommendation: Roll call is in order.

Attachments:

1. Darrah Application
2. grant-darrah-resume



City Clerk's Office

110 N 1st Street, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9410 phone • 515.961.9402 fax

Volunteer Application Form to Serve on a City Board or Commission

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To be considered, individuals must complete and submit this form along with a resume and cover letter that includes a listing of work experience and civic involvement to the City Clerk's office via email to CityClerk@indianolaiowa.gov or by mail at 110 N 1st Street, Indianola, IA 50125.

*Citizens applying for a position must live within City limits unless applying for the Downtown Square Commission, IMU Board of Trustees, Human Relations Commission, Hometown Pride or Sustainability Committees.

Personal Information

Name: Grant Darrah		Today's Date: 07/06/22
Street Address: 1003 S R St		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 11
Email: grant@gradient9.com		
Home Phone: 5158655934	Cell Phone: 5158655934	Work Phone: 5154420497
Occupation: Owner of Gradient9 Studios		
Gender: Male	Age (Optional): 37	Race (Optional): Caucasian
Have you previously volunteered on a City Board, here or elsewhere? Yes		
Board Name: Indianola Public Arts Commission	Years Served: 3	City: Indianola
Application for (Name of Board/Commission or Committee): Indianola Public Arts Commission		
Why do you want to serve on this Board/Commission or Committee? Being a new group, I feel like we, as a Commission, are just getting started with our projects and events. I'd like the opportunity to continue to expand our projects and reach post-Covid and post streetscape to see what we can accomplish as a group.		
What will you contribute to this Board/Commission or Committee? As an Indianola business owner and resident, and someone who has worked in design/art on a daily basis for the past 15 years, I feel that I bring a unique skill set and experience to help guide and bring new ideas to the commission.		

Please attach additional pages if necessary.

Boards, Commissions and Committees

☐	Board of Adjustment/Appeals meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.
☐	Bravo is comprised of local governments to provide funding and leadership to the arts, culture and heritage community. One Indianola resident can serve on the Board of Directors of Bravo under the intergovernmental agreement between the City of Indianola and Bravo.
☐	Civil Service Commission meets on-call. The Commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The Commission consists of three members that serve 4- year terms.
☐	Downtown Square Commission consists of property owners, business owners and residents in the Downtown Square area. This Commission is responsible for recommending sidewalk and street use permits, street closure permits and reviewing façade grant applications. The Commission consists of 9 members who serve 3-year terms. Commission members are appointed by the City Council.
☐	Hometown Pride Committee meets once a month. The Committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2-year terms.
☐	Human Relations Commission fosters the use of the procedures and programs of the Iowa Civil Rights Commission and increases awareness, understanding and appreciation of diversity, equity and inclusion within the community. The Commission consists of 7 members who serve 3-year terms.
☐	IMU Board of Trustees meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.
☒	Indianola Public Arts Commission is comprised of 9 residents who shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community. They meet on the 4 th Thursday of the month.
☐	Library Board of Trustees meets the second Tuesday of the month at 5:45 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures, rooms, and personnel. The Board consists of seven members serving 6-year terms.
☐	Park and Recreation Commission meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This Commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The Commission consist of six members serving 3-year terms.
☐	Planning and Zoning Commission meets the second Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This Commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The Commission consists of 9 members who serve 5-year terms. This Commission is appointed by the City Council.
☐	Sustainability Committee works to educate, inform and advocate for clean, renewable energy, conserving resources, reducing waste, encouraging recycling and promoting access to nature. The Committee meets the first Thursday of the month at 9:00 a.m. Committee members are appointed by the City Council.
☐	Veterans Memorial Aquatic Center Commission meets quarterly at 5:30 p.m. at the Activity Center. The Commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.

GRANT DARRAH
2500 W. 2nd Ave, Suite 9
Indianola, IA 50125
515.442.0497
grant@gradient9.com
gradient9.com

//SOFTWARE
Adobe Creative Suite
WordPress
HTML/CSS
Microsoft Office

//EXPERIENCE
2005 - Present
Gradient9.com
Founder/Creative Director

2008 - 2010
Allow Card of America
Creative Director

2006 - 2008
clearIMAGEdesign
Creative Director/Lead Designer

2005 - 2006
Site Mechanix
Graphic Designer

//EDUCATION
Bachelor of Arts Degree in Animation
Collins College, Tempe, Arizona
January 2007

//HOBBIES
Basketball, Pinball Repair,
& Woodworking



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Asst. Finance Director

Date: July 18, 2022

Subject: Approval of the appointment of Scott Duncan to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023.

Recommendation: This appointment is for one year in order to create staggered terms for members.
Roll call is in order.

Attachments: 1. Duncan Application Hometown Pride Comm



City Clerk's Office

110 N 1st Street, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9410 phone • 515.961.9402 fax

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To be considered, interested individuals must live within City limits and must complete and submit this form along with a resume and cover letter that includes a listing of work experience and civic involvement to the City Clerk's office via email to CityClerk@indianolaiowa.gov or by mail at 110 N 1st Street, Indianola, IA 50125.

Personal Information

Name: <u>Scott Andrew Duncan</u>		Today's Date: <u>12/12/21</u>	
Street Address: <u>1905 West 4th Ave.</u>			
City, State, Zip: <u>Indianola, IA 50125</u>		Years Resided in Indianola: <u>5</u>	
Email: <u>sduncan0909@yahoo.com</u>			
Home Phone: <u>—</u>	Cell Phone: <u>(262) 613-8029</u>	Work Phone: <u>—</u>	
Occupation: <u>Hyvee Manager</u>			
Have you previously volunteered on a City Board, here or elsewhere? <u>NO</u>			
Board Name:	Years Served:	City:	
Gender: <u>Male</u>	Age (Optional): <u>50</u>	Race (Optional): <u>White</u>	
Application for (Name of Board/Commission or Committee): <u>Hometown Pride Committee</u>			
Why do you want to serve on this Board/Commission or Committee? <u>I take a lot of pride in my Hometown and love Indianola. If I can be on this committee, I will lead more residents to take the pride that I have and continue to do BGA things. I also believe we should pair w/ ICSO and Simpson if we don't already.</u>			
What will you contribute to this Board/Commission or Committee? <u>From my Works with Feed It Forward Indianola to being there for this community, I will continue to lead and teach others to lead as we continue to watch out and care for one another.</u>			

Please attach additional pages if necessary.

Boards, Commissions and Committees

☐	Board of Adjustment/Appeals meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.
☐	Civil Service Commission meets on-call. The Commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The Commission consists of three members that serve 4- year terms.
☒	Hometown Pride Committee meets once a month. The Committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2-year terms.
☐	Human Relations Commission fosters the use of the procedures and programs of the Iowa Civil Rights Commission and increases awareness, understanding and appreciation of diversity, equity and inclusion within the community. The Commission consists of 7 members who serve 3-year terms.
☐	IMU Board of Trustees meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.
☐	Indianola Public Arts Commission is comprised of 9 residents who shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community. They meet on the 4 th Thursday of the month.
☐	Library Board of Trustees meets the second Tuesday of the month at 5:45 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures, rooms, and personnel. The Board consists of seven members serving 6-year terms.
☐	Memorial Aquatic Center Commission meets quarterly at 5:30 p.m. at the Activity Center. The Commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.
☐	Park and Recreation Commission meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This Commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The Commission consist of six members serving 3-year terms.
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☐	Sustainability Committee reviews options to become a "greener" community and reduce the city's carbon footprint.

Scott Duncan
1905 W 4th Ave Indianola, IA 50125

(262) 613-8029

Sduncan0909@yahoo.com

Management Professional

Motivated communications professional that has all of the aspects of operations through working efficiently in high-pressure environments with a focused interest in exemplary human service. Energetic communicator forges positive relationships, creates results-driven outcomes, initiates new projects, and assists in strategic planning. Visionary leader exceeds goals and inspires staff to achieve objectives. Offers integrity, superior work ethic, and desire to consistently improve community and business operations. Easily listens to and respects staff, managers, and senior leadership across organization.

Skilled in:

- ◆ Positive Consumer Relations ◆ Strategic Problem-Solving ◆ Team Leadership
- ◆ Superior Consumer Support ◆ Differentiated Instruction ◆ Administration

Professional Experience

Hy-Vee

2017 - PRESENT

Assistant Manager

- Direct and Assist customers, Cashier, Check Cashing, Returns, and Closing tills.
- Diffuse potential problems and handle all customer and employee interaction in a friendly manner
- Oversaw store operation in the absence of Store Director and Assistant Store Director

General Manager

2011 - 2017

Buffalo Wild Wings

- Schedule and Direct staff in daily work assignments to maximize productivity
- Conduct daily pre-shift and weekly departmental meetings to ensure organizational efficiency
- Optimize profits by controlling food, beverage, and labor costs on a daily basis
- Continually monitor restaurant and take appropriate action to ensure food quality and service standards are constantly met.
- Efficiently resolve problems and concerns to the satisfaction of all involved parties.

Warranty Sales

2009 - 2011

Car Life

- Sold Auto Warranties to customers
- Handled escalation and Customer Service

Education

Hancock Place High School

1985 - 1989



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Asst. Finance Director

Date: July 18, 2022

Subject: Approval of the appointment of Melissa Sones to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023.

Recommendation: This appointment is for one year in order to create staggered terms for members.
Roll call is in order.

Attachments: 1. Sones Application



City Clerk's Office

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515-961-9410 phone • 515.961.9402 fax

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Personal Information

Name: Mellisa Sones		Today's Date: 7/5/2022
Street Address: 1208 Lancaster Way		
City, State, Zip: Indianola, Ia 50125		Years Resided in Indianola: 49
Email: mmeksones@msn.com		
Home Phone: 515-961-5407	Cell Phone: 515-669-4915	Work Phone:
Occupation: Family Operations Executive		
Gender: Female	Age (Optional):	Race (Optional):
Have you previously volunteered on a City Board, here or elsewhere? no		
Board Name:	Years Served:	City:
Application for (Name of Board/Commission or Committee): Hometown Pride		
Why do you want to serve on this Board/Commission or Committee? I love Indianola and all this committee does to plan, promote and host events that showcase all Indianola has to offer. My family, as well as my husband's family have been in Indianola for multiple generations and I take pride in what goes on here. I want to see residents and visitors alike see our town's greatness like the generations of our families have.		
What will you contribute to this Board/Commission or Committee? Over the last decade, I have promoted events sponsored by any/all Indianola Departments, Teams, and Committees I'm aware of through the social media groups and pages I run. I've been involved with organizing events for several organizations and have volunteered help with many initiatives with the Hometown Pride Committee and others. I'm currently helping with the Warren County Parade and I'm an organizer of a Lane every year at Christmas. I feel I have more to offer my community, and would love the opportunity to serve in this capacity.		

Please attach additional pages if necessary.

Boards, Commissions and Committees

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MELLISA SONES

1208 Lancaster Way | 515.669.4915 | mmeksones@msn.com

July 5, 2022

City Council and
Mayor Erickson
Indianola, IA 50125

Dear City Council and
Mayor Erickson:

Please find attached my application and resume for the Indianola Hometown Pride Committee. I'm asking you to consider me as a candidate to fill one of the five vacancies. My resume doesn't do justice to the involvement I've had in our community in the decade I've had the opportunity to focus my talents on things other than a full time demanding career. Although that decision was made for me, due to a car accident that was debilitating, I have taken that time, and my pride in the opportunity, to continuously give back to my community in any and all ways possible. I've found myself as a source of information for many people, a role I fell into accidentally due to the many Facebook pages and groups I manage. I often get asked to share things with the community, then I volunteer to help in some way. The Hometown Pride's Warren County Parade is a perfect example of this. I shared their post and soon was in the thick of recruiting every club, business, and town in Warren County I could think of. That's my enthusiasm for the Parade and Indianola. I hope to be given the opportunity to do more.

Sincerely,

Mellisa Sones



MELLISA SONES

1208 LANCASTER WAY

PH: (515)669-4915

OBJECTIVE

To collaborate with other community members to promote, elevate, and enhance events and the image of our hometown through appointment to the Indianola Hometown Pride Committee.

EXPERIENCE

COMMUNITY ENGAGEMENT ADVOCATE

SOCIAL MEDIA ADMINISTRATOR (2010-Present)

- Through social media platforms, keep community members informed of events and key information
- Administer/moderate groups that meet the needs of communities through opportunities to; stay informed on events, meetings, and projects, buy/sell items, list a garage sale, share Indianola history, share information/collaborate on medical issues, and several other groups that I have been asked to take on for a total of 25 local, state, and global groups.
- Assist in the promotion and recruitment of participants to events such as the Hometown Pride's Warren County Parade and Christmas Light Lane (including Candy Cane Lane, the largest Lane on the tour).
- Lead/coordinated an effort to allow our neighborhood and our community the opportunity to let their voices be heard on a proposed housing project through a series of meetings.

PRINCIPAL FINANCIAL GROUP

SR I/T BUSINESS ANALYST MANAGER (2002-2010)

- Lead a team of Business Analysts responsible for all aspects of the software development life cycle, prioritize workloads based on Business Unit priorities, and ensure collaboration with other I/T resources for assignment of resources to complete projects.
- Overall responsibility for collaborating with Business Unit executives to prioritize project portfolios and available resources across multiple business units, as well as mitigating risks for deferred project
- HR responsibilities including hiring, performance management, salary decisions, team and individual goal planning, and day to day mentoring initiatives.

REGISTRATION SPECIALIST-ANALYST (1998-2002)

- Lead a team of professionals who approved marketers to sell securities on behalf of Principal's Broker Dealer.

- Responsible for working with field office staff in all 50 states, compliance department, regulatory bodies, and other business units to ensure Reps were timely and adequately Registered
- Complete software and business process projects as assigned

NATIONAL BY-PRODUCTS, INC

HR, BENEFITS AND CASUALTY CLAIMS ANALYST (1993-1998)

- Responsible for all aspects of processing multi million dollar weekly payroll for employees in 13 states, including but not limited to; federal and state tax withholdings, health insurance, union dues, and wage garnishments.
- Responsible for administration of company's worker's compensation claims and property losses, and coordinating claim information with risk management carrier.
- Responsible for weekly and annual general ledger balancing, payroll tax payments, W-2's to employees, and filings with states.

HAWKEYE BANK & TRUST

CUSTOMER SERVICE REPRESENTATIVE AND BANK TELLER (1990-1993)

- Responsible for day to day customer banking transactions, both in person and via the customer service line. Worked as a floating teller at all metro branches.
- Complete research and ledger projects as assigned

EDUCATION

BA Finance, University of Upper Iowa, Cum Laude (1997)

AA Business Administration, DMACC (1993)

Awards and Acknowledgements

- Aiming for Excellence Award (1998) in recognition of Business Process Improvements that reduced the timing it took Principal marketers to begin selling products from 30-60+ days to as little as same day.
- Recognized as a workflow and automation leader and being an innovative strategist in streamlining business processes.
- Recognized as a top ranked Business Analyst at Principal Financial Group.



