



CITY OF INDIANOLA COUNCIL MEETING

August 15, 2022

6:00 PM

City Council Chamber

110 N 1st Street

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 Fiscal Year 23 monthly transfers for August 2022
 - D. Approval of Minutes of the prior council meetings
 - E. Setting dates for future public hearings
 1. Resolution fixing a date (September 6, 2022 at 6 PM) for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 general obligation capital loan notes of the City of Indianola, State of Iowa (for essential corporate urban renewal purposes), and providing for publication of notice thereof.
 2. Resolution setting a public hearing for September 6, 2022 at 6 PM regarding an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.
 - F. Approval of Applications
 1. Approval of a renewal liquor license for The Zoo.
 2. Approval of a renewal liquor license for The Village, A Wesley Active Life Community, pending final approval by staff.
 3. Approval of a temporary liquor license for Willow Moon Apothecary.
 4. Approval of an amended liquor license for Fiestas Jalepenos Mexican Restaurant.
 5. Approval of an event application for the Public Safety Open House to be held on October 13, 2022 at City Hall.

- 6. Approval of Payment Application Number 26 in the amount of \$489,485.29 to Williams Brothers Construction for the Water Resource Recovery Facility project.
- G. Resolution approving Payment Application Number 13 in the amount of \$502,727.03 and Change Order Number 8 in the amount of \$21,034.50 from Absolute Concrete for the Square Reconstruction Project.
- H. Resolution approving Change Order Number 2 (no change to contract amount) and Payment Application Number 4 in the amount of \$114,990.61 to Absolute Concrete for the 2022 Infrastructure Improvements Project (Boston Avenue).
- I. Resolution approving a Professional Services Agreement with Dependable Drain and Plumbing for the Sewer Manhole Rehabilitation Project.
- J. Third consideration and approval of an ordinance to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- K. Resolution approving an engagement agreement with Ahlers and Cooney in connection with a development agreement with Indianola Industrial Park, LLC in the Hillcrest/Downtown Unified Urban Renewal Area.
- L. Resolution approving a three-party engineering services agreement for Indianola Industrial Park 3.
- M. Resolution accepting easements and approving the final plat of Wadle Subdivision.
- N. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- O. Approval of the submission of the second quarter 2022 utility write-offs to the State Offset Program for collection.
- P. Approval of a new retail permit for cigarette/tobacco/nicotine/vapor for ABC Smoke.
- Q. Resolution approving a settlement agreement and mutual release by and between the City of Indianola and Dennis Lee Moser.
- R. Resolution approving salaries.

6. Council Reports

- A. Receive and file the July 2022 Treasurer's Report
- B. Receive and file the July 2022 EMS Billing Activity Report
- C. Consideration of the appointment of Heather Sinclair to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023.
- D. Consideration of the appointment of Joan Overton to the Sustainability Committee.

7. Mayor's Report

- A. Community Update
- B. Proclamation declaring August 21 - 27, 2022 as Water and Wastewater Workers of Iowa week.

8. Public Consideration

- A. Old Business
 - 1. Fiscal Year 22 year-end review.
- B. New Business
 - 1. Resolution approving a Major Site Plan application for retail sales (Pharmacy/Drug Store) at 2105 North 3rd Lane.
 - 2. Resolution approving a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.
 - 3. First consideration of an Ordinance amending Chapter 71.04 of the Code of Ordinances of the City of Indianola.
 - 4. First consideration of an Ordinance amending Chapter 71.02 of the Code of Ordinances, City of Indianola, Iowa.

9. Other Business

- A. City Manager's Report - Ben Reeves
- B. Enter into closed session in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.
- C. Enter into closed session in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: August 15, 2022

Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. Vendor Report - City 8152022

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A+ LAWN & LANDSCAPE				
A+ LAWN & LANDSCAPE	PICKARD POND TREATMENT	06/15/2022	457.32	PARK & RECREATI
Total A+ LAWN & LANDSCAPE:			457.32	
ABSOLUTE CONCRETE CONSTRUCTION INC				
ABSOLUTE CONCRETE CONST	CITY SQUARE RECONSTRUCTION.	08/08/2022	399,365.71	SQUARE STREETS
ABSOLUTE CONCRETE CONST	CITY SQUARE RECONSTRUCTION.	08/08/2022	102,150.07	SQUARE STREETS
ABSOLUTE CONCRETE CONST	CITY SQUARE RECONSTRUCTION.	08/08/2022	1,211.25	SQUARE STREETS
ABSOLUTE CONCRETE CONST	2022 INFRASTRUCTURE PAY APP 4	08/15/2022	114,990.61	AMERICAN RESCU
Total ABSOLUTE CONCRETE CONSTRUCTION INC:			617,717.64	
ACCO UNLIMITED CORP.				
ACCO UNLIMITED CORP.	POOL ROPE HOOKS	07/25/2022	124.35	POOL (MEMORIAL)
ACCO UNLIMITED CORP.	POOL ROPE FLOATS	07/27/2022	55.53	POOL (MEMORIAL)
Total ACCO UNLIMITED CORP.:			179.88	
ACE HARDWARE				
ACE HARDWARE	COM DEV OFFICE REMODEL	06/28/2022	136.57	GENERAL FUND
ACE HARDWARE	CONCRETE SCREWS	07/11/2022	18.49	PARK & RECREATI
ACE HARDWARE	POOL CLOCK	08/08/2022	27.99	POOL (MEMORIAL)
Total ACE HARDWARE:			183.05	
ACME TOOLS				
ACME TOOLS	ROLAIR COMPRESSOR FOR STATION	07/26/2022	1,525.00	FIRE FUND
Total ACME TOOLS:			1,525.00	
ADVANCED DATA PROCESSING INC				
ADVANCED DATA PROCESSING	EMS BILLING CONTRACTOR DIGITECH	07/26/2022	4,657.04	AMBULANCE FUN
Total ADVANCED DATA PROCESSING INC:			4,657.04	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	HILLCRST AMEND NO. 7	07/26/2022	742.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			742.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	ACTIVITY CENTER QUARTERLY MAINTENAN	07/21/2022	459.52	PARK & RECREATI
AIR-CON MECHANICAL CORP.	CHILLER REPAIR	07/29/2022	411.95	LIBRARY FUND
Total AIR-CON MECHANICAL CORP.:			871.47	
ALLENDER BUTZKE ENG INC				
ALLENDER BUTZKE ENG INC	HERITAGE HILLS PLAT 11 GEO TECH	06/14/2022	685.80	STREET CAPITAL
ALLENDER BUTZKE ENG INC	ENGINEERING REPORT	07/12/2022	125.00	ROAD USE TAX FU
ALLENDER BUTZKE ENG INC	HERITAGE HILLS PLAT 11 GEO TECH	05/17/2022	655.15	STREET CAPITAL
ALLENDER BUTZKE ENG INC	ENGINEERING REPORT-TRAIL VIEW 2	07/21/2022	352.40	STREET CAPITAL
Total ALLENDER BUTZKE ENG INC:			1,818.35	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	COM DEV COMPUTER STAND	08/04/2022	73.99	GENERAL FUND
AMAZON CAPITAL SERVICES	TREE WATERING BAGS	08/02/2022	135.98	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMAZON CAPITAL SERVICES	POOL CONCESSIONS	08/02/2022	37.98	POOL (MEMORIAL)
AMAZON CAPITAL SERVICES	COFFEE, LAMINATING SHEETS	08/07/2022	58.72	PARK & RECREATI
AMAZON CAPITAL SERVICES	REFUND	07/12/2022	33.99	LIBRARY FUND
AMAZON CAPITAL SERVICES	TRAINING PAINT FOR FIRE DEPARTMENT	08/02/2022	38.08	FIRE FUND
AMAZON CAPITAL SERVICES	FRIENDS PURCHASES	08/01/2022	71.97	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	08/01/2022	102.98	LIBRARY FUND
AMAZON CAPITAL SERVICES	MEMORIAL FUND PURCHASES	08/01/2022	730.15	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	08/01/2022	278.69	LIBRARY FUND
AMAZON CAPITAL SERVICES	COLLECTION ITEMS	08/01/2022	122.35	LIBRARY FUND
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION ITEMS	08/01/2022	509.40	LIBRARY FUND
AMAZON CAPITAL SERVICES	FRIENDS SRP PURCHASES	08/01/2022	198.76	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	08/01/2022	219.55	LIBRARY FUND