MEMORANDUM

To: Mayor and City Council

From:

Date: July 18, 2022

Subject: Public Hearing on a request to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Recommendation: Roll call to open and close the public hearing is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: July 18, 2022

Subject: First consideration of a request to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Introduction:

Background: Request to rezone a parcel adjacent to 2110 Country Club Road which is currently located in the A-1 Agricultural / Open Space Zoning District to the R-1 Single-Family Residential Detached Zoning District.

Discussion: On December 21, 2021, the property owner applied for the rezoning of 2110 Country Club Road. This application was presented to the City Council at its meeting on January 3, 2022, where the City Council adopted a resolution to refer the request to the Zoning Commission for consideration. Ultimately, this rezoning was approved by the City Council on March 7, 2022.

The applicant has now purchased an additional 0.57 acres east and south of 2110 Country Club Road for the purposes of increasing the size of the property. This property is wooded and sits north of the usable portion of the golf course. The proposed rezoning is being requested to facilitate the construction of a single-family dwelling at 2110 Country Club Road.

To the north of the property is an existing single-family dwelling built in 1993 which sits on 0.47 acres of land. To the East and South is the Indianola Country Club Golf Course. To the West is the Heritage Hills Planned Unit Development (PUD), which consists of single-family attached dwelling units.

According to the future land use map in the Indianola Comprehensive Plan, this property's designated future use is Parks and Recreation. However, the existing single-family to the north and the existing two-family dwellings that exist to the west of this property are designated on the future land use map as low density residential. As the Commission is aware, boundary lines on the future land use map are not meant to be fixed. In this instance, as there is a golf course to the east and south, residential uses to the north and west, and since there is no future park planned on this property, a rezoning that matches the low-density residential designation would be appropriate.

There is a 12" gravity sewer main on the west side of Country Club Road, and an 8" PVC water main on the east side of County Club Road, both of which can service this property. A notification sign was placed on this property and notification letters were sent out to property owners within 200' on June 2, 2022.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, as submitted.

Attachments:

1. 1- Staff Report_Rezoning
2. 2- Application for Rezoning
3. 3- 1836Survey
4. 2210 Country Club REZONING ORDINANCE



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: June 14, 2022

Agenda Item: 7.F. Consider request from Kevin Halterman to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Application Type: Rezoning

Applicant: Kevin Halterman

Property Owner: Indianola Country Club

Current Zoning: A-1 Agricultural / Open Space Zoning District

Comprehensive Plan Designation: Parks and Recreation

Application Summary: Request to rezone a parcel adjacent to 2110 Country Club Road which is currently located in the A-1 Agricultural / Open Space Zoning District to the R-1 Single-Family Residential Detached Zoning District.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.02(5). AMENDMENTS

The City Council may, from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after report by the Zoning Commission, amend, supplement, or change the boundaries or regulations herein or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council. The procedures for amendment are as follows:

A. Request by Petition

Whenever any person desires that any amendment, or change be made in the Zoning Ordinance, including the text and/or map, as to any property covered by the Zoning Ordinance, and there is presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred (200) feet of the boundaries thereof, and intervening streets and alleys not to be included in computing such two hundred (200) feet, it is the duty of the Council to receive and refer the request to the Zoning Commission for its review and consideration at a duly noticed public meeting in accordance to the Commission's rules of procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action.

B. City Council Referral

The owner of a property may submit a written request to the Zoning Administrator for their property to be rezoned. If the requested rezoning is not consistent with the adopted Comprehensive Plan, the property owner may further request the Comprehensive Plan be amended as part of the requested rezoning. The Zoning Administrator will then present this request to the City Council, who, at their discretion, may adopt a motion to

refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action. The City Council may further by motion forward their own request to the Zoning Commission to review and consider an amendment to the adopted Comprehensive Plan, the rezoning of a given property or properties, or amendments to the zoning regulations.

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths ($\frac{3}{4}$) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

Not less than seven nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to any zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.

ANALYSIS

On December 21, 2021, the property owner applied for the rezoning of 2110 Country Club Road. This application was presented to the City Council at its meeting on January 3, 2022, where the City Council adopted a resolution to refer the request to the Zoning Commission for consideration. Ultimately, this rezoning was approved by the City Council on March 7, 2022.

The applicant has now purchased an additional 0.57 acres east and south of 2110 Country Club Road for the purposes of increasing the size of the property. This property is wooded and sits north of the usable portion of golf course. The proposed rezoning is being requested to facilitate the construction of a single-family dwelling at 2110 Country Club Road.

To the North of the property is an existing single-family dwelling built in 1993 which sits on 0.47 acres of land. To the East and South is the Indianola Country Club Golf Course. To the West is the Heritage Hills Planned Unit Development (PUD) which consists of single-family attached dwelling units.

According to the future land use map in the Indianola Comprehensive Plan, this property's designated future use is Parks and Recreation. However, the existing single-family to the north and the existing two-family dwellings that exist to the west of this property are designated on the future land use map as low density residential. As the Commission is aware, boundary lines on the future land use map are not meant to be fixed. In this instance, as there is a golf course to the east and south, residential uses to the north and west, and since there is no future park planned on this property, a rezoning that matches the low-density residential designation would be appropriate.

There is a 12" gravity sewer main on the west side of Country Club Road, and an 8" PVC water main on the east side of County Club Road, both of which can service this property. A notification sign was placed on this property and notification letters were sent out to property owners within 200' on June 2, 2022.

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 rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning 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 rezoning request as submitted.

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Indianola Country Club
(First Name) _____
(Address) 1610 Country Club Rd
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-5406 (Email) jason@indianolacountryclub.com

APPLICANT (if not Property Owner)

(Last Name) Halterman
(First Name) Kevin
(Address) 1109 Ann Parkway
(City) Indianola (State) IA (Zip) 50125

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

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

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 1610 Country Club Rd
- ☒ Filing Fee: \$250
- ☒ Current Zoning: A-1 Proposed Zoning: R-1
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.02(5) of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature Kevin D. Halterman

Name (printed) KEVIN D. HALTERMAN

Date 5.4.22

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

ORDINANCE NO. _____

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

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the A-1, Agricultural Zoning District to the R-1, Single-Family Residential Detached Zoning District for real property legally described as:

That part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa, described as follows;

Commencing at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 19 minutes 43 seconds East, 70.00 feet along the West line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning; thence South 00 degrees 19 minutes 43 seconds East, 175.32 feet along said West line; thence North 58 degrees 02 minutes 11 seconds East, 232.55 feet; thence North 00 degrees 19 minutes 43 seconds West, 120.00 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 21 minutes 36 seconds West, 33.00 feet along said North line; thence South 00 degrees 19 minutes 43 seconds East, 70.01 feet; thence North 89 degrees 21 minutes 30 seconds West, 165.02 feet to the Point of Beginning, having an area of 0.57 Acres including 0.15 Acres of Road Easement.

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

Section 1: That the zoning is amended from the A-1, Agricultural Zoning District to the R-1, Single-Family Residential Detached Zoning District for real property legally described as

That part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa, described as follows;

Commencing at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 19 minutes 43 seconds East, 70.00 feet along the West line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning; thence South 00 degrees 19 minutes 43 seconds East, 175.32 feet along said West line; thence North 58 degrees 02 minutes 11 seconds East, 232.55 feet; thence North 00 degrees 19 minutes 43 seconds West, 120.00 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 21 minutes 36 seconds West, 33.00 feet along said North line; thence South 00 degrees 19 minutes 43 seconds East, 70.01 feet; thence North 89 degrees 21 minutes 30 seconds West, 165.02 feet to the Point of Beginning, having an area of 0.57 Acres including 0.15 Acres of Road Easement.

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

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

PASSED AND APPROVED this _____ day of _____ 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First reading:

Second reading:

Third reading:

Publication Date:



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: July 18, 2022
Subject: Resolution approving Amendment Number 2 to the agreement with Snyder and Assoc. for the Hillcrest Avenue Reconstruction Project.

Introduction:

Background: The City Council has previously approved an agreement with Snyder & Associates to provide engineering services to reconstruct the pavement infrastructure on Hillcrest Avenue, from North 4th Street to North 14th Street. The existing agreement does not include services needed for acquiring the permanent and temporary easements needed for the proposed improvements.

Discussion: The proposed amendment to the existing agreement will provide services needed to acquire permanent and temporary easements and other related services that include, but not limited to, preparing independent appraisals, certificate of titles, acquisition documents, explaining and negotiating the offer to purchase easements, and helping with the condemnation process, if needed. The proposed Amendment No. 2, to the previously approved agreement with Snyder and Associates, is in the amount of \$56,588, which brings the total contract amount from \$601,250 to \$657,838.

Budget Impact: The funding for this work is currently included in FY2022, FY2023, and FY2024 Street Capital Project Fund (Fund 321) for a total amount of \$4,522,600. Of this total amount of \$4,522,600, the City has currently planned to receive \$3,100,000 of STBG funding from the Iowa DOT and the Central Iowa Regional Transportation Planning Alliance (CIRTPA). The proposed contract fees with Snyder & Associates for \$657,838 are distributed between FY2022, FY2023, and FY2024.

Recommendation: Staff is recommending council to approve Amendment No. 2 to the agreement with Snyder and Associates, Inc. as presented.

Attachments:

1. Amend No 2 Snyder Scope Of Services
2. Amend No 2 Supp Agmt 28 Hillcrest-Ave
3. Res 2022- Amend No 2 Snyder Contract Hillcrest Ave

EXHIBIT A**EAST HILLCREST AVENUE RECONSTRUCTION
INDIANOLA, IOWA**

CLIENT: CITY OF INDIANOLA
110 NORTH 1ST STREET
INDIANOLA, IOWA 50125
C/O AKHILESH PAL

PROFESSIONAL: SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023

PROJECT: EAST HILLCREST AVENUE RECONSTRUCTION

DATE: JULY 6, 2022

I. RIGHT-OF-WAY SCOPE OF SERVICES:

PROFESSIONAL will provide State of Iowa licensed real estate agents who will negotiate and endeavor to acquire for the Client all of the necessary easements and/or real property parcels needed for the Project. Ben Alison is an employee of PROFESSIONAL, and is a state of Iowa licensed real estate broker with SNYDER & ASSOCIATES RIGHT-OF-WAY SERVICES, LLC, Ankeny, Iowa, a State of Iowa licensed real estate firm and a wholly owned subsidiary of PROFESSIONAL. Ben Alison will be designated as an “Appointed Agent” and will represent the Client in a “Buyer Exclusive Agency” capacity in all matters pertaining to the negotiation and acquisition of easements and/or real property for said public improvement project. Client shall also be a Client of Appointed Agent.

Client and PROFESSIONAL acknowledge and agree that the Appointed Agent is required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and, the Iowa Administrative Rules and regulations in regards to real estate agents’ conduct, responsibilities, and duties. Said statutes, rules and regulations will supersede and be paramount to any provision contained herein, anything to the contrary notwithstanding.

In regards to acquisitions, PROFESSIONAL will:

- A. Attend initial project meetings with the representatives of Client to establish lines of communication regarding elements of the scope and schedule and to set property acquisition parameters for the Project;
- B. Complete a parcel file for each property involved with the Project in accordance with the needs of Client and/or the Project requirements;
- C. If not provided by the Client, PROFESSIONAL will submit property values, determined by independent appraisal, Brokers Price Opinion, or Iowa State University 2021 Iowa Land Values, to Client. Client will review and forward written approval of all findings by PROFESSIONAL prior to written offers being presented to land owners;
- D. Retain and coordinate the services of an abstractor, who will be a Subconsultant to PROFESSIONAL, who will prepare Certificates of Title for parcels where fee title and permanent easements are required.
- E. Use acquisition forms and documents provided by Client or prepare acquisition documents under the direction, review and approval of the Client's legal department. Acquisition documents may include, but not be limited to: (1) Offer to Purchase, (2) 10 day-waiver, (3) real estate purchase agreement, (4) Easement Agreement(s), (5) Warranty Deed, (6) title clearing documents as directed by Client's attorney, and (7) release of tenant interest and leasehold claims;
- F. Make (through the Appointed Agent) personal and private contacts with each property owner and tenant (the Parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approved offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail or by U.P.S.
- G. Make a good faith effort to acquire the necessary property within 90 days after a written offer has been submitted to the owner and tenant. Negotiations will be considered complete upon occurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the PROFESSIONAL, negotiations have reached an impasse;
- H. Notify the Client of every parcel on which negotiations have reached an impasse or which cannot be acquired by negotiated Agreement at the completion of the negotiations phase of the work. If the Client is to condemn, the PROFESSIONAL will deliver as much of the file to the Client as is necessary for the Client's condemnation attorneys to begin preparation for the condemnation of the parcel. The Client will provide written notice to the parties that the parcel is being prepared for condemnation. The PROFESSIONAL, when notified in writing by the Client, will continue in an attempt to negotiate an Agreement after notice has been sent that condemnation is being prepared, but before notice of condemnation has been served. Once notice of condemnation has been served, negotiations will cease unless requested by Client to continue as additional services.

- I. Deliver all signed acquisition documents and title clearing (as directed by Client's attorney), to Client for payment and closing tasks.

No relocation services are included by PROFESSIONAL:

II. CLIENT'S RESPONSIBILITIES:

Client understands and agrees that it will be responsible for and will provide the following, in a timely manner:

- A. Unless produced by PROFESSIONAL survey and engineering staff, provide to PROFESSIONAL all known and existing plans, specifications and data pertaining to the project that may affect PROFESSIONAL's Services to be provided. Unless otherwise noted by Client, PROFESSIONAL may rely upon the plans, specifications and data provided being accurate and complete;
- B. Provide all licenses, permits, and government or agency approvals that may be necessary to complete the Work and/or Project;
- C. Unless produced by PROFESSIONAL survey and engineering staff, provide to PROFESSIONAL legal descriptions and acquisition plats for each parcel to be acquired, unless Client requests PROFESSIONAL to provide said legal descriptions and acquisition plats and incorporates this request as a part of PROFESSIONAL's scope of work.
- D. Provide all necessary forms and/or documents to complete each acquisition and/or provide the services of Client's attorney to supervise, review and approve any and all legal documents prepared by PROFESSIONAL.
- E. Coordinate the timing and sequence of PROFESSIONAL's Services with the Services of others to the Project;
- F. Make interim and final decisions utilizing information supplied by PROFESSIONAL.
- G. Process Board Roll Calls/Requisitions.
- H. Perform the following task for closings: Provide title opinions; prepare and distribute proceed checks to owners and tenants; prepare closing statements; prepare 1099 tax forms; update abstracts; record all pertinent documents.

III. COMPENSATION

A. Acquisition Services	
Property Acquisition (2 parcels/2 owners/1 tenant)	\$53,088
Title Opinions (2)	\$1,500
Value Finding	<u>\$2,000</u>
Total	\$56,588

EXHIBIT B

SNYDER & ASSOCIATES, INC. 2022-23 STANDARD FEE SCHEDULE

Billing Classification/Level	Billing Rate
Professional	
<i>Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist Project Manager, Planner, Right-of-Way Agent, Graphic Designer</i>	
Principal II	\$229.00 /hour
Principal I	\$217.00 /hour
Senior	\$198.00 /hour
VIII	\$181.00 /hour
VII	\$172.00 /hour
VI	\$163.00 /hour
V	\$152.00 /hour
IV	\$141.00 /hour
III	\$129.00 /hour
II	\$116.00 /hour
I	\$103.00 /hour
Technical	
<i>CADD, Survey, Construction Observation</i>	
Lead	\$138.00 /hour
Senior	\$132.00 /hour
VIII	\$123.00 /hour
VII	\$113.00 /hour
VI	\$102.00 /hour
V	\$92.00 /hour
IV	\$83.00 /hour
III	\$75.00 /hour
II	\$69.00 /hour
I	\$60.00 /hour
Administrative	
II	\$71.00 /hour
I	\$58.00 /hour
Reimbursables	
Mileage	<i>current IRS standard rate</i>
Outside Services	<i>As Invoiced</i>

Project No.: 121.0558.01

**Amendment No. 2
to
Supplemental Agreement No. 28
A Supplement to the
City of Indianola, IA & Snyder & Associates, Inc.
PROFESSIONAL Services Agreement**

Snyder & Associates, Inc. (Service Provider) agrees to provide to City of Indianola (City) the PROFESSIONAL services described below for the Project identified below. The PROFESSIONAL services shall be performed in accordance with and shall be subject to the terms and conditions of the "PROFESSIONAL Services Agreement" executed by and between City and Service Provider on the 17th day of October, 2016.

PROJECT NAME:

East Hillcrest Avenue Reconstruction – North 4th Street to North 14th Street

PROJECT DESCRIPTION:

See Supplemental Agreement No. 28

SCOPE OF WORK:

The City has requested assistance with the acquisition of temporary and permanent easements needed for the project. Work includes negotiations and closing and outside services for title certificate and appraisals. A detailed scope of work is attached as Exhibit A.

SCHEDULE:

Snyder & Associates, Inc. is prepared to begin work on these services upon completion of an executed agreement.

COMPENSATION:

Snyder & Associates, Inc. will provide the above services at the standard hourly rate found in Exhibit B, not to exceed \$56,588.

Consultant is directed to proceed with the Work as set forth herein upon both parties executing this Work Order.

CITY OF INDIANOLA

By:

(Authorized signature)

(Title)

Date:

SNYDER & ASSOCIATES, INC.

By:



Digitally signed by David N.
Moeller, P.E.
Date: 2022.07.13 20:41:31-05'00'

(Authorized signature)

President
(Title)

Date:

07/13/2022

City of Indianola
RESOLUTION NO. 2022-

RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH SNYDER AND ASSOCIATES, INC. FOR EAST HILLCREST AVENUE RECONSTRUCTION PROJECT

WHEREAS, the City Council has determined it appropriate to work on the East Hillcrest Avenue Reconstruction Project (will be referred as the "Project"), where pavement reconstruction is required to replace the failed pavement infrastructure on Hillcrest Avenue, from North 4th Street to North 14th Street; and

WHEREAS, on May 17, 2021, the City Council of the City of Indianola, Iowa, authorized a Professional Services Agreement, Supplemental Agreement No. 28, with Snyder & Associates, Inc. for a contract amount of \$598,850, by Resolution No. 2021-124, for the aforementioned project; and

WHEREAS, on December 6, 2021, the City Council of the City of Indianola, Iowa, authorized Amendment No. 1 to the Professional Services Agreement, Supplemental Agreement No. 28, for the aforementioned project in the amount of \$2,400 and bringing the total contract amount to \$601,250; and

WHEREAS, the project itself has experienced an increase in scope, where additional project requirements were identified related to the services needed to acquire permanent and temporary easements; and

WHEREAS, Snyder & Associates, Inc. have submitted Amendment No. 2 to the Professional Services Agreement, Supplemental Agreement No. 28, for this project in the amount of \$56,588, which brings the total contract amount from \$601,250 to \$657,838; and

WHEREAS, the Council finds that the proposed amendment to the agreement with Snyder and Associates, Inc. should be approved, and the Mayor authorized to execute the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that Amendment No. 2, to the Supplemental Agreement No. 28, for increase in scope for the project in the amount of \$56,588, which brings the total contract amount from \$601,250 to \$657,838, is approved and the Mayor is authorized to execute all necessary documents associated with the project.

APPROVED this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: July 18, 2022

Subject: Resolution authorizing an amendment to the Federal Surface Transportation Grant (STBG) application to the Central Iowa Regional Transportation Planning Alliance (CIRTPA) for the Hillcrest Avenue Reconstruction Project.

Introduction: The construction cost for the Hillcrest Avenue reconstruction project has sharply increased since our previous Federal Surface Transportation Grant (STBG) report submittal to the Central Iowa Regional Transportation Planning Alliance (CIRTPA).

Background: CIRTPA coordinates the planning and programming efforts with Iowa DOT for Indianola's share of STBG funding.

Discussion: The current CIP has planned for a total project cost of \$4.52 million, which includes \$3.8 million for construction and \$720k for engineering and easements. However, the construction cost estimates have sharply increased from \$3.8 million to \$5.86 million.

The objective of this report submittal to CIRTPA is to request an additional \$700,000 from STBG funding, which should absorb some of this increase in construction cost. The previously approved STBG funding was for a total amount of \$3,100,00, which was requested for two years in advance of our allocated STBG funding. The revised STBG funding amount for this project is for a total amount of \$3,800,000 during Federal Fiscal Year (FFY) 2023 and FFY 2024, which will maximize our request for four years in advance of our allocated STBG funding.

Budget Impact:

Recommendation: Staff is recommending the City Council to approve this request as presented, which will allocate an additional \$700,000 from the STBG funding to bring the total amount for STBG funding request to \$3,800,000.

Attachments:

1. Hillcrest STBG Project Report
2. Hillcrest Cost Estimate
3. Res 2022- STBG CIRTPA Hillcrest

New CIRTPA STBG Project Report

In order to help ensure that projects utilizing CIRTPA funding meet the goals and objectives of the Long Range Transportation Plan, the following report template has been prepared for member communities. When programming new projects with CIRTPA STBG funding, communities shall complete this report for each new project.

Basic Project Information

Project Title: Hillcrest Avenue Reconstruction Project

Project Number: STBG-SWAP-3680()--SG-91

TPMS Number: 45451

Funding:

Programmed Year	FFY 2023	FFY 2024	FFY 2025	FFY 2026
STBG Funding Amount	\$2,267,000	\$1,533,000		
Other Federal Aid Amount				
Total Project Cost	\$3,686,000	\$2,494,000		

Project Location: Hillcrest Avenue from North 4th Street to North 14th Street.

Project Description:

The project proposes to replace the existing failed concrete pavement with new three-lane paved street consisting of 37' wide PCC pavement with integral curb and gutter. The scope of this project also has new storm-sewer infrastructure, new sidewalk on one side of the road, new trees, improved trail crossing, and a new trail head.

The construction cost for this project has sharply increased since our previous STBG report submittal. The objective of this report is to request an additional \$700,000 from STBG funding. The previously approved STBG funding was for a total amount of \$3,100,000 (\$367,000 in FFY 2022, \$1,550,000 in FFY 2023, and \$1,183,000 in FFY 2024). The revised STBG funding amount for this project is for a total amount of \$3,800,000 during FFY 2023 and FFY 2024 as shown in the above table.

Relation to Long Range Transportation

See the attached excerpts from CIRTPA's Long Range Transportation Plan for a better description of goals and objectives.

Which of the goal(s) of the LRTP does the proposed project meet? How?

The proposed project on Hillcrest Avenue meets all four goals of the LRTP: 1.) to maintain and optimize our existing transportation system, 2.) to provide a safe and accessible transportation system, 3.) to promote livability, and 4.) to protect the environment and conserve resources.

Hillcrest Avenue is a two-lane collector type street, with heavy truck traffic volume, that acts an important link between city's business park on North 14th Street and the principal arterial on Highway 65/69. As traffic volumes and turning movements increase, this existing two-lane undivided roadway on Hillcrest Avenue is experiencing traffic safety concerns. This proposed project provides an opportunity to replace the existing failed concrete pavement surface with new three-lane paved street with integral curb and gutter, improved drainage performance, improved sidewalk connectivity, new trees, improved trail crossing, and a new trail head. The proposed three-lane pavement will allow for two through lanes and a center two-way left-turn lane that will improve traffic operations and safety to meet increasing traffic and pedestrian demand. The Hillcrest Trail, along the north side of the project will be maintained.

The 1st goal is met by replacing the failed concrete pavement surface with a new three-lane concrete pavement surface that helps maintain the city's existing roadway infrastructure. The 2nd goal is met by planning for a new three lane configuration, with a center two-way left-turn lane, that will not only improve traffic operations and safety, but it also increases access and mobility. This project also improves drainage through the addition of curb and gutter system, storm sewers, and improved culverts. The 3rd goal is met by including a new sidewalk along the south side of Hillcrest Avenue. The existing shared use recreational trail along one side and the proposed sidewalk along the other side of the roadway will help with improving pedestrian and bicycle accessibility. The 4th goal is met by adding a trail head at the intersection of the Summerset Trail, of regional significance, and the Hillcrest Trail, of local significance with connection to local neighborhoods and the Indianola YMCA, improving the Summerset Trail crossing, and adding new trees throughout this project that will facilitate multiple modes of transportation and reducing carbon emissions.

Which of the objective(s) of the LRTP does the proposed project meet? How?

This proposed project on Hillcrest Avenue allows to meet the objectives of the LRTP by improving the safety of this corridor by converting the existing two-lane roadway to a three-lane configuration, which should improve the traffic operations and safety of this corridor. The proposed sidewalk and the existing recreational trail with new trees will help with promoting livability and reducing emissions.

Is there additional information that you would like the CIRTPA to know?