Total AMAZON CAPITAL SERVICES:

2,544.61

AMERICAN BUSINESS PHONES

AMERICAN BUSINESS PHONES	FAX LINE INSTALL @ LIBRARY	05/06/2022	375.00	GENERAL FUND
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Total AMERICAN BUSINESS PHONES:

375.00

ATLANTIC BOTTLING CO.

ATLANTIC BOTTLING CO.	POOL CONCESSIONS	07/29/2022	370.37	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	POOL CONCESSIONS	08/05/2022	549.11	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	08/05/2022	565.00	PARK & RECREATI

Total ATLANTIC BOTTLING CO.:

1,484.48

AVESIS THIRD PARTY ADMINISTRATORS INC

AVESIS THIRD PARTY ADMINIS	VISION - CITY MANAGER	07/01/2022	25.86	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	07/01/2022	10.43	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	07/01/2022	10.43	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	07/01/2022	30.28	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	07/01/2022	24.56	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	07/01/2022	49.21	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	07/01/2022	172.96	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	07/01/2022	10.36	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	07/01/2022	58.70	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	07/01/2022	30.87	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	07/01/2022	21.45	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	07/01/2022	36.00	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	07/01/2022	42.90	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	07/01/2022	313.35	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	08/01/2022	24.56	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	08/01/2022	54.93	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	08/01/2022	176.16	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	08/01/2022	10.98	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	08/01/2022	62.20	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	08/01/2022	30.87	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	08/01/2022	21.45	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	08/01/2022	36.00	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	08/01/2022	42.90	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	08/01/2022	325.35	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	08/01/2022	31.88	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - CITY MANAGER	08/01/2022	10.43	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	08/01/2022	10.43	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	08/01/2022	10.43	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			1,685.93	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVDS	07/12/2022	176.29	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	07/15/2022	18.19	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	07/22/2022	18.19	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	07/22/2022	20.99	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			233.66	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	07/05/2022	296.28	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/12/2022	234.91	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	07/12/2022	38.99	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/12/2022	1,078.09	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	07/12/2022	16.53	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/18/2022	315.96	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	07/18/2022	17.99	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/21/2022	272.01	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/22/2022	850.93	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	07/22/2022	32.99	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/28/2022	549.65	LIBRARY FUND
Total BAKER AND TAYLOR:			3,704.33	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BCD	06/27/2022	19.19	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BCD	07/15/2022	80.95	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BCD - MEMORIAL	07/15/2022	26.99	LIBRARY SPECIAL
Total BAKER AND TAYLOR SPOKEN WORD:			127.13	
BERNIE LOWE & ASSOCIATES INC				
BERNIE LOWE & ASSOCIATES I	411 MED CLAIM	08/03/2022	354.25	POLICE FUND
Total BERNIE LOWE & ASSOCIATES INC:			354.25	
BOLTON & MENK INC				
BOLTON & MENK INC	DOWNTOWN RECONSTRUCTION ENGINEE	07/29/2022	30,764.50	SQUARE STREETS
Total BOLTON & MENK INC:			30,764.50	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	EMS SUPPLIES	08/01/2022	98.70	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	08/08/2022	400.26	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			498.96	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	COM DEV LEGAL SERVICE FEES	07/25/2022	2,115.00	GENERAL FUND
BRICK GENTRY P.C.	COM DEV LEGAL SERVICE FEES	07/25/2022	150.00	GENERAL FUND
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	07/25/2022	5,190.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	07/25/2022	930.00	GENERAL FUND
BRICK GENTRY P.C.	PROSECUTIONS	07/25/2022	270.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	07/25/2022	472.50	POLICE FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	07/25/2022	847.50	ROAD USE TAX FU
BRICK GENTRY P.C.	LEGAL SERVICE FEES	07/25/2022	675.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BRICK GENTRY P.C.:			10,650.00	