ITEM #	DESCRIPTION	PROJECT TOTAL	UNIT	UNIT PRICE	PROJECT TOTAL
2101-0850001	CLEARING AND GRUBBING	0.3	ACRE	\$ 15,000.00	\$ 4,500.00
2101-0850002	CLEARING AND GRUBBING	183.2	UNIT	\$ 85.00	\$ 15,572.00
2102-2625001	EMBANKMENT-IN-PLACE, CONTRACTOR FURNISHED	110	CY	\$ 50.00	\$ 5,500.00
2102-2710070	EXCAVATION, CLASS 10, ROADWAY AND BORROW	16000	CY	\$ 12.00	\$ 192,000.00
2102-2710080	EXCAVATION, CLASS 10, UNSUITABLE OR UNSTABLE MATERIAL	800	CY	\$ 25.00	\$ 20,000.00
2105-8425015	TOPSOIL, STRIP, SALVAGE AND SPREAD	4800	CY	\$ 15.00	\$ 72,000.00
2107-0875000	COMPACTION WITH MOISTURE AND DENSITY CONTROL	4800	CY	\$ 3.00	\$ 14,400.00
2109-8225100	SPECIAL COMPACTION OF SUBGRADE	51.1	STA	\$ 1,200.00	\$ 61,320.00
2115-0100000	MODIFIED SUBBASE	3825	CY	\$ 60.00	\$ 229,500.00
2123-7450020	SHOULDER FINISHING, EARTH	150	STA	\$ 300.00	\$ 45,000.00
2213-7100400	RELOCATION OF MAILBOXES	5	EA	\$ 450.00	\$ 2,250.00
2301-1033070	STD OR SLIP FORM PCC PAVEMENT, CLASS C, CLASS 3 DURABILITY, 7 IN.		SY	\$ 85.00	\$ -
2301-1033080	STD OR SLIP FORM PCC PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	20915	SY	\$ 90.00	\$ 1,882,350.00
2301-6911722	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	1	LS	\$ 7,000.00	\$ 7,000.00
2304-0101000	TEMPORARY PAVEMENT		SY		
2312-8260051	GRANULAR SURFACING ON ROAD, CLASS A CRUSHED STONE	1590	TON	\$ 25.00	\$ 39,750.00
2315-8275025	SURFACING, DRIVEWAY, CLASS A CRUSHED STONE	80	TON	\$ 40.00	\$ 3,200.00
2402-2720000	EXCAVATION, CLASS 20		CY		
2416-0100015	APRONS, CONCRETE, 15 IN. DIA.	1	EACH	\$ 1,700.00	\$ 1,700.00
2416-0100024	APRONS, CONCRETE, 24 IN. DIA.	2	EACH	\$ 2,300.00	\$ 4,600.00
2416-0100030	APRONS, CONCRETE, 30 IN. DIA.	1	EACH	\$ 2,700.00	\$ 2,700.00
2416-0100036	APRONS, CONCRETE, 36 IN. DIA.	1	EACH	\$ 3,000.00	\$ 3,000.00
2416-1180036	CULVERT, CONCRETE ROADWAY PIPE, 36 IN.	20	LF	\$ 215.00	\$ 4,300.00
2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN.	5	EA	\$ 3,500.00	\$ 17,500.00
2435-0140160	MANHOLE, STORM SEWER, SW-401, 60 IN.	4	EA	\$ 7,000.00	\$ 28,000.00
2435-0250500	INTAKE, SW-505	14	EA	\$ 7,000.00	\$ 98,000.00
2435-0250600	INTAKE, SW-506	21	EA	\$ 10,000.00	\$ 210,000.00
2435-0251230	INTAKE, SW-512, 30 IN.	4	EA	\$ 2,000.00	\$ 8,000.00
2435-0600010	MANHOLE ADJUSTMENT, MINOR	5	EA	\$ 1,500.00	\$ 7,500.00
2435-0600110	INTAKE ADJUSTMENT, MINOR	2	EA	\$ 2,000.00	\$ 4,000.00
2502-8212036	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.	10625	LF	\$ 15.00	\$ 159,375.00
2502-8215106	SUBDRAIN, CORRUGATED METAL PIPE, 6 IN. DIA.	14	LF	\$ 35.00	\$ 490.00
2502-8221303	SUBDRAIN OUTLET, DR-303	46	EA	\$ 400.00	\$ 18,400.00
2503-0110012	STORM SEWER GRAVITY MAIN, TRENCHED, 12 IN.	318	LF	\$ 100.00	\$ 31,800.00
2503-0110015	STORM SEWER GRAVITY MAIN, TRENCHED, 15 IN.	1985	LF	\$ 120.00	\$ 238,200.00
2503-0110018	STORM SEWER GRAVITY MAIN, TRENCHED, 18 IN.	1844	LF	\$ 130.00	\$ 239,720.00
2503-0110024	STORM SEWER GRAVITY MAIN, TRENCHED, 24 IN.	506	LF	\$ 200.00	\$ 101,200.00
2503-0110030	STORM SEWER GRAVITY MAIN, TRENCHED, 30 IN.	142	LF	\$ 225.00	\$ 31,950.00
2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	1717	LF	\$ 25.00	\$ 42,925.00
2507-3250005	ENGINEERING FABRIC	120	SY	\$ 5.00	\$ 600.00
2507-6800061	REVTMENT, CLASS E	102	TON	\$ 65.00	\$ 6,630.00
2510-6745850	REMOVAL OF PAVEMENT	14915	SY	\$ 20.00	\$ 298,300.00
2510-6750600	REMOVAL OF INTAKES AND UTILITY ACCESSES	8	EA	\$ 1,000.00	\$ 8,000.00
2511-0300000	REMOVAL OF RECREATIONAL TRAIL	755	SY	\$ 15.00	\$ 11,325.00
2511-0302600	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	1575	SY	\$ 60.00	\$ 94,500.00
2511-0310100	SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL	15	STA	\$ 400.00	\$ 6,000.00
2511-6745900	REMOVAL OF SIDEWALK	105	SY	\$ 15.00	\$ 1,575.00
2511-7526005	SIDEWALK, P.C. CONCRETE, 5 IN.		SY	\$ 65.00	\$ -
2511-7526006	SIDEWALK, P.C. CONCRETE, 6 IN.	1830	SY	\$ 75.00	\$ 137,250.00
2511-7528101	DETECTABLE WARNINGS	482	SF	\$ 50.00	\$ 24,100.00
2515-2475006	DRIVEWAY, P.C. CONCRETE, 6 IN.	1810	SY	\$ 80.00	\$ 144,800.00
2515-6745600	REMOVAL OF PAVED DRIVEWAY	1504	SY	\$ 20.00	\$ 30,080.00
2519-3280000	FENCE, FIELD		LF		
2519-3300400	FIELD FENCE BRACE PANELS		EA		
2519-4200110	REMOVAL OF FENCE, BARBED WIRE	665	LF	\$ 5.00	\$ 3,325.00
2519-4200140	REMOVAL OF FENCE, FIELD		LF	\$ 6.00	
2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	31	EA	\$ 450.00	\$ 13,950.00
2524-6765110	REMOVAL OF TYPE A SIGN		EA		
2524-9276010	PERFORATED SQUARE STEEL TUBE POSTS		LF		
2524-9325001	TYPE A SIGNS, SHEET ALUMINUM		SF		
2526-8285000	CONSTRUCTION SURVEY	1	LS	\$ 40,000.00	\$ 40,000.00
2527-9263109	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT BASED	100	STA	\$ 50.00	\$ 5,000.00
2527-9263137	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT BASED	23	EA	\$ 120.00	\$ 2,760.00
2527-9263190	SYMBOLS AND LEGENDS REMOVED	2	EA	\$ 125.00	\$ 250.00
2528-2518000	SAFETY CLOSURE	30	EA	\$ 125.00	\$ 3,750.00
2528-8400048	TEMPORARY BARRIER RAIL, CONCRETE		LF		
2528-8445110	TRAFFIC CONTROL	1	LS	\$ 30,000.00	\$ 30,000.00
2528-9290050	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	75	CDAY	\$ 200.00	\$ 15,000.00
2533-4980005	MOBILIZATION	1	LS	\$ 347,000.00	\$ 347,000.00
2552-0000210	TRENCH FOUNDATION	250	TON	\$ 50.00	\$ 12,500.00
2552-0000220	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	125	CY	\$ 100.00	\$ 12,500.00
2552-0000300	TRENCH COMPACTION TESTING	1	LS	\$ 10,000.00	\$ 10,000.00
2554-0212040	VALVE BOX ADJUSTMENT, MINOR	10	EA	\$ 500.00	\$ 5,000.00
2554-0214000	FIRE HYDRANT ADJUSTMENT	7	EA	\$ 2,500.00	\$ 17,500.00
2599-9999005	REMOVE AND REINSTALL FLAG POLE	3	EA	\$ 750.00	\$ 2,250.00
2599-9999005	HANDHOLE ADJUSTMENT	20	EA	\$ 500.00	\$ 10,000.00
2599-9999005	REMOVE AND REINSTALL GATE	2	EA	\$ 1,000.00	\$ 2,000.00
2599-9999009	FENCE, BARBED WIRE	665	LF	\$ 15.00	\$ 9,975.00
2599-9999010	MAINTENANCE OF SOLID WASTE AND RECYCLING COLLECTION	1	LS	\$ 12,500.00	\$ 12,500.00
2599-9999010	CONCRETE WASHOUT	1	LS	\$ 2,500.00	\$ 2,500.00
2599-9999020	REMOVAL OF CLASS E REVETMENT	42	TON	\$ 24.00	\$ 1,008.00
2601-2634105	MULCHING, BONDED FIBER MATRIX	15.1	AC	\$ 3,500.00	\$ 52,850.00
2601-2636043	SEEDING AND FERTILIZING (RURAL)	0.6	AC	\$ 3,250.00	\$ 1,950.00
2601-2636044	SEEDING AND FERTILIZING (URBAN)	4.2	AC	\$ 2,250.00	\$ 9,450.00
2601-2638352	SLOPE PROTECTION, WOOD EXCELSIOR MAT	625	SQ	\$ 10.00	\$ 6,250.00
2602-0000150	STABILIZED CONSTRUCTION ENTRANCE, EC-303	350	LF	\$ 45.00	\$ 15,750.00
2602-0000309	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	12100	LF	\$ 2.50	\$ 30,250.00
2602-0000350	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	12100	LF	\$ 1.00	\$ 12,100.00
2602-0000530	GRATE INTAKE SEDIMENT FILTER BAG	74	EA	\$ 200.00	\$ 14,800.00
2602-0000540	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	64	EA	\$ 100.00	\$ 6,400.00
2602-0000550	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	64	EA	\$ 50.00	\$ 3,200.00
2602-0010010	MOBILIZATION, EROSION CONTROL	1	EA	\$ 500.00	\$ 500.00
2611-0000200	TREE, FURNISHED AND INSTALLED WITH WARRANTY	10	EA	\$ 500.00	\$ 5,000.00
				Subtotal:	\$ 5,323,630.00
				Contingency (10%):	\$ 532,363.00
				CONSTRUCTION TOTAL:	\$ 5,855,993.00

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION AUTHORIZING TO REVISE THE FEDERAL SURFACE TRANSPORTATION BLOCK
GRANT REQUEST FOR HILLCREST AVENUE RECONSTRUCTION PROJECT**

WHEREAS, the City of Indianola is a member of the Central Iowa Regional Transportation Planning Alliance (CIRTPA); and

WHEREAS, the Federal Surface Transportation Block Grant (STBG) Program provides funding to local jurisdictions for the construction of eligible projects; and

WHEREAS, CIRTPA coordinates the planning and programming efforts, with Iowa DOT, for the STBG programs; and

WHEREAS, the current five-year Capital Improvement Plan (CIP) has allocated \$4,522,600 for the Hillcrest Avenue Reconstruction Project (will be known as the "Project") during fiscal year 2022-2024, which included \$3,800,000 for construction expenses and \$720,000 for engineering and easements expenses; and

WHEREAS, the current CIP has allocated \$3,100,000 of STBG funds and anticipated \$1,422,600 of City funds; and

WHEREAS, the construction cost estimates for the Hillcrest Avenue reconstruction project has sharply increased from the previous estimate of \$3,800,000 to the current estimate of \$5,860,000; and

WHEREAS, the City of Indianola would like to request an additional \$700,000 from STBG funding to absorb some of the increase in construction cost estimates, which will increase the federal STBG funding request for this project from \$3,100,000 to \$3,800,000.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Indianola, Iowa that the City Manager, or his designee, is authorized to submit an application to the CIRTPA to request an additional \$700,000 from STBG funding for this project, which will increase the federal STBG funding request from \$3,100,000 to \$3,800,000.

APPROVED this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, Asst. City Manager/CFO
Date: July 18, 2022
Subject: Resolution approving an engagement letter with D.A. Davidson.

Introduction: Engagement Letter with D.A. Davidson and Associates

Background: The Community and Economic Development Department is currently researching infrastructure improvement to the Indianola Industrial Park area, including a development agreement with the owner of the land. If the infrastructure development occurs, financing in the form of General Obligation Capital Loan notes to be repaid by Tax Increment Financing, will be required for this development.

Discussion: An engagement letter with D.A. Davidson and Associates is included in the council packet for underwriting services. These services include the selling of bond notes to interested investors. The participation of an underwriter is necessary for the selling of bond notes, if this project moves forward.

Budget Impact: The cost of underwriting services is included as part of the bond proceeds.

Recommendation: Approval of the resolution by roll call vote.

Attachments:

1. Res. Approve DA Davidson Engagement Letter
2. Davidson Engagement Letter - Industrial Park

RESOLUTION 2022-_____

**RESOLUTION TO APPROVE ENGAGEMENT LETTER
WITH D.A. DAVIDSON AND ASSOCIATES**

WHEREAS, the City of Indianola is considering certain infrastructures improvements in the Industrial Park area; and

WHEREAS, certain financing will be necessary to undertake said improvements; and

WHEREAS, the City would like to engage the services of D.A. Davidson as an underwriter for said financing; and

WHEREAS, an engagement letter is attached to this Resolution for said underwriter services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the attached engagement letter with D.A. Davidson as underwriter for General Obligation Capital Loan notes for Industrial Park infrastructure improvements is approved and the Mayor is authorized to sign the engagement letter on behalf of the City.

Passed and approved this 18th day of July 2022.

Stephanie Erickson
Mayor

ATTEST:

Jackie Raffety
City Clerk

06/28/2022

City of Indianola, Iowa
110 N 1st Street
Indianola, IA 50125

Re: Underwriting Engagement Letter

Ladies and Gentlemen:

On behalf of D.A. Davidson & Co. (“we” or “Davidson”), thank you for the opportunity to serve as underwriter for the City of Indianola, Iowa (the “Issuer”) on the Issuer’s proposed offering and issuance of General Obligation Capital Loan Notes for planned capital improvements including industrial park infrastructure improvements, (the “Notes”). This letter will confirm the terms of our engagement; however, it is anticipated that this letter will be replaced and superseded by a note purchase agreement to be entered into by the parties (the “Purchase Agreement”) if and when the Notes are priced following successful completion of the offering process.

1. Services to be Provided by Davidson. The Issuer hereby engages Davidson to serve as underwriter of the proposed offering and issuance of the Notes, and in such capacity Davidson agrees to provide the following services:

- Review and evaluate the proposed terms of the offering and the Notes
- Develop a marketing plan for the offering, including identification of potential investors
- Assist in the preparation of the official statement and other offering documents
- Contact potential investors, provide them with offering-related information, respond to their inquiries and, if requested, coordinate their due diligence sessions
- If the Notes are to be rated, assist in preparing materials to be provided to securities ratings agencies and in developing strategies for meetings with the ratings agencies
- Consult with counsel and other service providers with respect to the offering and the terms of the Notes
- Inform the Issuer of the marketing and offering process
- Negotiate the pricing, including the interest rate, and other terms of the Notes
- Obtain CUSIP number(s) for the Notes and arrange for their DTC book-entry eligibility
- Plan and arrange for the closing and settlement of the issuance and the delivery of the Notes

- Perform such other usual and customary underwriting services as may be requested by the Issuer

As underwriter, Davidson will not be required to purchase the Notes except pursuant to the terms of the Purchase Agreement, which will not be signed until successful completion of the pre-sale offering period. This letter does not obligate Davidson to purchase any of the Notes.

2. No Advisory or Fiduciary Role. The Issuer acknowledges and agrees: (i) the primary role of Davidson, as an underwriter, is to purchase securities, for resale to investors, in an arm's-length commercial transaction between the Issuer and Davidson and that Davidson has financial and other interests that may differ from those of the Issuer.; (ii) Davidson is not acting as a municipal advisor, financial advisor, or fiduciary to the Issuer and Davidson has not assumed any advisory or fiduciary responsibility to the Issuer with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether Davidson has provided other services or is currently providing other services to the Issuer on other matters or transactions); (iii) the only obligations Davidson has to the Issuer with respect to the transaction contemplated hereby expressly are set forth in this agreement; and (iv) the Issuer has consulted its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. If the Issuer desires to consult with and hire a municipal advisor for this transaction that has legal fiduciary duties to the Issuer the Issuer should separately engage a municipal advisor to serve in that capacity.

In addition, the Issuer acknowledges receipt of a letter outlining certain regulatory disclosures as required by the Municipal Securities Rulemaking Board and attached to this agreement as Exhibit A. The Issuer further acknowledges Davidson may be required to supplement or make additional disclosures as may be necessary as the specific terms of the transaction progress.

3. Fees and Expenses. Davidson's proposed underwriter's discount is not-to-exceed 0.900% of the principal amount of Notes issued. In addition to the underwriting fee/spread, the Issuer shall pay to Davidson a fee equal to \$2,500 per series as compensation for its services in providing various financial analyses, and for the use of Davidson's capital to advance certain costs prior to settlement, and to reimburse for Davidson's payment of CUSIP, DTC, continuing disclosure review, IPREO (electronic bookrunning/sales order system), printing and mailing/distribution charges. The Issuer shall be responsible for paying or reimbursing Davidson for all other costs of issuance, including without limitation, bond counsel, disclosure/underwriter's counsel, rating agency fees and expenses, and all other expenses incident to the performance of the Issuer's obligations under the proposed Notes.

4. Term and Termination. The term of this engagement shall extend from the date of this letter to the closing of the offering of the Notes except as may be superseded pursuant to a Purchase Agreement.

5. Limitation of Liability. The Issuer agrees neither Davidson nor its employees, officers, agents or affiliates shall have any liability to the Issuer for the services provided hereunder.

6. Miscellaneous. This letter shall be governed and construed in accordance with the laws of the State of Iowa. This Agreement may not be amended or modified except by means of a written instrument executed by both parties hereto. This Agreement may not be assigned by either party without the prior written consent of the other party.

If there is any aspect of this Agreement that you believe requires further clarification, please do not hesitate to contact us. If the foregoing is consistent with your understanding of our engagement, please sign and return the enclosed copy of this letter.

Again, we thank you for the opportunity to assist you with your proposed financing and the confidence you have placed in Davidson.

Very truly yours,

D.A.DAVIDSON & CO.

By: Michael Maloney

Title: Managing Director

Accepted this ____ day of _____, 2022

City of Indianola, Iowa

By: _____

Title: _____

EXHIBIT A

The Issuer has engaged D.A. Davidson & Co. (“Davidson”) to serve as an underwriter, and not as a financial or municipal advisor, in connection with the issuance of the Notes. As part of our services as underwriter, Davidson may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Notes. The specific terms of our engagement will be as set forth in a note purchase agreement to be entered into by the parties if and when the Notes are priced following successful completion of the offering process.

1. Dealer-Specific Conflicts of Interest Disclosures

Davidson has not identified any actual or potential material conflicts¹ that require disclosure.

2. Transaction-Specific Disclosures

Since Davidson has not recommended a “complex municipal securities financing” to the Issuer, additional disclosures regarding the financing structure for the Notes are not required under MSRB Rule G-17. In accordance with the requirements of MSRB Rule G-17, if Davidson recommends a “complex municipal securities financing” to the Issuer, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at that time.

3. Standard Disclosures

A. Disclosures Concerning the Underwriter’s Role:

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) An underwriter’s primary role is to purchase the Notes with a view to distribution in an arm’s-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the Issuer.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- (iv) The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.
- (v) The underwriter has a duty to purchase the Notes from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Notes to investors at prices that are fair and reasonable.

¹ Reference to *potential* material conflicts throughout this letter, refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17

- (vi) The underwriter will review the official statement for the Notes in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.²

B. Disclosures Concerning the Underwriter's Compensation:

- (i) The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the note purchase agreement to be negotiated and entered into in connection with the issuance of the Notes. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Notes. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

4. Questions and Acknowledgment.

Davidson is registered as a broker-dealer with the U.S. Securities and Exchange Commission ("SEC") and the MSRB, and is subject to the regulations and rules on municipal securities activities established by the SEC and MSRB. The website address for the MSRB is www.msrb.org. The MSRB website includes educational material about the municipal securities market, as well as an investor brochure that describes the protections that may be provided by the MSRB rules and how to file a complaint with an appropriate regulatory authority.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

² Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter's obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: July 18, 2022

Subject: Resolution approving a Major Site Plan application for a General Manufacturing, Production and Industrial Services (Concrete Mixing & Setting) at 1700 North 14th Street (CemenTech).

Introduction:

Background: Approval of a major site plan for CemenTech located at 1700 North 14th Street is requested to allow for the construction of a 6,165 square foot and a 3,668 square foot addition (total of 9,833 square foot) to the existing 107,520 square foot structure.

Discussion: Pelds Design Services is requesting approval of a major site plan to allow for the construction of two additions totaling 9,833 square feet to the existing CemenTech facility located at 1700 North 14th Street. The property is located within the M-2, General Industrial Zoning District. This property has two established drive accesses off North 14th Street. The two driveways are spaced over 150' apart from each other. The southernmost access meets the current driveway code and is mainly used for employee and visitor traffic. The northernmost access is wider and is used for heavier truck traffic. North 14th Street is a 24' major collector roadway. Major collectors are moderate-capacity streets that primarily serve to connect the local street network to arterials. Such roadways will typically have two lanes for traffic with a speed limit ranging from 25 to 35 mph and may provide on-street parking on one side of the street.

The property does contain an existing outdoor storage yard. The existing outdoor storage yard includes a mixture of a PCC surface and a gravel surface. The site plan shows the existing gravel surface to be mostly in the rear yard of the facility. The current outdoor storage yard is surrounded by a 6' chain link fence. The applicant proposes to add slats to the chain link fence to meet the screening requirements of an outdoor storage area. Trash and recycling collection will take place within the storage yard and will be screened. The HVAC equipment will also be screened by a 6' chain link fence with slats.

Chapter 165.07 stipulates that there must be one (1) parking spot per 1000 square feet of gross floor area for manufacturing, production and industrial service uses. At 117,353 total square feet, this building would require 118 total parking spaces. The current site provides for 155 parking stalls, so no additional stalls are required.

A stormwater management plan was not submitted as part of this application. The site currently contains about 490,000 square feet of impervious surface, and no change is proposed with these additions as the additions will all take place on existing impervious surface.

The total area of this site is 509,652 square feet, or 11.7 acres. With the 20% required open space, the site would require 101,930 square feet of open space. However, the current site only has about 25,000 square foot of open space. Using the required open space of 20%, landscaping would require 51 deciduous shade trees, 102 deciduous ornamental trees, and 102 shrubs. With the existing 25,000 square feet of open space, landscaping would require 13 deciduous shade trees, 25 deciduous ornamental trees, and 25 shrubs. Also worth noting is the property owner owns an additional 232,175 square foot, or 5.33-acre site that is undeveloped and to the north. Combining these two sites provides a total of 741,827 square feet of land and would require 148,365 square feet of open space. The existing landscaping on site meets the landscaping requirement based on the 25,000 square feet of open space but does not meet the requirements based on the 20% open space requirement. However, the applicant does propose to plant a row of 15 shade trees on the south property line to maximize the amount of landscaping possible on site during future phases of construction.

Regarding the building design standards, as the two additions will both be at the rear of the building, there will be no primary facades and the building design standards would not apply.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission concludes that all findings of approval have been satisfied, and recommends the Major Site Plan be approved, as submitted.

Roll call is in order.

- Attachments:**
1. 1- Staff Report_Cementech
 2. 2- Site Plan Application - signed
 3. 3- 21-069 Cemen Tech 6.20.22
 4. Site Plan RESOLUTION



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: July 12, 2022

Agenda Item: 7.A. Consider recommendation on a major site plan application for an addition to CemenTech located at 1700 North 14th Street

Proposed Use: General manufacturing, production, and industrial services (concrete mixing & setting)

Applicant: Pelds Design Services

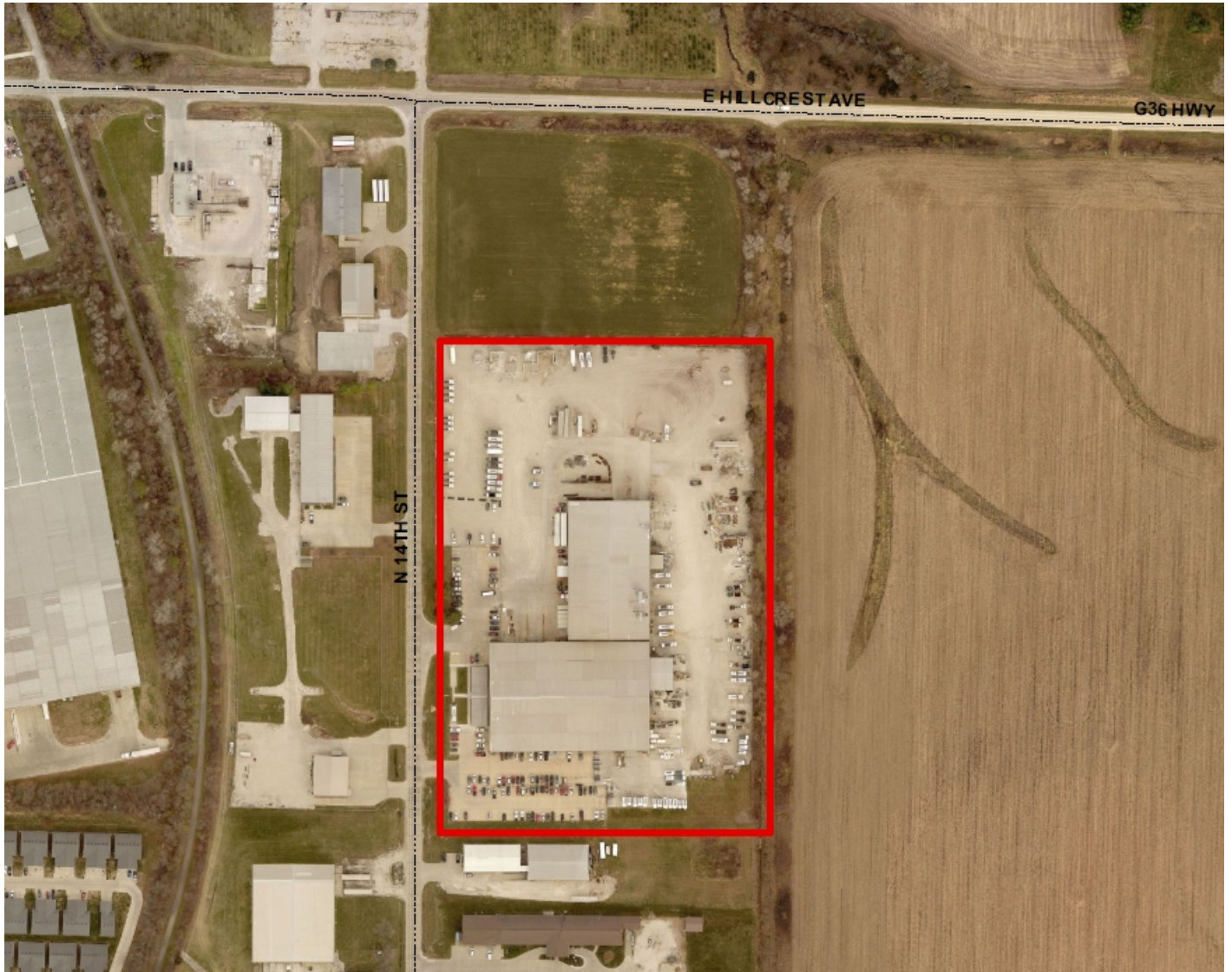
Property Owner: CemenTech Inc.

Property Address: 1700 North 14th Street

Zoning: M-2 General industrial Zoning District

Application Summary: Approval of a major site plan for CemenTech located at 1700 North 14th Street is requested to allow for the construction of a 6,165 square foot and a 3,668 square foot addition (total of 9,833 square foot) to the existing 107,520 square foot structure.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

SECTION 165.06 SITE PLAN REGULATIONS AND PROCEDURES

1. SITE PLAN REQUIRED

Site plans, as provided herein this section, are required prior to approval of a building permit for the erection, relocation, expansion, or alteration of any structure or for the change in use of any structure or parcel.

2. SITE PLAN APPLICATION

The following site plans are required for all uses:

A. All Other New Uses, Buildings, and Structures. All other new uses, buildings, structures, conversions or changes of use, changes or modifications to building facades, and related additions and accessory structures that are not included in Section A herein above shall require the following:

- (1) Major Site Plan. A Major Site Plan Application is required for the development of a property, the construction of a new building or improvement, the redevelopment of an existing property (including a significant change in use), or an amendment or change to a previously approved site plan.

- a. **Major Site Plan Application** - A site plan (including required site plan details and number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Major Site Plan Application fee as established by resolution of the City Council.
- b. **Major Site Plan Review Procedure** - The Major Site Plan Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed completed shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.
- c. **Major Site Plan Review by Zoning Commission** - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Zoning Commission a copy of the Major Site Plan Application along with a written recommendation as to the plan's conformity with the rules and regulations of the city.
- d. The Commission shall subsequently hold a meeting as prescribed by their rules of procedures and review the Major Site Plan Application for conformity with the zoning regulations and standards and may confer with the applicant on changes deemed advisable in such Site Plan.
- e. The Commission shall forward its recommendation to the City Council for approval, approval with conditions, or denial of the Major Site Plan Application within 45 days of the receipt of a Major Site Plan Applicant deemed complete by the Zoning Administrator. If the Commission does not act within the 45 days as prescribed above, the Major Site Plan Application shall be deemed to be recommended for approved by the Commission unless the applicant agrees to an extension of time.
- f. **Findings for Approval** – In order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission shall make the following findings:
 - i. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located;
 - ii. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking;
 - iii. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding area;
 - iv. The proposed use and site improvements shall not unduly increase traffic congestion;
 - v. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding;
 - vi. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property; and,
 - vii. The proposed use and site improvements will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.
- g. **Major Site Plan Review by City Council** - The City Council, upon receipt of the recommendation of the Commission, shall either approve, approve with conditions, or disapprove the Major Site Plan Application. In order for the Council to approve a Major Site Plan, the Council shall confirm or make the aforementioned findings in subsection f. herein above.

ANALYSIS

Pelds Design Services is requesting approval of a major site plan to allow for the construction of two additions totaling 9,833 square feet to the existing CemenTech facility located at 1700 North 14th Street. The property is located within the M-2, General Industrial Zoning District.

This property has two established drive accesses off North 14th Street. The two driveways are spaced over 150' apart from each other. The southernmost access meets the current driveway code and is mainly used for employee and visitor traffic. The northernmost access is wider and is used for heavier truck traffic. North 14th Street is a 24' major collector roadway. Major collectors are moderate-capacity streets that primarily serve to connect the local street network to arterials. Such roadways will typically have two lanes for traffic with a speed limit ranging from 25 to 35 mph and may provide on-street parking on one side of the street.

The property does contain an existing outdoor storage yard. The existing outdoor storage yard includes a mixture of a PCC surface and a gravel surface. The site plan shows the existing gravel surface to be mostly in the rear yard of the facility. The current outdoor storage yard is surrounded by a 6' chain link fence. The applicant proposes to add slats to the chain link fence to meet the screening requirements of an outdoor storage area. Trash and recycling collection will take place within the storage yard and will be screened. The HVAC equipment will also be screened by a 6' chain link fence with slats.

Chapter 165.07 stipulates that there must be one (1) parking spot per 1000 square feet of gross floor area for manufacturing, production and industrial service uses. At 117,353 total square feet, this building would require 118 total parking spaces. The current site provides for 155 parking stalls, so no additional stalls are required.

A stormwater management plan was not submitted as part of this application. The site currently contains about 490,000 square feet of impervious surface, and no change is proposed with these additions as the additions will all take place on existing impervious surface.