BROWNELLS INC				
BROWNELLS INC	FIREARMS SUPPLIES	07/26/2022	31.98	POLICE FUND
Total BROWNELLS INC:			31.98	
CAPITAL CITY EQUIPMENT				
CAPITAL CITY EQUIPMENT	BLADES AND WASHERS FOR KUBOTA	08/04/2022	126.57	SEWER FUND
Total CAPITAL CITY EQUIPMENT:			126.57	
CENTRAL PUMP & MOTOR LLC				
CENTRAL PUMP & MOTOR LLC	PLAINVIEW LIFT PIPING PROJECT	07/25/2022	38,858.68	SEWER CAPITAL P
CENTRAL PUMP & MOTOR LLC	MCCORD LIFT PIPING PROJECT	07/25/2022	34,984.80	SEWER CAPITAL P
Total CENTRAL PUMP & MOTOR LLC:			73,843.48	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVICE	07/22/2022	57.51	GENERAL FUND
CENTURYLINK	MONTHLY SERVICE	07/22/2022	60.19	GENERAL FUND
Total CENTURYLINK:			117.70	
CHRISTIAN OPPORTUNITY CENTER				
CHRISTIAN OPPORTUNITY CEN	JANITORIAL SERVICES	07/08/2022	90.00	ROAD USE TAX FU
Total CHRISTIAN OPPORTUNITY CENTER:			90.00	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID SUPPLIES	07/28/2022	3.20	PARK & RECREATI
CINTAS CORPORATION	WRRD FIRST AID SUPPLIES	08/08/2022	97.42	SEWER FUND
CINTAS CORPORATION	FIRST AID SUPPLIES	08/08/2022	67.22	PARK & RECREATI
Total CINTAS CORPORATION:			167.84	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	COM DEV OFFICE REMODEL	06/28/2022	251.34	GENERAL FUND
CIRCLE B CASHWAY	REFUND FOR COM DEV REMODEL	07/15/2022	28.80-	GENERAL FUND
CIRCLE B CASHWAY	HAMMER DRILL - DRILL BITS	07/25/2022	39.99	PARK & RECREATI
Total CIRCLE B CASHWAY:			262.53	
CITY SUPPLY CORPORATION				
CITY SUPPLY CORPORATION	HAWS PUSH BUTTON VALVE, ZURN METERI	07/19/2022	506.71	PARK & RECREATI
Total CITY SUPPLY CORPORATION:			506.71	
CLIA LABORATORY PROGRAM				
CLIA LABORATORY PROGRAM	LAB USER FEES FOR DRAWING BLOOD	08/08/2022	180.00	AMBULANCE FUN
Total CLIA LABORATORY PROGRAM:			180.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	PD POWERWASHER REPAIR	07/27/2022	95.29	POLICE FUND
CNM OUTDOOR EQUIPMENT	SHARPEN CHAINSAW CHAINS	07/27/2022	36.99	SEWER FUND
CNM OUTDOOR EQUIPMENT	AUTOCUT TRIMMER HEAD	07/29/2022	26.39	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CNM OUTDOOR EQUIPMENT	PRE - MIX OIL, TRIMMER LINE	08/01/2022	69.43	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	CHAINSAW CHAINS	08/01/2022	29.59	SEWER FUND
CNM OUTDOOR EQUIPMENT	CHAINSAW CHAINS	08/08/2022	18.75	SEWER FUND
Total CNM OUTDOOR EQUIPMENT:			276.44	
CRYSTAL CLEAR WATER CO				
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	08/04/2022	25.47	SEWER FUND
Total CRYSTAL CLEAR WATER CO:			25.47	
DELL MARKETING L.P.				
DELL MARKETING L.P.	DELL DOCK X2	08/01/2022	692.60	VEHICLE RESERV
DELL MARKETING L.P.	DELL DOCK X1	08/01/2022	346.30	VEHICLE RESERV
Total DELL MARKETING L.P.:			1,038.90	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	MATERIALS	07/11/2022	62.83	LIBRARY FUND
DEMCO EDUCATIONAL CORP	MATERIALS	07/19/2022	74.40	LIBRARY FUND
DEMCO EDUCATIONAL CORP	CLIP ON SHELF LABEL	07/22/2022	48.33	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			185.56	
DETAILS PLUS				
DETAILS PLUS	SPRAY IN BEDLINER - 2022 RAM 2500	07/27/2022	550.00	PARK & RECREATI
Total DETAILS PLUS:			550.00	
DLH GRAFX				
DLH GRAFX	CAMPGROUND SIGN	07/27/2022	30.00	PARK & RECREATI
Total DLH GRAFX:			30.00	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR	06/06/2022	26.86	POLICE FUND
DOWNEY TIRE PROS	TIRE REPAIR	07/07/2022	4.50	POLICE FUND
Total DOWNEY TIRE PROS:			31.36	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	07/31/2022	656.20	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	07/31/2022	225.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	08/01/2022	1,450.00	LIBRARY FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	08/01/2022	307.25	LIBRARY FUND
Total DUST PROS JANITORIAL:			2,638.45	
ELECTRICAL ENG & EQUIP				
ELECTRICAL ENG & EQUIP	QUAIL MEADOWS 3 GENERATOR PM	07/29/2022	425.00	SEWER FUND
ELECTRICAL ENG & EQUIP	SOUTH PLANT GENERATOR PM	07/29/2022	1,025.00	SEWER FUND
ELECTRICAL ENG & EQUIP	NORTH 65/69 GENERATOR PM	07/29/2022	500.00	SEWER FUND
ELECTRICAL ENG & EQUIP	MCCORD GENERATOR PM	07/29/2022	450.00	SEWER FUND
ELECTRICAL ENG & EQUIP	MORLOCK GENERATOR PM	07/29/2022	1,175.00	SEWER FUND
ELECTRICAL ENG & EQUIP	PLAINVIEW GENERATOR PM	07/27/2022	425.00	SEWER FUND
Total ELECTRICAL ENG & EQUIP:			4,000.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	08/02/2022	22.10	POLICE FUND
Total ELIXIR RX SOLUTIONS:			22.10	
EMERGENCY MEDICAL PRODUCTS INC				
EMERGENCY MEDICAL PRODU	EMS SUPLIES	08/09/2022	1,314.07	AMBULANCE FUN
Total EMERGENCY MEDICAL PRODUCTS INC:			1,314.07	
EMPLOYEE & FAMILY RESOURCES				
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - LIBRARY	07/15/2022	252.12	LIBRARY FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - PARK & REC AD	07/15/2022	137.52	PARK & RECREATI
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - PARKS	07/15/2022	91.68	PARK & RECREATI
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - STREET	07/15/2022	160.44	ROAD USE TAX FU
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - PUBLIC INFO/IT	07/15/2022	22.92	GENERAL FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - HR	07/15/2022	45.84	GENERAL FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - POLICE	07/15/2022	687.60	POLICE FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - SEWER	07/15/2022	137.52	SEWER FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - FIRE	07/15/2022	130.64	FIRE FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - AMBULANCE	07/15/2022	740.32	AMBULANCE FUN