The total area of this site is 509,652 square feet, or 11.7 acres. With the 20% required open space, the site would require 101,930 square feet of open space. However, the current site only has about 25,000 of open space. Using the required open space of 20%, landscaping would require 51 deciduous shade trees, 102 deciduous ornamental trees, and 102 shrubs. With the existing 25,000 square feet of open space, landscaping would require 13 deciduous shade trees, 25 deciduous ornamental trees, and 25 shrubs. Also worth noting is the property owner owns an additional 232,175 square foot, or 5.33-acre site that is undeveloped and to the north. Combining these two sites provides a total of 741,827 square feet of land and would require 148,365 square feet of open space. The existing landscaping on site meets the landscaping requirement based on the 25,000 square feet of open space, but does not meet the requirements based on the 20% open space requirement. However, the applicant does propose to plant a row of 15 shade trees on the south property line to maximize the amount of landscaping possible on site during future phases of construction.

Regarding the building design standards, as the two additions will both be on the rear of the building, there will be no primary facades and the building design standards would not apply.

FINDINGS FOR APPROVAL

In order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission shall make the following findings:

1. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located

The applicant has provided a site plan with their application. As this is an existing site, there are some requirements of the existing zoning that are not met. For example, to meet the open space requirement, nearly 2 acres of area would need to be removed and placed into open space. This would reduce existing parking and logistics of the current operation. When considering all the property that is owned by CemenTech on this site, the minimum open space requirement is met and exceeded. However, the minimum landscaping requirement is not met. Mostly, the proposed use and proposed site improvements will comply with the minimum requirements of the M-2 Zoning District. Additionally, this site plan has been reviewed by all members of the

City's development review team, which includes Community Development, Fire, Parks and Recreation, Public Works, Water Pollution Control, IMU Electric, IMU Fiber and IMU Water.

2. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking

The total area of this site is 509,652 square feet, or 11.7 acres. The site plan has been reviewed as to proposed setbacks, open space, and off-street parking. A Stormwater Management Plan was not submitted for this development as there is no increase in impervious surface. After these reviews, staff has no concerns regarding the size of the property and its proposed use. As noted above, the current site does not meet the open space requirements of the current zoning code. However, considering all the property that is owned by CemenTech on this site, the minimum open space requirement is met.

3. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding areas

Based on the existing use and proposed improvements, the health, safety, and welfare of citizens should not be impacted.

4. The proposed use and site improvements shall not unduly increase traffic congestion

Traffic congestion when considering the existing use would not unduly increase with the proposed improvements.

5. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding

The existing use and proposed improvements will not unduly burden the existing public utilities available in this area. As previously mentioned, a Stormwater Management Plan was not submitted for this development as there is no increase in impervious surface. Since there is no increase in impervious surface, it is not anticipated there will be an increased risk of flooding.

6. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property

As this site is surrounded by M-2 zoning, these improvements should not diminish or impair established property values in adjoining or surrounding property.

7. The proposed use and site improvements will not endanger, jeopardize, or harm the health, safety or welfare of the properties and the community

As previously mentioned, the existing use and proposed site improvements will not endanger or harm the health safety and welfare of properties or the community.

ALTERNATIVES

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

- 1)** The City of Indianola Planning and Zoning Commission concludes that all findings of approval have been satisfied, and recommends the Major Site Plan be approved, as submitted.
- 2)** The City of Indianola Planning and Zoning Commission concludes that all findings of approval have been satisfied, and recommends the Major Site Plan be approved, with conditions.
- 3)** The City of Indianola Planning and Zoning Commission concludes that all findings of approval have not been satisfied and recommends the Major Site Plan be denied.
- 4)** The City of Indianola Planning and Zoning Commission remands the Major Site Plan, 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 Indianola Planning and Zoning Commission concludes that all findings of approval have been satisfied, and recommends the Major Site Plan be approved, as submitted.

SITE DEVELOPMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Cemen Tech Inc
(First Name) _____
(Address) 1700 N 14TH STREET
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-7407 (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Pelds Design Services
(First Name) _____
(Address) 2323 Dixon Street
(City) Des Moines (State) IA (Zip) 50316

☐ CONSTRUCTION DOCUMENTS

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: \$100, plus OEC
- ☐ Subdivision: _____
- ☐ Proposed construction documents (hard copy)
- ☐ Proposed construction documents (electronic copy)
- ☐ Stormwater Management Plan
- ☐ Other Information as required by Director

☒ SITE PLAN

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: 1700 N 14th Street Indianola IA 50125
- ☐ Filing Fee: \$225, plus OEC
- ☐ Current Zoning: M-2
- ☐ All items as required by Chapter 165.06 of the Code of Ordinances of Indianola, Iowa
- ☐ Proposed site plan hard copy)
- ☐ Proposed site plan (electronic copy)
- ☐ Stormwater Management Plan
- ☐ 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 *Kenneth Jaberst*
Name (printed) KENNETH JABERST

Date 4.15.22

FOR OFFICE USE ONLY: Code to 45683 (Const Docs)
45680 (Site Plan)

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

SITE ADDRESS
1700 N 14TH STREET
INDIANOLA, IOWA 50125

SITE USE
GENERAL MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICES (CONCRETE MIXING & SETTING)

ZONING
EXISTING: M-2 GENERAL INDUSTRY
PROPOSED: N/A
ADJACENT ZONING:
NORTH: M-2
EAST: M-2
SOUTH: M-2
WEST: M-2

SETBACKS
FRONT: 35 FEET
SIDE: 20 FEET, SIDE STREET, CORNER LOT 35 FEET
REAR: 35 FEET

BUILDINGS
EXISTING: 107,520 SQ.FT.
PROPOSED ADDITIONS: ~ 61'-6" x 100'-3" - 6,165 SQ.FT.
~ 60'-0" x 61'-1" - 3,668 SQ.FT.

BUILDING USES
CONCRETE MIXING AND SETTING

BUILDING HEIGHT
MAX BUILDING HEIGHT: 50 FT
EXISTING BUILDING HEIGHT: 32 FT
PROPOSED ADDITION MAX HEIGHT: 32 FT

PAVING
8,835 SQ.FT. ADDITIONAL P.C.C PAVING - MATCH THICKNESS OF EXISTING

SITE AREA
11.70 ACRES

OPEN SPACE
REQUIREMENT: 15%
EXISTING: 31%
PROPOSED: NO CHANGE (31%)

ERU
ESTIMATED TOTAL IMPERVIOUS: 490,000 SQ.FT.
ERU: 141.1

PARKING
REQUIREMENT: 1 SPACE PER 1000 SQ.FT. GFA - 114 STALLS
EXISTING: 155 PARKING STALLS
NO ADDITIONAL SPACES REQUIRED

DISTURBED AREAS
ESTIMATED: 18,630 SQ.FT.
ALL UNPAVED DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS LESS THAN 1 ACRE, THEREFORE A NPDES PERMIT IS NOT REQUIRED.

FLOODPLAIN
PER FEMA MAP #19181C0168F & 19181C0285F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AREAS OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE EXCEEDS NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS REQUIRED
AERONAUTICAL NUMBERS: IN PROGRESS

SITE IMPROVEMENTS

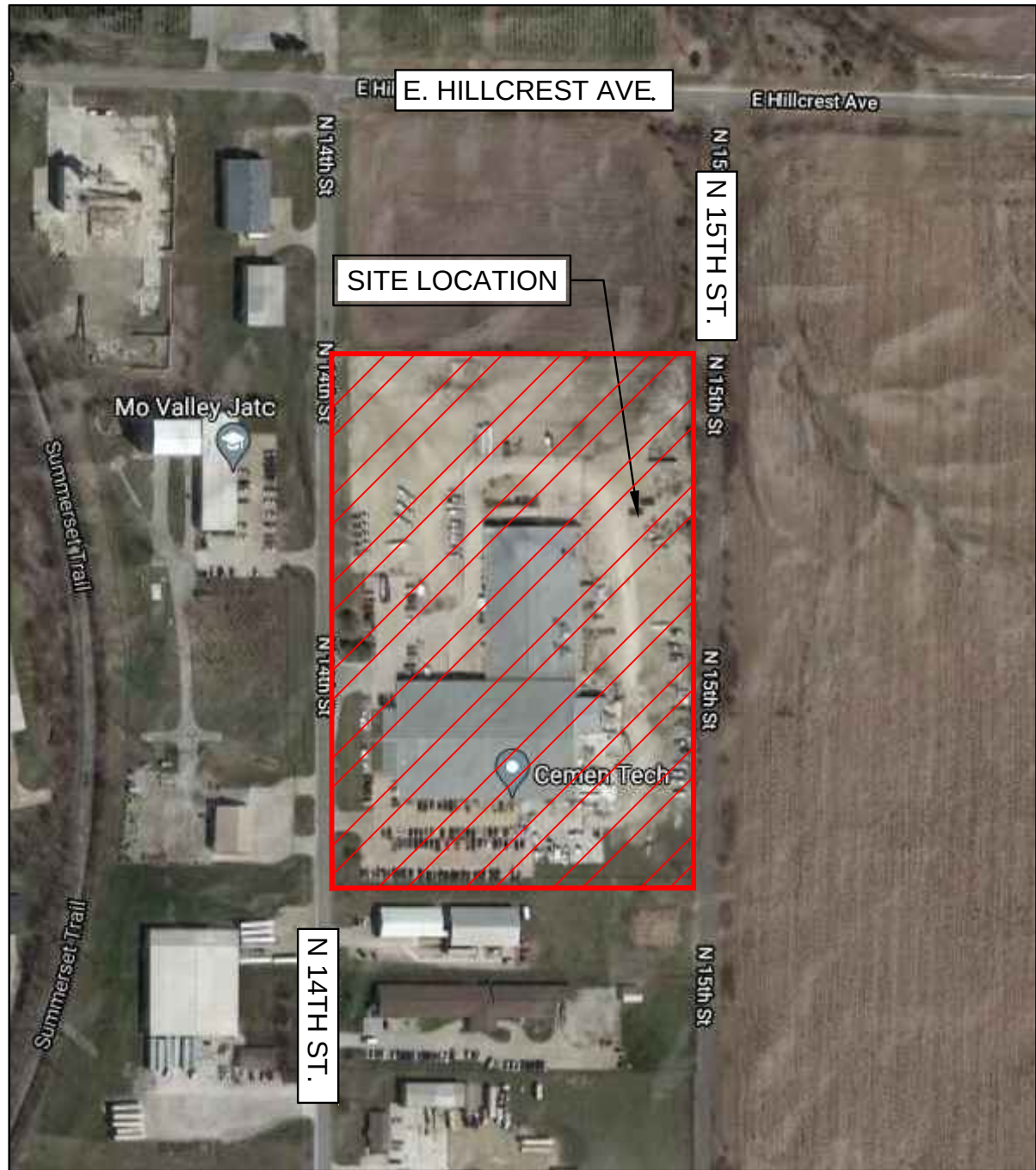
FOR

CEMEN TECH

1700 N 14TH STREET

INDIANOLA IOWA , 50125

VICINITY MAP



SHEET INDEX

IOWA ONECALL CONTACT LIST:

TICKET - 552103480

(M51G) MIDAMER-GAS Contact Name : Craig Ranfield Contact Phone: 5152526632 Contact Email: MECDSDesignLocates@midamerican.com	(K01) FLINT HILLS RESOURCES, LC Contact Name : Michelle Shumaker Contact Phone: 5156288691 Contact Email: onecallct@kochind.com
(CTLIA01) CENTURYLINK Contact Name : SADIE HULL Contact Phone: 5158470147 Contact Email: sadie.hull@lumen.com	(M51E) MIDAMER-ELEC Contact Name : Craig Ranfield Contact Phone: 5152526632 Contact Email: MECDSDesignLocates@midamerican.com
(IDA) INDIANOLA MUNICIPAL UTILITIES Contact Name : Mike Metcalf Contact Phone: 5159625308 Contact Email: mmcalf@indianolaiowa.gov	(MC1) VERIZON Contact Name : John Bachelder Contact Phone: 9727297000 Contact Email: john.bachelder@verizon.com
(IDAF) INDIANOLA MUNICIPAL UTILITIES Contact Name : KURT RIPPERGER Contact Phone: 5159625283 Contact Email: kripperger@indianolaiowa.gov	(T15) MEDIACOM COMMUNICATIONS CORP Contact Name : Paul May Contact Phone: 5152482292 Contact Email: pmay@mediacomcc.com
(IDAW) INDIANOLA MUNICIPAL UTILITIES Contact Name : Lou Elbert Contact Phone: 5159625330 Contact Email: lelbert@indianolaiowa.gov	(TC1) TEKSTAR COMMUNICATIONS INC Contact Name : STEVE HOFFMAN Contact Phone: 2183468887 Contact Email: steve.hoffman@arvig.com
(IND) CITY OF INDIANOLA Contact Name : Rick Graves Contact Phone: 5159619416 Contact Email: rgraves@indianolaiowa.gov	(WCG) CENTURYLINK Contact Name : Tech On Duty Contact Phone: 8773668344 Contact Email: NationalInfo@Centurylink.com

DEVELOPER

CEMEN TECH
1700 N 14TH STREET
INDIANOLA, IA 50125
PROJECT CONTACT: ----
PHONE: 515-961-7407
EMAIL: ----

ENGINEER/ LAND SURVEYOR

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

ARCHITECT

PELDS DESIGN SERVICES
2323 DIXON STREET
DES MOINES, IA 50305
PROJECT CONTACT: DANIEL WILLRICH
PHONE: 515-265-8196
EMAIL: DANIEL@PELDS.COM

- C1 - COVER SHEET
C2 - NOTE SHEET
C3 - TOPO SHEET
C4 - SITE SHEET
C5 - GRADING SHEET

LEGEND:

F.F.	FINISHED FLOOR
+/-	MORE OR LESS
123.45G	GUTTER ELEVATION
123.45TC	TOP OF CURB ELEVATION
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
CP	CONTROL POINT
OC	CALCULATED CORNER
●	FOUND CORNER

▲	CALCULATED SECTION CORNER
△	ELEC. VAULT
▽	GUY ANCHOR
□	TEL. JUNCTION BOX
◇	CABLE TV JUNCTION BOX
+	SIGN
+	STREET LIGHT
+	POWER POLE
+	LIGHT POLE
+	AREA LIGHT
+	ELEC. TRANSFORMER
+	ELEC. METER
+	ELEC. BOX

EV	ELEC. MANHOLE
EV	ELEC. VAULT
EV	GUY ANCHOR
EV	TEL. JUNCTION BOX
EV	CABLE TV JUNCTION BOX
EV	GAS VALVE
EV	GAS METER
EV	SANITARY SEWER MANHOLE
EV	STORM SEWER MANHOLE
EV	CLEANOUT
EV	DOWNSPOUT

EV	SINGLE INTAKE
EV	AREA INTAKE
EV	THROAT INTAKE
EV	FLARED END SECTION
EV	VALVE
EV	FIRE HYDRANT
EV	WATER METER
EV	WATER VALVE
EV	WATER TEE
EV	P XX PROPOSED UTILITY LINE
EV	E XX EXISTING UTILITY LINE

EV	CATV CABLE TELEVISION
EV	FO FIBER OPTIC
EV	G GAS LINE
EV	OHE OVERHEAD ELEC.
EV	OHT OVERHEAD TEL.
EV	SAN SANITARY SEWER
EV	ST STORM SEWER
EV	UGE UNDERGROUND ELEC.
EV	UGT UNDERGROUND TEL.
EV	W WATER
EV	FENCE LINE

REVISIONS:

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C1 - C5	
Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 8196	
TITLE: CEMEN TECH 1700 N 14TH STREET INDIANOLA IOWA , 50125	
REVISIONS: PRELIMINARY	
COPYRIGHT DATE: ---- DRAWN BY: N. DAY SCALE: ---- FILE PATH: 3/2023 Projects/21-069 - Cemen Tech/Engineering/Site Plan/Sheet Set	REVISIONS: 6.20.2022 DRAWING NO: 21-069 C1 - Cover Sheet

GENERAL NOTES

- THE CITY OF INDIANOLA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF INDIANOLA AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF INDIANOLA.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF INDIANOLA.
- THE CONTRACTOR SHALL CONTACT THE CITY OF INDIANOLA TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN JUNE 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED, NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
CEMEN TECH
1700 N 14TH STREET
INDIANOLA IOWA , 50125

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS AND CITY OF INDIANOLA SUPPLEMENTARY SPECIFICATIONS TO SUDAS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
- SANITARY SERVICE NOTES
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE
- WATER SERVICE NOTES
- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8999).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF INDIANOLA SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF INDIANOLA REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF INDIANOLA STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF INDIANOLA SPECIFICATIONS AND THE LATEST VERSION OF SUDAS AND THE CITY OF INDIANOLA SUPPLEMENTARY SPECIFICATIONS TO SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS AND THE CITY OF INDIANOLA SUPPLEMENTARY SPECIFICATIONS TO SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS AND THE CITY OF INDIANOLA SUPPLEMENTARY SPECIFICATIONS TO SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



PELDS Design Services

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

CEMEN TECH
1700 N 14TH STREET
INDIANOLA IOWA, 50125

PRELIMINARY

Copyright Date: ----

Drawn By: N. DAY

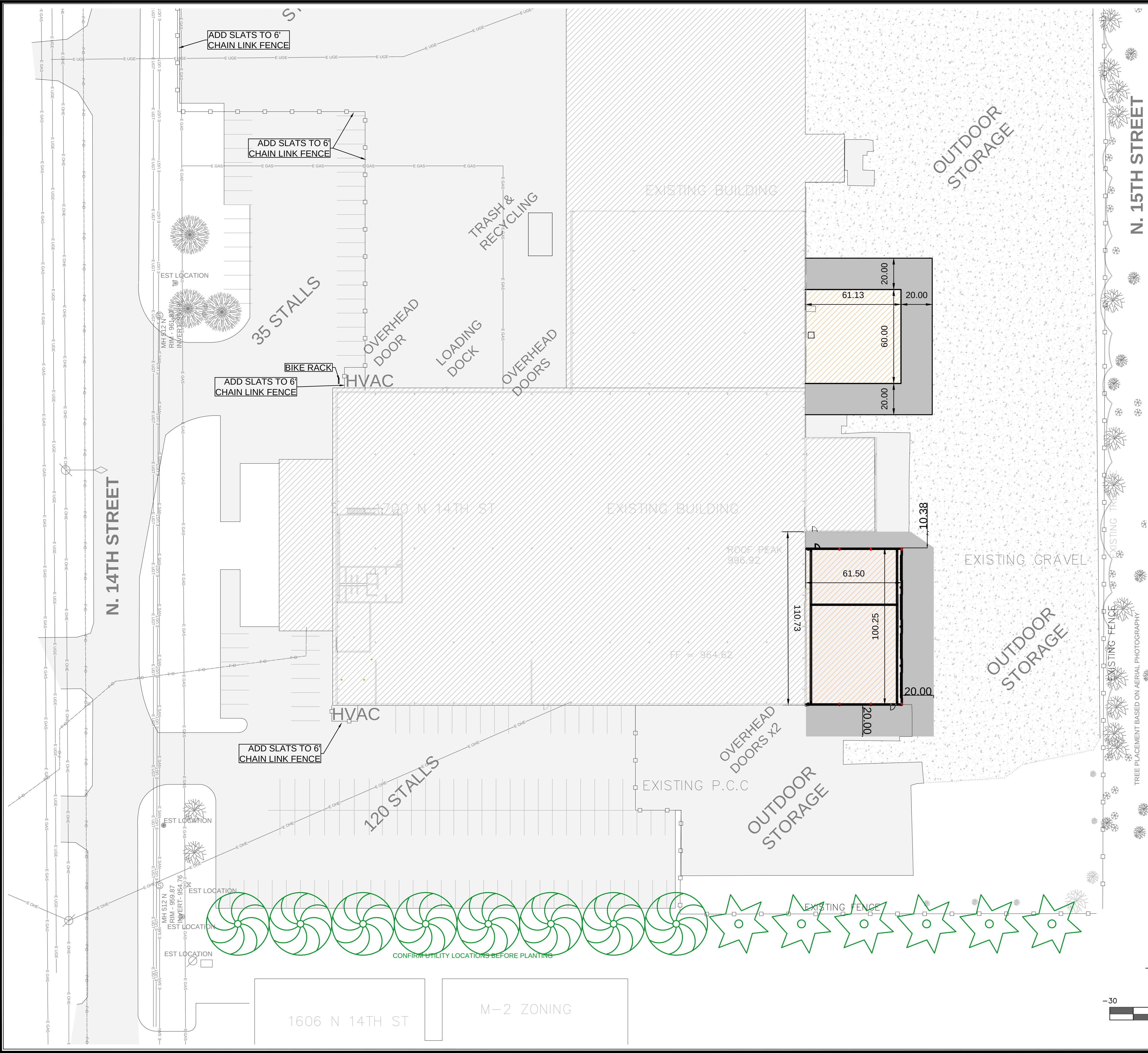
Scale:

Latest Revision: 6.20.2022

Drawing No: 21-069

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C2 - Note Sheet



LANDSCAPING REQUIREMENTS:

SITE AREA: 509,652 SQ.FT. > 20% OPEN SPACE - 105,930 SQ.FT. OPEN SPACE REQUIRED
EXISTING SITE CONDITIONS > 25,000 SQ.FT. AVAILABLE OPEN SPACE

1 DECIDUOUS SHADE TREE, 2 DECIDUOUS ORNAMENTAL TREES, AND 2 SHRUBS PER 2000 S.F. REQUIRED OPEN SPACE

REQUIRED: DECIDUOUS SHADE TREES: 13
DECIDUOUS ORNAMENTAL TREES: 25
SHRUBS: 25
EXISTING: THE EXISTING EAST AND NORTH TREELINES CONSIST OF TREES AND SHRUBS IN EXCESS OF THE REQUIREMENTS
PROVIDED: DECIDUOUS SHADE TREES: 15
DECIDUOUS ORNAMENTAL TREES: 0
SHRUBS: 0

744LF CHAIN LINK REQUIRING VINYL SLATS

LANDSCAPING REQUIREMENTS WILL BE PROVIDED DURING FUTURE PHASES OF CONSTRUCTION

FUTURE TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	6	KENTUCKY COFFEE TREE (GYMNOCLADUS DIOICUS)	2" CALIPER B&B	60'-75' & 40'-50'
	9	HONEYLOCUST (THORNLESS) (GLADISTIA TRIACANTHOS 'INERMIS')	1.5-2.5" CALIPER B&B	30'-70' & 30'-70'

TOTALS: 15

EXISTING LANDSCAPING:

SYMBOL	#	TYPE
	13+	OVERSTORY TREE
	25+	ORNAMENTAL TREE
	25+	SHRUB

	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING P.C.C
	EXISTING GRAVEL
	PROPOSED P.C.C PAVEMENT 8,835 SQFT MATCH EXISTING THICKNESS (MIN 6")

LEGEND:

+/- F.F. 123.45G 123.45TC 123.45/ 123.45	MORE OR LESS FINISHED FLOOR GUTTER ELEVATION TOP OF CURB ELEVATION EXISTING/ PROPOSED ELEVATION	 <
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City of Indianola
RESOLUTION NO. 2022-

**A RESOLUTION APPROVING A MAJOR SITE PLAN APPLICATION FOR A GENERAL
MANUFACTURING, PRODUCTION, AND INDUSTRIAL SERVICES (CONCRETE MIXING & SETTING)
AT 1700 NORTH 14TH STREET (CEMENTECH).**

WHEREAS, on April 15, 2022, Pelds Design Services, on behalf of CemenTech, Inc. submitted a major site plan application to allow for the construction of a 6,165 square foot and a 3,668 square foot addition (total of 9,833 square foot) to the existing 107,520 square foot structure on property located at 1700 North 14th Street; and

WHEREAS, the Major Site Plan Application was distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies; and,

WHEREAS, subsequent to review by the city departments and agencies, the Major Site Plan Application along with a written recommendation as to the plan's conformity with the rules and regulations of the city was forwarded to the Planning and Zoning Commission; and,

WHEREAS, in order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission shall make the following findings:

- i. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located;
- ii. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking;
- iii. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding area;
- iv. The proposed use and site improvements shall not unduly increase traffic congestion;
- v. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding;
- vi. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property;
- vii. The proposed use and site improvements will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.; and,

WHEREAS, the Planning and Zoning Commission held a meeting on July 12, 2022, as prescribed by their rules of procedures and reviewed the Major Site Plan Application for conformity with the zoning regulations and standards; and

WHEREAS, the Planning and Zoning Commission concluded that all findings of approval have been satisfied, and recommends to the City Council that the Major Site Plan be approved, as submitted; and,

WHEREAS, The City Council, upon receipt of the recommendation of the Commission, shall either approve, approve with conditions, or disapprove the Major Site Plan Application. In order for the Council to approve a Major Site Plan, the Council shall confirm or make the aforementioned findings.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the major site plan with the following findings:

1. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located;
2. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking;
3. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding area;
4. The proposed use and site improvements shall not unduly increase traffic congestion;
5. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding;
6. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property; and,
7. The proposed use and site improvements will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.

APPROVED this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: July 18, 2022
Subject: Resolution approving a Plat of Survey for Nick Welter of Downing Construction for property located at 2105 North 3rd Lane.

Introduction:

Background: Request for plat of survey approval to create two (2) commercial parcels.

Discussion: JOMLT Properties LLC currently own Lot 2 of Summercrest Hills Plat 4 (2105 North 3rd Lane), which is about 1.45 acres, or 63,162 square feet in size. The applicant proposes to split off a 0.81-acre, or 35,306 square foot parcel for the purposes of constructing a new commercial structure. The remainder of Lot 2 will be 0.64 acres, or 27,856 square feet.

According to the future land use map in Elevate Indianola Comprehensive Plan, this property's designated future use is Regional Mixed Use. This designation includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale. All aspects of the subdivision code will continue to be met with this plat of survey.

Letters were mailed to property owners within 200 feet of this property on June 29, 2022.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.

Attachments:

1. 1-Staff Report_ Plat of Survey
2. 2- Application
3. 3- 1220598_PLOS
4. Res_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: July 12, 2022

Agenda Item: 7.C. Consider recommendation on request for approval of a Plat of Survey for Nick Welter of Downing Construction for Lot 2 of Summercrest Hills Plat 4 (2105 North 3rd Lane).

Application Type: Plat of Survey

Applicant: Nick Welter of Downing Construction

Property Owner: JOMLT Properties LLC

Comprehensive Plan Designation: Regional Mixed-Use

Application Summary: Request for plat of survey approval to create two (2) commercial parcels.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.

3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

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

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

ANALYSIS

JOMLT Properties LLC currently own Lot 2 of Summercrest Hills Plat 4 (2105 North 3rd Lane), which is about 1.45 acres, or 63,162 square feet in size. The applicant proposes to split off a 0.81-acre, or 35,306 square foot parcel for the purposes of constructing a new commercial structure. The remainder of Lot 2 will be 0.64 acres, or 27,856 square feet.

According to the future land use map in Elevate Indianola Comprehensive Plan, this property's designated future use is Regional Mixed Use. This designation includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale.

All aspects of the subdivision code will continue to be met with this plat of survey.

Letters were mailed to property owners within 200 feet of this property on June 29, 2022.

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) GRX Holdings, LLC
(First Name) _____
(Address) 2929 Westown Parkway
(City) West Des Moines (State) IA (Zip) 50266
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Welter - Downing Construction
(First Name) Nick
(Address) 509 E Scenic Valley Avenue
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) nickw@downingconstruct.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 _____

Digitally signed by Nick Welter
DN: cn=US, e=nickw@downingconstruct.com, o=Downing, cn=Nick Welter
Reason: I am the author of this document
Date: 2022.06.27 10:16:50-0500

Name (printed) Nick Welter - Downing Construction

Date 06/27/2022

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY

E TRAIL RIDGE AVENUE
70.00' R.O.W.

PARCEL B DESCRIPTION

LOT 2, SUMMERCREST HILLS PLAT 4, AN
OFFICIAL PLAT, CITY OF INDIANOLA, WARREN
COUNTY, IOWA, EXCEPT THE SOUTH 133.48 FEET
THEREOF.

PROPERTY SUBJECT TO ANY AND ALL
EASEMENTS OF RECORD.

AREA

0.81 ACRES (35,306 SF)

DATE OF SURVEY

MAY 12, 2022

OWNER

SHDC, L.L.C.
8525 DOUGLAS AVE, SUITE 34
URBANDALE, IA 50322

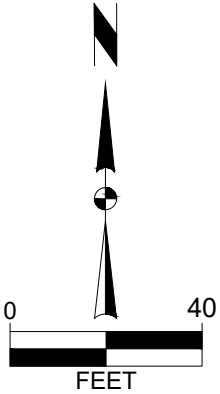
NOTES

1.) ALL EXISTING EASEMENTS AS PER
SUMMERCREST HILLS PLAT 4 RECORDED IN
BOOK 2015, PAGE 4607.