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - COMM DEV`	07/15/2022	114.60	GENERAL FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - CITY MANAGER	07/15/2022	22.92	GENERAL FUND
EMPLOYEE & FAMILY RESOUR	EMPLOOYEE ASSISTANCE - FINANCE/CLER	07/15/2022	91.68	GENERAL FUND
Total EMPLOYEE & FAMILY RESOURCES:			2,635.80	
EMPLOYEE TECH				
EMPLOYEE TECH	2022 ACA FILING	07/11/2022	3,049.15	HEALTH INSURAN
Total EMPLOYEE TECH:			3,049.15	
FANCY NANCY'S COTTAGE MENDING				
FANCY NANCY'S COTTAGE ME	UNIFORM HATS	07/21/2022	74.00	POLICE FUND
Total FANCY NANCY'S COTTAGE MENDING:			74.00	
FINDAWAY WORLD LLC				
FINDAWAY WORLD LLC	WONDERBOOKS	07/20/2022	47.49	LIBRARY FUND
Total FINDAWAY WORLD LLC:			47.49	
FROMM, JIM				
FROMM, JIM	HELIUM FOR BALLOON CAMP	08/02/2022	79.96	PARK & RECREATI
Total FROMM, JIM:			79.96	
GEOCOMM INC				
GEOCOMM INC	CAD MAPPING SOFTWARE	07/19/2022	3,400.00	FIRE FUND
Total GEOCOMM INC:			3,400.00	
GREATER DM CONVENTION & VISITORS BUREAU				
GREATER DM CONVENTION &	CVB CONTRIBUTION	06/06/2022	11,626.00	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			11,626.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	07/25/2022	284.91	SEWER FUND
HACH COMPANY	LAB SUPPLIES	07/29/2022	388.08	SEWER FUND
HACH COMPANY	LAB SUPPLIES	08/02/2022	180.32	SEWER FUND
Total HACH COMPANY:			853.31	
HART, NORMAN				
HART, NORMAN	WELLNESS JUNE & JULY 2022	08/09/2022	50.00	SEWER FUND
Total HART, NORMAN:			50.00	
HAWKINS INC				
HAWKINS INC	CHLORINE	07/15/2022	456.28	POOL (MEMORIAL)
HAWKINS INC	CHLORINE	07/22/2022	1,110.68	POOL (MEMORIAL)
HAWKINS INC	SULFURIC ACID	07/25/2022	145.80	POOL (MEMORIAL)
HAWKINS INC	CHLORINE	07/28/2022	436.50	POOL (MEMORIAL)
HAWKINS INC	SULFURIC ACID	07/28/2022	145.80	POOL (MEMORIAL)
Total HAWKINS INC:			2,295.06	
IMU - UTILITIES				
IMU - UTILITIES	UTILITIES - MOATS	08/01/2022	73.34	PARK & RECREATI
IMU - UTILITIES	UTILITIES - TRAILHEAD	08/01/2022	59.00	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PICKARD	08/01/2022	312.33	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PARKS SHOP	08/01/2022	246.01	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BUXTON	08/01/2022	448.40	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - AQUATIC CENTER	08/01/2022	8,285.59	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES	08/01/2022	2,514.50	LIBRARY FUND
IMU - UTILITIES	UTILITIES - PICKARD CAMPGROUND	08/01/2022	722.36	PARK & RECREATI
IMU - UTILITIES	UTILITIES	08/01/2022	538.02	ROAD USE TAX FU
IMU - UTILITIES	IMU UTILITIES - ADULT SOFTBALL	08/01/2022	1,346.07	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MCCORD	09/01/2022	454.52	PARK & RECREATI
IMU - UTILITIES	UTILITIES - 65/69 MEDIANS	08/01/2022	222.55	PARK & RECREATI
IMU - UTILITIES	UTILITIES	08/01/2022	7,593.38	GENERAL FUND
IMU - UTILITIES	RENEWABLE	08/01/2022	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	08/01/2022	10,575.09	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES - MEMORIAL	08/01/2022	112.43	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	08/01/2022	821.64	PARK & RECREATI
IMU - UTILITIES	206 N. 1ST STREET UTILITIES	08/01/2022	86.88	FIRE FUND
IMU - UTILITIES	UTILITIES - BARKER	08/01/2022	43.20	PARK & RECREATI
IMU - UTILITIES	NORTH PLANT ELECTRIC	08/01/2022	11,429.94	SEWER FUND
IMU - UTILITIES	LIFT STATIONS ELECTRIC	08/01/2022	6,620.50	SEWER FUND
IMU - UTILITIES	UTILITIES - DOWNEY	08/01/2022	57.22	PARK & RECREATI
IMU - UTILITIES	410 N JEFFERSON WAY UTILITIES	08/01/2022	177.32	FIRE FUND
Total IMU - UTILITIES:			52,793.29	
IMWCA				
IMWCA	WORK COMP INSTALLMENT 2 SEWER	08/01/2022	536.46	SEWER FUND
IMWCA	WORK COMP INSTALLMENT 2 FIRE	08/01/2022	8,356.39	FIRE FUND
IMWCA	WORK COMP INSTALLMENT 2 HR	08/01/2022	9.00	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 IT	08/01/2022	30.43	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 CLERK/FINAN	08/01/2022	26.89	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 CITY MANAG	08/01/2022	171.96	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 MAYOR & CO	08/01/2022	1.50	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 BRUSH	08/01/2022	16.82	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 POLICE	08/01/2022	3,882.64	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMWCA	WORK COMP INSTALLMENT 2 GENERAL GO	08/01/2022	16.17	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 AMBULANCE	08/01/2022	2,848.50	AMBULANCE FUN
IMWCA	WORK COMP INSTALLMENT 2 COMM DEV	08/01/2022	147.86	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 2 STREETS	08/01/2022	2,217.32	ROAD USE TAX FU
IMWCA	WORK COMP INSTALLMENT 2 POOL	08/01/2022	138.86	POOL (MEMORIAL)
IMWCA	WORK COMP INSTALLMENT 2 PARKS	08/01/2022	480.96	PARK & RECREATI
IMWCA	WORK COMP INSTALLMENT 2 P&R ADMIN	08/01/2022	553.71	PARK & RECREATI
IMWCA	WORK COMP INSTALLMENT 2 LIBRARY	08/01/2022	37.39	LIBRARY FUND
Total IMWCA:			19,472.86	
INDEPENDENT ADVOCATE				
INDEPENDENT ADVOCATE	PH NOTICE AMEND 7	07/29/2022	69.28	GENERAL FUND
INDEPENDENT ADVOCATE	07052022 CC MINUTES	07/29/2022	184.57	GENERAL FUND
Total INDEPENDENT ADVOCATE:			253.85	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	AUGUST UTILITIES - SEWER	08/06/2022	6,080.95	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	AUGUST UTILITIES - STORM WTR	08/06/2022	930.30	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	AUGUST UTILITIES - RECYCLING	08/06/2022	930.30	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			7,941.55	
INDIANOLA YMCA				
INDIANOLA YMCA	YMCA - EMPLOYER EXPENSE	08/03/2022	320.00	GENERAL FUND
INDIANOLA YMCA	YMCA - EE LIABILITY	08/03/2022	866.50	GENERAL FUND
Total INDIANOLA YMCA:			1,186.50	
INDOFF INCORPORATED				
INDOFF INCORPORATED	OFFICE SUPPLIES	07/27/2022	55.97	GENERAL FUND
Total INDOFF INCORPORATED:			55.97	
IOWA DEPT OF NATURAL RESOURCES				
IOWA DEPT OF NATURAL RESO	ANNUAL NPDES PERMIT	08/04/2022	1,275.00	SEWER FUND
Total IOWA DEPT OF NATURAL RESOURCES:			1,275.00	
IOWA DIV OF LABOR SERVICES				
IOWA DIV OF LABOR SERVICES	CITY HALL BOILER INSPECTION	07/20/2022	80.00	GENERAL FUND
Total IOWA DIV OF LABOR SERVICES:			80.00	
IOWA ECONOMIC DEV AUTHORITY				
IOWA ECONOMIC DEV AUTHOR	PAYMENT #9 PRINCIPAL	08/09/2022	12,718.82	DOWNTOWN REV
IOWA ECONOMIC DEV AUTHOR	PAYMENT #9 INTEREST	08/09/2022	127.51	DOWNTOWN REV
Total IOWA ECONOMIC DEV AUTHORITY:			12,846.33	
IOWA FIRE CHIEFS ASSOC.				
IOWA FIRE CHIEFS ASSOC.	IOWA FIRE CHIEFS ASSOC. MEMBERSHIP	08/05/2022	50.00	FIRE FUND
Total IOWA FIRE CHIEFS ASSOC.:			50.00	
IOWA LAW ENFORCEMENT ACADEMY				
IOWA LAW ENFORCEMENT AC	EDUCATION/TRAINING	07/07/2022	175.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA LAW ENFORCEMENT AC	EDUCATION/TRAINING	07/07/2022	175.00	POLICE FUND
IOWA LAW ENFORCEMENT AC	ILEA TRAINING	03/17/2022	200.00	POLICE FUND
Total IOWA LAW ENFORCEMENT ACADEMY:			150.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WTR MGMT LIBRARY & FUEL CHG	08/01/2022	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WTR MGMT MUNICIPAL BLDG & FUEL CHG	08/01/2022	150.00	GENERAL FUND
IOWA WATER MANAGEMENT C	FUEL CHARGE	08/01/2022	7.50	GENERAL FUND
IOWA WATER MANAGEMENT C	FUEL CHARGE	08/01/2022	7.50	LIBRARY FUND
Total IOWA WATER MANAGEMENT CO.:			205.00	
IP PATHWAYS				
IP PATHWAYS	ANNUAL SUPPORT	07/29/2022	2,160.00	GENERAL FUND
Total IP PATHWAYS:			2,160.00	
JERICO SERVICES INC				
JERICO SERVICES INC	DUST CONTROL ON K STREET	07/25/2022	3,300.00	ROAD USE TAX FU
Total JERICO SERVICES INC:			3,300.00	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	LOCK REPAIR	07/11/2022	70.00	LIBRARY FUND
Total JESS' LOCK AND KEY:			70.00	
JETCO INC				
JETCO INC	NORTH PLANT PLC ISSUES	08/01/2022	332.00	SEWER FUND
Total JETCO INC:			332.00	
KARL CHEVROLET				
KARL CHEVROLET	PD CAR 221 UPFIT	07/29/2022	17,764.67	POLICE FUND
Total KARL CHEVROLET:			17,764.67	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	07/31/2022	997.25	SEWER FUND
Total KEYSTONE LABORATORIES INC:			997.25	
LAWSON PRODUCTS				
LAWSON PRODUCTS	PPE	07/15/2022	453.00	ROAD USE TAX FU
LAWSON PRODUCTS	PPE	08/02/2022	25.67	ROAD USE TAX FU
Total LAWSON PRODUCTS:			478.67	
LEGACY FIRE APPARATUS				
LEGACY FIRE APPARATUS	AERIAL 334 REPLACED WIRING HARNESS O	07/26/2022	407.89	FIRE FUND
Total LEGACY FIRE APPARATUS:			407.89	
LENT, ANDREW				
LENT, ANDREW	MILEAGE - MPA	07/29/2022	172.25	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total LENT, ANDREW:			172.25	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	TOOL FOR CONCRETE WORK	08/05/2022	116.00	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			116.00	
LUNDE, SEAN				
LUNDE, SEAN	UNIFORMS - WORK SHOES	08/03/2022	74.88	FIRE FUND
Total LUNDE, SEAN:			74.88	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	EMS OXYGEN	07/27/2022	135.95	AMBULANCE FUN
MATHESON TRI-GAS INC	EMS OXYGEN	07/31/2022	173.46	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			309.41	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	COM DEV OFFICE REMODEL	07/05/2022	5.84	GENERAL FUND
MCCOY HARDWARE INC	HARDWARE - MOATS RR	07/11/2022	2.16	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE - MOATS RR	07/11/2022	2.68	PARK & RECREATI
MCCOY HARDWARE INC	SANDPAPER	07/11/2022	8.99	PARK & RECREATI
MCCOY HARDWARE INC	30AMP BREAKER	07/12/2022	7.64	PARK & RECREATI
MCCOY HARDWARE INC	COM DEV OFFICE REMODEL	07/15/2022	197.28	GENERAL FUND
MCCOY HARDWARE INC	COM DEV OFFICE REMODEL	07/15/2022	5.39	GENERAL FUND
MCCOY HARDWARE INC	HARDWARE FOR THE DEPARTMENT ICE MA	07/17/2022	20.04	FIRE FUND
MCCOY HARDWARE INC	CAMPGROUND KEY & WATER CONNECTION	07/21/2022	13.10	PARK & RECREATI
MCCOY HARDWARE INC	POOL HARDWARE	07/25/2022	6.29	POOL (MEMORIAL)
MCCOY HARDWARE INC	SILICONE	07/26/2022	15.79	SEWER FUND
MCCOY HARDWARE INC	POOL CONCESSIONS	08/01/2022	16.18	POOL (MEMORIAL)
MCCOY HARDWARE INC	MAILBOX NUMBERS	08/04/2022	9.28	PARK & RECREATI
MCCOY HARDWARE INC	BALLOON CAMP GLOVES	07/15/2022	87.00	PARK & RECREATI
Total MCCOY HARDWARE INC:			397.66	
MEDPRO DISPOSAL LLC				
MEDPRO DISPOSAL LLC	EMS MEDICAL WATSE DISPOSAL	08/01/2022	273.00	AMBULANCE FUN
Total MEDPRO DISPOSAL LLC:			273.00	
MENARDS				
MENARDS	LANDSCAPING	06/26/2022	23.92	LIBRARY FUND
MENARDS	COM DEV OFFICE REMODEL	07/18/2022	37.19	GENERAL FUND
Total MENARDS:			61.11	
METCALF, BRAD				
METCALF, BRAD	WELLNESS PROGRAM	08/04/2022	16.66	POLICE FUND
Total METCALF, BRAD:			16.66	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	07/20/2022	53.68	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	NATURAL GAS	07/20/2022	14.51	LIBRARY FUND
MID AMERICAN ENERGY CO.	AQUATIC CENTER UTILITIES	07/20/2022	2,173.83	POOL (MEMORIAL)

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MID AMERICAN ENERGY CO.:			2,242.02	
MIDWEST AUTOMATIC FIRE SPRINKLER				
MIDWEST AUTOMATIC FIRE SP	SPRINKLER SYSTEM INSPECTION	07/28/2022	354.20	GENERAL FUND
Total MIDWEST AUTOMATIC FIRE SPRINKLER:			354.20	
MOTOROLA SOLUTIONS				
MOTOROLA SOLUTIONS	RADIO UP GRADE	07/20/2022	4,312.00	ROAD USE TAX FU
Total MOTOROLA SOLUTIONS:			4,312.00	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	DENTAL - COMM DEVE	07/18/2022	138.67	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - FINANCE/CLERK	07/18/2022	216.15	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - IT	07/18/2022	81.10	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - EE LIABILITY	07/18/2022	1,042.39	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - SEWER	07/18/2022	379.31	SEWER FUND
MUTUAL OF OMAHA	DENTAL - FIRE	07/18/2022	70.60	FIRE FUND
MUTUAL OF OMAHA	DENTAL - POLICE	07/18/2022	1,048.62	POLICE FUND
MUTUAL OF OMAHA	DENTAL - STREETS	07/18/2022	366.77	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE	07/18/2022	129.90	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - POLICE	07/18/2022	1,698.93	POLICE FUND
MUTUAL OF OMAHA	DENTAL - HR	07/18/2022	81.10	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - ADJ - CITY MANAGER	07/18/2022	81.10	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - CITY MANAGER	07/18/2022	81.10	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - ADJ - EE LIABILITY	07/18/2022	129.38	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - ADJ - CITY MANAGE	07/18/2022	80.55	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - HR	07/18/2022	72.50	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - LIBRARY	07/18/2022	291.30	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - PARKS	07/18/2022	224.92	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - P&R	07/18/2022	295.77	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE	07/18/2022	736.09	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - EE LIABILITY	07/18/2022	1,284.85	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - ADJ - EE LIABILITY	07/18/2022	20.00	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - STREETS	07/18/2022	412.93	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - COMM DEV	07/18/2022	249.36	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FINANCE/CLERK	07/18/2022	252.46	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IT	07/18/2022	51.95	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - CITY MANAGER	07/18/2022	80.55	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - SEWER	07/18/2022	189.00	SEWER FUND
MUTUAL OF OMAHA	DENTAL - LIBRARY	07/18/2022	262.49	LIBRARY FUND
MUTUAL OF OMAHA	DENTAL - PARKS	07/18/2022	115.86	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - P&R	07/18/2022	235.34	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - AMBULANCE	07/18/2022	400.08	AMBULANCE FUN
Total MUTUAL OF OMAHA:			10,801.12	
NAPA AUTO PARTS				
NAPA AUTO PARTS	GLUE O-RINGS AT WESLEY	08/05/2022	2.69	SEWER FUND
NAPA AUTO PARTS	DEF FOR EMS MEDIC UNITS	08/08/2022	77.96	AMBULANCE FUN
Total NAPA AUTO PARTS:			80.65	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	QTR FORWARDING	08/01/2022	30.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total NOLASOFT DEVELOPMENT:			30.00	
NORTH CENTRAL LABS OF WISCONSIN				
NORTH CENTRAL LABS OF WIS	LAB SUPPLIES	07/28/2022	118.96	SEWER FUND
Total NORTH CENTRAL LABS OF WISCONSIN:			118.96	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	STORM SEWER REPAIR - W IOWA & N L	07/19/2022	350.00	STORMWATER UTI
NORWALK READY-MIXED CON	STORM SEWER REPAIR	07/20/2022	246.75	STORMWATER UTI
NORWALK READY-MIXED CON	STREET REPAIR - N G & FELTON	07/21/2022	1,251.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE FOR BENCH PADS - JERRY KEL	07/21/2022	223.00	PARK & RECREATI
NORWALK READY-MIXED CON	STREET REPAIR	07/26/2022	1,050.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIR	07/28/2022	1,260.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE FOR N G & SCOTT FELTON	08/01/2022	1,057.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE FOR N G ST. & SCOTT FELTON	08/02/2022	834.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE FOR 1904 FAIRWAY DR	08/03/2022	846.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			7,118.25	
OLDCASTLE LAWN AND GARDEN CENTRAL				
OLDCASTLE LAWN AND GARDE	PLAYGROUND MULCH FOR MCCORD	07/22/2022	2,210.00	PARK & RECREATI
Total OLDCASTLE LAWN AND GARDEN CENTRAL:			2,210.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	BELT FOR GREENHOUSE FAN	07/21/2022	11.95	PARK & RECREATI
Total O'REILLY AUTO PARTS:			11.95	
PERFORMANCE FOOD SERVICE - TPC				
PERFORMANCE FOOD SERVIC	PICKARD CONCESSIONS	07/19/2022	559.48	PARK & RECREATI
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	07/26/2022	707.20	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	07/29/2022	457.10	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	PICKARD CONCESSIONS	08/04/2022	614.76	PARK & RECREATI
Total PERFORMANCE FOOD SERVICE - TPC:			2,338.54	
PROSCREENING LLC				
PROSCREENING LLC	SCREENING ALEXANDER ELLIS	08/01/2022	79.00	LIBRARY FUND
Total PROSCREENING LLC:			79.00	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	STAFF BACKGROUND CHECKS	07/31/2022	19.80	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			19.80	
RAFFETY, JACKIE				
RAFFETY, JACKIE	RAFFETY-CLERK INSTITUTE MILEAGE	07/27/2022	204.00	GENERAL FUND
RAFFETY, JACKIE	RAFFETY-CLERK INSTITUTE LUNCH	07/27/2022	7.48	GENERAL FUND
RAFFETY, JACKIE	JULY CELL	07/27/2022	50.00	GENERAL FUND
Total RAFFETY, JACKIE:			261.48	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	STINGER LED LIGHT	07/28/2022	120.50	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SANDRY FIRE SUPPLY LLC	MAKO AIR FILL STATION	08/02/2022	512.30	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			632.80	
SHERWIN-WILLIAMS				
SHERWIN-WILLIAMS	STENCIL FOR PAINTING	08/05/2022	289.00	ROAD USE TAX FU
Total SHERWIN-WILLIAMS:			289.00	
SHI INTERNATIONAL CORP				
SHI INTERNATIONAL CORP	ADOBE ACROBAT PRO DC	07/29/2022	83.00	GENERAL FUND
Total SHI INTERNATIONAL CORP:			83.00	
SITEONE LANDSCAPE SUPPLY LLC				
SITEONE LANDSCAPE SUPPLY	PVC COUPLERS FOR IRRIGATION REPAIR A	07/26/2022	59.15	PARK & RECREATI
Total SITEONE LANDSCAPE SUPPLY LLC:			59.15	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	SOUTH K STREET DESIGN	07/25/2022	1,147.50	SOUTH K STREET
SNYDER & ASSOCIATES INC	HILLCREST AVENUE PAVING DESIGN	07/25/2022	35,045.17	HILLCREST AVENU
SNYDER & ASSOCIATES INC	2021 INFRASTRUCTURE ENGINEERING	07/25/2022	15,475.64	AMERICAN RESCU
SNYDER & ASSOCIATES INC	STORMSEWER GIS ATTRIBUTE SURVEY	07/25/2022	6,342.31	STORMWATER UTI
SNYDER & ASSOCIATES INC	MISC ENGINEERING	07/25/2022	1,326.03	GENERAL FUND
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES	07/25/2022	48.75	STORMWATER UTI
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	07/25/2022	43.50	GENERAL FUND
Total SNYDER & ASSOCIATES INC:			59,428.90	
SOUTH CENTRAL IOWA LANDFILL				
SOUTH CENTRAL IOWA LANDFI	BUILDING MAT. & REPAIRS LIGHT DISPOLAL	07/30/2022	15.00	ROAD USE TAX FU
Total SOUTH CENTRAL IOWA LANDFILL:			15.00	
SPECTRUM LIGHTING				
SPECTRUM LIGHTING	CIP - LIGHTING REPLACEMENT	03/14/2022	11,580.00	CAPITAL PROJECT
SPECTRUM LIGHTING	CIP - LIGHTING REPLACEMENT	08/04/2022	750.00	CAPITAL PROJECT
Total SPECTRUM LIGHTING:			12,330.00	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	ACTIVITY CENTER PEST CONTROL	08/03/2022	70.40	PARK & RECREATI
Total SPRINGER PROFESSIONAL HOME SERVICES:			70.40	
STETSON BUILDING PRODUCTS INC				
STETSON BUILDING PRODUCT	HYDRATED LIME	07/14/2022	42.20	SEWER FUND
Total STETSON BUILDING PRODUCTS INC:			42.20	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	PINS FOR KUBOTA 3680 MOWER	08/03/2022	112.78	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			112.78	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES INC	OUTDOOR MOVIE - TOM & JERRY	07/27/2022	475.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SWANK MOTION PICTURES INC.:			475.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	07/24/2022	106.00	LIBRARY FUND
Total T.R.M. DISPOSAL LLC:			106.00	
TERRACON CONSULTANTS INC				
TERRACON CONSULTANTS INC	GEO TESTING	08/05/2022	5,000.00	STREET CAPITAL
Total TERRACON CONSULTANTS INC:			5,000.00	
THEISEN'S				
THEISEN'S	RUBBER CONCRETE BOOTS	07/25/2022	14.99	ROAD USE TAX FU
THEISEN'S	AMMUNITION	08/01/2022	187.04	POLICE FUND
Total THEISEN'S:			202.03	
TITAN MACHINERY				
TITAN MACHINERY	REPAIR UNIT#5 LOADER	07/27/2022	2,276.66	ROAD USE TAX FU
Total TITAN MACHINERY:			2,276.66	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	MISC CONTRACTUAL	07/01/2022	100.00	POLICE FUND
TRANSUNION RISK AND ALTER	MISC. CONTRACTUAL	08/01/2022	101.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			201.00	
UNITED UNIFORM				
UNITED UNIFORM	SPECIALIZED EQUIPMENT	07/06/2022	3,008.94	POLICE FUND
Total UNITED UNIFORM:			3,008.94	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	HYDRAULIC LINE FOR 540M LOADER	07/28/2022	85.37	PARK & RECREATI
VAN WALL EQUIPMENT	HY-GARD TRANSMISSION FLUID FOR 5090M	07/29/2022	55.79	PARK & RECREATI
VAN WALL EQUIPMENT	O-RINGS FOR WESLEY PUMP	08/05/2022	6.51	SEWER FUND
Total VAN WALL EQUIPMENT:			147.67	
VERIZON WIRELESS				
VERIZON WIRELESS	WRRD WIRELESS	07/26/2022	40.05	SEWER FUND
Total VERIZON WIRELESS:			40.05	
VISSER, MICHAEL				
VISSER, MICHAEL	VISSER-WELLNESS	07/05/2022	25.00	GENERAL FUND
Total VISSER, MICHAEL:			25.00	
WARREN COUNTY HEALTH SERVICES				
WARREN COUNTY HEALTH SE	POOL AND SLIDE INSPECTION	07/26/2022	516.00	POOL (MEMORIAL)
Total WARREN COUNTY HEALTH SERVICES:			516.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WARREN COUNTY OIL				
WARREN COUNTY OIL	LP TANK RENTAL	07/31/2022	39.00	SEWER FUND
Total WARREN COUNTY OIL:			39.00	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	LIEN RELEASE - BRENDA WICKETT	07/22/2022	12.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			12.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES	07/27/2022	21,253.12	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	07/27/2022	3,887.39	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIES - GARBAGE	07/27/2022	40.20	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING SERVICES	07/27/2022	8.03	LIBRARY FUND
Total WASTE MANAGEMENT OF IOWA:			25,188.74	
WELLS FARGO CCER				
WELLS FARGO CCER	adobe software contractAdobe Acropro Subs	06/30/2022	15.89	POLICE FUND
WELLS FARGO CCER	office suppliesWm Supercenter #1491	06/30/2022	47.06	POLICE FUND
WELLS FARGO CCER	Detective - lightEvident Inc	06/30/2022	150.63	POLICE FUND
WELLS FARGO CCER	detective - camsScheels Des Moines	06/30/2022	299.97	POLICE FUND
WELLS FARGO CCER	detective chairsJgs Old Furniture Systems	06/30/2022	375.00	POLICE FUND
WELLS FARGO CCER	Vehicle equipmentStaples Direct	06/30/2022	49.41	POLICE FUND
WELLS FARGO CCER	Summer expenseHy-Vee Indianola 1271	06/30/2022	59.97	LIBRARY SPECIAL
WELLS FARGO CCER	Summer expenseHy-Vee Indianola 1271	06/30/2022	23.18	LIBRARY SPECIAL
WELLS FARGO CCER	Summer expenseMichaels Stores 3101	06/30/2022	59.77	LIBRARY SPECIAL
WELLS FARGO CCER	Summer expenseWm Supercenter #1491	06/30/2022	127.83	LIBRARY SPECIAL
WELLS FARGO CCER	Phone support - cellsConnected Solutions Grou	06/30/2022	37.09	POLICE FUND
WELLS FARGO CCER	GPS modulesBroadcast Microwave	06/30/2022	392.60	POLICE FUND
WELLS FARGO CCER	Detective - suppliesEvident Inc	06/30/2022	186.00	POLICE FUND
WELLS FARGO CCER	Summer expenseHy-Vee Indianola 1271	06/30/2022	28.62	LIBRARY SPECIAL
WELLS FARGO CCER	Backboard Head ImmobilizersThe Lifeguard Sto	06/30/2022	98.50	POOL (MEMORIAL)
WELLS FARGO CCER	Pool ConcessionsWal-Mart #1491	06/30/2022	102.18	POOL (MEMORIAL)
WELLS FARGO CCER	Summer expenseStore Hy-Vee Mealtime	06/30/2022	103.68	LIBRARY SPECIAL
WELLS FARGO CCER	Summer expenseWm Supercenter #1491	06/30/2022	59.92	LIBRARY SPECIAL
WELLS FARGO CCER	Marketing expenseFlodesk.Com	06/30/2022	38.00	LIBRARY FUND
WELLS FARGO CCER	Marketing expenseFacebk P3k5sc3422	06/30/2022	49.94	LIBRARY FUND
WELLS FARGO CCER	Pool Whistles and LanyardsThe Lifeguard Store	06/30/2022	93.00	POOL (MEMORIAL)
WELLS FARGO CCER	Pool ConcessionsWm Supercenter #1491	06/30/2022	167.14	POOL (MEMORIAL)
WELLS FARGO CCER	Aquatic Center HoseTheisenS #21	06/30/2022	59.99	POOL (MEMORIAL)
WELLS FARGO CCER	Pool First Aid SuppliesWal-Mart #1491	06/30/2022	122.83	POOL (MEMORIAL)
WELLS FARGO CCER	Ice - Be A Hero Pool PartyWal-Mart #1491	06/30/2022	26.74	POOL (MEMORIAL)
WELLS FARGO CCER	Pool Duct TapeWm Supercenter #1491	06/30/2022	9.08	POOL (MEMORIAL)
WELLS FARGO CCER	Aquatic Center Punch CardsGotprint.Com	06/30/2022	52.57	POOL (MEMORIAL)
WELLS FARGO CCER	Pool ConcessionsWal-Mart #1491	06/30/2022	101.07	POOL (MEMORIAL)
WELLS FARGO CCER	Be a Hero Pool Party EntertainmentPaypal Littl	06/30/2022	635.00	POOL (MEMORIAL)
WELLS FARGO CCER	Pickard and Outdoor Movie ConcessionsWm S	06/30/2022	112.82	PARK & RECREATI
WELLS FARGO CCER	Bags League AwardBrickhousetavern	06/30/2022	25.00	PARK & RECREATI
WELLS FARGO CCER	Bags League AwardBrickhousetavern	06/30/2022	50.00	PARK & RECREATI
WELLS FARGO CCER	Swim Lesson Poster LaminatingIn Studio Fusc	06/30/2022	51.50	POOL (MEMORIAL)
WELLS FARGO CCER	Cable Ties, Guard Chair Cup HoldersWm Super	06/30/2022	32.96	POOL (MEMORIAL)
WELLS FARGO CCER	Aquatic Center ConcessionsWm Supercenter #	06/30/2022	40.21	POOL (MEMORIAL)
WELLS FARGO CCER	Aquatic Center ConcessionsWm Supercenter #	06/30/2022	3.12	POOL (MEMORIAL)
WELLS FARGO CCER	Aquatic Center Ladder HardwareTheisenS #21	06/30/2022	9.57	POOL (MEMORIAL)
WELLS FARGO CCER	Aquatic Center ConcessionsWal-Mart #1491	06/30/2022	24.30	POOL (MEMORIAL)
WELLS FARGO CCER	Credit for Sales Tax Charge4allpromos	06/30/2022	11.20	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	Senior Trip Van RentalCharles Gabus Ford Rent	06/30/2022	195.24	PARK & RECREATI
WELLS FARGO CCER	Bike Fest SuppliesWal-Mart #1491	06/30/2022	40.85	PARK & RECREATI
WELLS FARGO CCER	Return Pool Sound System CordWal-Mart #149	06/30/2022	15.93-	POOL (MEMORIAL)
WELLS FARGO CCER	Pool ChlorineWal-Mart #1491	06/30/2022	143.79	POOL (MEMORIAL)
WELLS FARGO CCER	Pool ConcessionsWal-Mart #1491	06/30/2022	63.99	POOL (MEMORIAL)
WELLS FARGO CCER	Pool Wasp Spray, Concession SuppliesWal-Mar	06/30/2022	57.94	POOL (MEMORIAL)
WELLS FARGO CCER	Dance Supplies and SnacksWm Supercenter #	06/30/2022	30.50	PARK & RECREATI
WELLS FARGO CCER	Pool Sound System CordWal-Mart #1491	06/30/2022	15.93	POOL (MEMORIAL)
WELLS FARGO CCER	Childrens Garden DiggersPaypal Higley	06/30/2022	1,096.00	PARK & RECREATI
WELLS FARGO CCER	Pool Concessions SuppliesWal-Mart #1491	06/30/2022	174.77	POOL (MEMORIAL)
WELLS FARGO CCER	Pool Granular ChlorineWal-Mart #1491	06/30/2022	67.30	PARK & RECREATI
WELLS FARGO CCER	Kids programHcs Highlightsforchildren	06/30/2022	10.30	LIBRARY FUND
WELLS FARGO CCER	Summer family movieParamount Theatervideo	06/30/2022	30.00	LIBRARY SPECIAL
WELLS FARGO CCER	Pool AED BatteryDxe Medical Inc	06/30/2022	375.00	POOL (MEMORIAL)
WELLS FARGO CCER	Senior Trip FuelQt 513	06/30/2022	27.19	PARK & RECREATI
WELLS FARGO CCER	Senior Trip Parking MeterParking Meters	06/30/2022	2.50	PARK & RECREATI
WELLS FARGO CCER	Pool Controller ValvesMenards Des Moines Ia	06/30/2022	19.24	POOL (MEMORIAL)
WELLS FARGO CCER	Summer kids programWm Supercenter #1491	06/30/2022	33.23	LIBRARY SPECIAL
WELLS FARGO CCER	Summer family movieFareway Stores #657	06/30/2022	13.96	LIBRARY SPECIAL
WELLS FARGO CCER	Monthly Adobe SubscriptionAdobe Creative Clo	06/30/2022	52.99	PARK & RECREATI
WELLS FARGO CCER	Credit - Return AED BatteryDxe Medical Inc	06/30/2022	398.00-	POOL (MEMORIAL)
WELLS FARGO CCER	Refund for SRP Family programSp Chameleon	06/30/2022	126.00-	LIBRARY SPECIAL
WELLS FARGO CCER	Kids programHcs Highlightsforchildren	06/30/2022	10.32	LIBRARY FUND
WELLS FARGO CCER	Gas for weed eater and chain sawCaseys #190	06/30/2022	31.31	SEWER FUND
WELLS FARGO CCER	Rock chips for permeable pavers in the downto	06/30/2022	163.66	ROAD USE TAX FU
WELLS FARGO CCER	Summer kids programWal-Mart #1491	06/30/2022	28.68	LIBRARY SPECIAL
WELLS FARGO CCER	Summer prizesRi Novelty/Toy Network	06/30/2022	138.00	LIBRARY SPECIAL
WELLS FARGO CCER	Summer family movieParamount Theatervideo	06/30/2022	45.00	LIBRARY SPECIAL
WELLS FARGO CCER	Summer prizesOtc Brands Inc	06/30/2022	66.95	LIBRARY SPECIAL
WELLS FARGO CCER	Fuel for GMC to attend IAWEA ConferenceCase	06/30/2022	94.63	SEWER FUND
WELLS FARGO CCER	Hotel for IAWEA Conference Kevin and JaredD	06/30/2022	288.96	SEWER FUND
WELLS FARGO CCER	Summer family programHy-Vee Indianola 1271	06/30/2022	37.25	LIBRARY SPECIAL
WELLS FARGO CCER	Summer kids programHy-Vee Indianola 1271	06/30/2022	42.31	LIBRARY SPECIAL
WELLS FARGO CCER	Mark Butcher Mercy school Paramedic school.	06/30/2022	99.00	AMBULANCE FUN
WELLS FARGO CCER	CPR class Zach McEnteeSpencer Municipal Ho	06/30/2022	27.00	AMBULANCE FUN
WELLS FARGO CCER	Part 107 FAA exam SparksPsi Services Llc	06/30/2022	175