CURVE TABLE (MEASURED)					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	6°15'24"	1634.50'	178.49'	89.33'	N85°50'38"E 178.40'
C2	92°00'36"	25.00'	40.15'	25.89'	S51°17'16"E 35.97'
C3	5°13'36"	965.00'	88.03'	44.05'	S2°40'40"E 88.00'

CURVE TABLE (PLATTED)					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	6°15'25"	1634.50'	178.49'	89.34'	N85°57'12"E 178.40'
C2	91°59'37"	25.00'	40.14'	25.89'	S51°10'42"E 35.97'
C3	5°13'35"	965.00'	88.03'	44.04'	S2°34'06"E 88.00'

LINE TABLE (MEASURED)		
LINE #	LENGTH (FT)	DIRECTION
L1	66.05	S00° 03' 53"E



AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

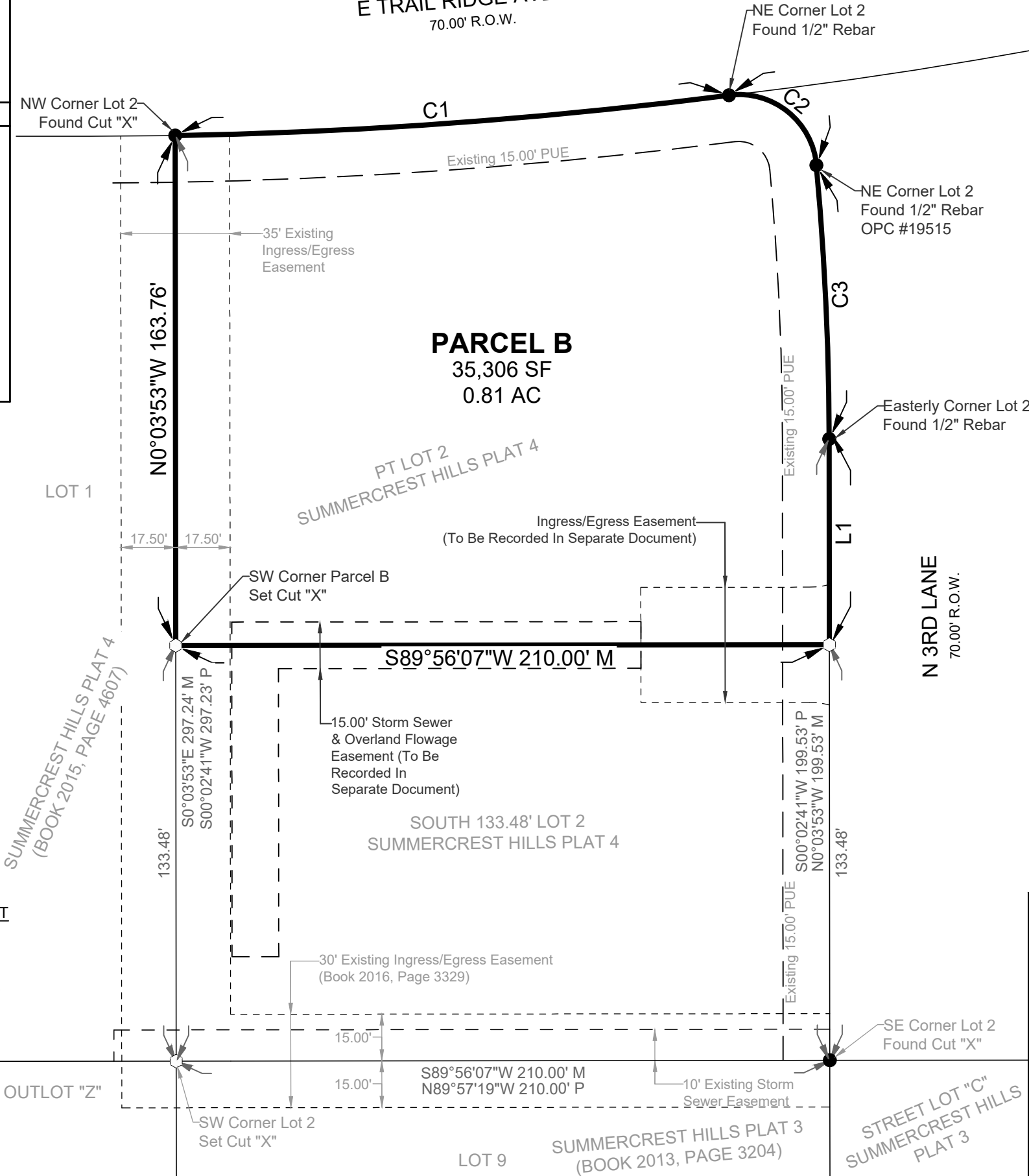
SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT2
SUMMERCREST HILLS PLAT 4
SEC. 18-76-23
REQUESTED BY:
SHDC, L.L.C.

LEGEND

FEATURES

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND SET
● ▲
○ □
H □
● ○
P M R D C
MPE



I hereby certify that this land surveying document
was prepared and the related survey work was
performed by me or under my direct personal
supervision and that I am a duly licensed
Professional Land Surveyor under the laws of the
State of Iowa.

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheet 1 of 1

LOT 2, SUMMERCREST HILLS PLAT 4

PLAT OF SURVEY

INDIANOLA, IA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0598.01
Sheet 1 of 1

Sheet 1 of 1

CITY OF INDIANOLA
RESOLUTION NO. 2022-

**RESOLUTION APPROVING A PLAT OF SURVEY FOR NICK WELTER OF DOWNING
CONSTRUCTION FOR PROPERTY LOCATED AT 2105 NORTH 3RD LANE**

WHEREAS Nick Welter of Downing Construction, on behalf of JOMLT Properties LLC, has submitted a Plat of Survey for a parcel of land legally described as:

PARCEL B DESCRIPTION

Lot 2, Summercrest Hills Plat 4, An Official Plat, City of Indianola, Warren County, Iowa, Except the South 133.48 Feet Thereof. Property Subject to any and all Easements of Record; And

WHEREAS, this Plat of Survey is located in the City of Indianola, Iowa; and

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

WHEREAS, on July 12, 2022, the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Indianola, Iowa City Council that the plat of survey submitted to the City of Indianola, Iowa by Nick Welter of Downing Construction, on behalf of JOMLT Properties LLC, is hereby approved.

Passed and approved at Indianola, Iowa this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: July 18, 2022

Subject: Resolution approving a Preliminary Plat for Trail Ridge Plat 2.

Introduction:

Background: Request for preliminary plat approval of a 9-lot residential subdivision.

Discussion: The preliminary plat submitted shows nine (9) residential lots, one of which would include 21 townhouse dwelling units and the other 8, which would be single-family lots. This plat also includes one (1) outlet and one (1) street lot, both of which would be dedicated to the City. The Parks and Recreation Commission is set to discuss the dedication of Outlot X, as parkland dedication, at its next meeting on Wednesday, July 13. This development includes a total of 29 dwelling units and provides a gross density of 2.63 units per acre and a net density of 3.49 units per acre.

East 1st Avenue, which is currently stubbed in on the west side of this property, will be extended into this development, where it will terminate in a cul-de-sac. The applicant notes in their submittal that East 1st Street cannot be extended to the property to the east as it would dam up the existing drainage way on the east side of the proposed plat with a street crossing. The applicant further notes that there is a significant amount of offsite drainage that flows through this area from south of East 2nd Avenue that would require the proposed homes to be significantly elevated to avoid stormwater overflows. The proposed layout allows for walkout homes to be placed along these lots and maintains a significant amount of the existing vegetation. It should be noted that Elevate Indianola notes in the Roadway Development Policy that streams and creeks can make development of a grid roadway network difficult due to the need for culverts and/or bridges, in addition to the greater potential for disruption to the environment resulting from tree clearing and extensive grading operations. To be cost-effective and environmentally responsible, the number of new creek crossings should be limited. In areas where construction is determined to be not feasible due to topography or other environmental conditions, other options such as cul-de-sacs and T-intersections should be considered by the City and the developer. This development also proposes to add East Salem Place and North 16th Court, which will combine into a hammerhead T and will both be private roads servicing the 21 townhouse dwelling units.

Staff has reviewed the plat as to its conformance to the regulations listed herein. The applicant has requested a waiver for the lot depth-to-width ratio of Lots 5 and 6. This is being requested to avoid a street crossing of the existing drainage way which would cause the proposed homes to be significantly elevated. This also allows for a significant amount of the existing vegetation to be maintained. Additionally, this development would require a 30-foot buffer park on the west side of Lot 1, where it borders 1906 East 2nd Avenue. This is required because the property at 1906 East

2nd Avenue is zoned C-2, Highway Commercial. However, the property at 1906 East 2nd Avenue contains a single-family dwelling. The applicant has requested that the buffer parks be placed on the commercial lot if/once it develops commercially. With the existing grade along the commercial lot and lot 1, it would be difficult to place a structure in this area which would provide a reasonable spot for the landscape buffer. A 30' landscape buffer along lot 1, would also eliminate a lot within the development.

Straud Associates has also provided professional assistance to the Commission in its review of the development's stormwater management plan (SWMP). There are outstanding comments to be addressed on the SWMP. However, staff is confident that those remaining comments can be addressed during the review of the public improvement plan documents for this subdivision, and that the current proposed layout would not be affected by any needed changes to the SWMP.

Letters were mailed to property owners within 200 feet of this property on June 29, 2022.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, with conditions.

1. Remaining items listed on the review of the SWMP by Straud Associates are satisfied upon submittal of the public improvement plans.
2. The City Council approve the waivers of Section 170.13(5) (lot depth to width ratio) and Section 170.42/170.43 (30-foot buffer park).
3. The City Council review the recommendation of the Parks and Recreation Commission regarding the dedication of Outlot X to the City.

- Attachments:**
1. 1- Staff Report_PrelimPlat
 2. 2- Land Division Application_1
 3. 3- TrailViewPlat2_PPT_2022-06-24
 4. TR2 RESOLUTION



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: July 12, 2022

Agenda Item: 7.D. Consider recommendation on request for approval of a Preliminary Plat for Trail View Plat 2.

Application Type: Preliminary Plat

Applicant: Matt Bengston of MBV Properties, LLC

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

Comprehensive Plan Designation: Low / Medium Density Residential and Environmentally Sensitive

Application Summary: Request for preliminary plat approval of a 9-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or

developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.

5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

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

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

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.

- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two (2) streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places and courts shall be named in the following manner:

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

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

170.12 DESIGN STANDARDS — BLOCKS.

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

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

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

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

170.18 PLANNED DEVELOPMENTS.

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

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The

sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

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

170.21 STORM DRAINS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANALYSIS

The preliminary plat submitted shows nine (9) residential lots, one of which would include 21 townhouse dwelling units and the other 8 which would be single-family lots. This plat also includes one (1) outlet and one (1) street lot, both of which would be dedicated to the City. The Parks and Recreation Commission is set to discuss the dedication of Outlot X, as parkland dedication, at its next meeting on Wednesday, July 13. This development includes a total 29 dwelling units and provides a gross density of 2.63 units per acre and a net density of 3.49 units per acre.

East 1st Avenue, which is currently stubbed in on the west side of this property, will be extended into this development, where it will terminate in a cul-de-sac. The applicant notes in their submittal that East 1st Street cannot be extended to the property to the east as it would dam up the existing drainage way on the east side of the proposed plat with a street crossing. The applicant further notes that there is a significant amount of offsite drainage that flows through this area from south of East 2nd Avenue that would require the proposed homes to be significantly elevated to avoid stormwater overflows. The proposed layout allows for walkout homes to be placed along these lots and maintains a significant amount of the existing vegetation. It should be noted that Elevate Indianola notes in the Roadway Development Policy that streams and creeks can make development of a grid roadway network difficult due to the need for culverts and/or bridges in addition to the greater potential for disruption to the environment resulting from tree clearing and extensive grading operations. To be cost-effective and environmentally responsible, the number of new creek crossings should be limited. In areas where construction is determined to be not feasible due to topography or other environmental conditions, other options such as cul-de-sacs and T-intersections should be considered by the City and the developer. This development also proposes to add East Salem Place and North 16th Court which will combine into a hammerhead T and will both be private roads servicing the 21 townhouse dwelling units.

Staff has reviewed the plat as to its conformance to the regulations listed herein. The applicant has requested a waiver for the lot depth-to-width ratio of Lots 5 and 6. This is being requested to avoid a street crossing of the existing drainageway which would cause the proposed homes to be significantly elevated. This also allows for a significant amount of the existing vegetation to be maintained. Additionally, this development would require a 30-foot buffer park on the west side of Lot 1, where it borders 1906 East 2nd Avenue. This is required because the property at 1906 East 2nd Avenue is zoned C-2, highway Commercial. However, the property at 1906 East 2nd Avenue contains a single-family dwelling. The applicant has requested that the buffer parks be placed on the commercial lot if/once it develops commercially. With the existing grade along the commercial lot and lot 1, it would be difficult to place a structure in this area which would provide a reasonable spot for the landscape buffer. A 30' landscape buffer along lot 1, would also eliminate a lot within the development.

Straud Associates has also provided professional assistance to the Commission in its review of the development's stormwater management plan (SWMP). There are outstanding comments to be addressed on the SWMP; however, staff is confident that those remaining comments can be addressed during the review of the public improvement plan documents for this subdivision, and that the current proposed layout would not be affected by any needed changes to the SWMP.

Letters were mailed to property owners within 200 feet of this property on June 29, 2022.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, as submitted.

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

RECOMMENDATION

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

1. Remaining items listed on the review of the SWMP by Straud Associates be satisfied upon submittal of the public improvement plans.
2. The City Council approve the waivers of Section 170.13(5) (lot depth to width ratio) and Section 170.42/170.43 (30-foot buffer park).
3. The City Council review the recommendation of the Parks and Recreation Commission regarding the dedication of Outlot X to the City.

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Downing Family Investments Inc.
(First Name) _____
(Address) 509 E Scenic Valley Ave.
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-5386 (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Bengtson
(First Name) Matt, MBV Properties, LLC
(Address) 20 Vine Street
(City) Carlisle (State) IA (Zip) 50047
(Phone) 515-202-8386 (Email) matt@sandstonemgmt.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 _____

Name (printed) _____

Date _____

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

RESOLUTION NO. 2022-_____

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR TRAIL VIEW PLAT 2

WHEREAS, on July 12, 2022, the Planning and Zoning Commission met to consider a request for approval of a Preliminary Plat for Trail View Plat 2 for the following described real property:

30-76-23 Indianola CAL Outlot 34 Except the West 30' & Except the East 301' of the West 331' of the South 435' & Except Highway & Except Trail View Plat 1 and Forming Part of the City of Indianola, Warren County, Iowa, and Containing 11.02 Acres; and,

WHEREAS, the Planning and Zoning Commission does recommend approval of a Preliminary Plat for Trail Ridge Plat 2; and,

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

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

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa, having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code, and the comments from the developer and the public, deems it appropriate to approve the of a Preliminary Plat for Trail View Plat 2.

APPROVED this 18th day of July 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk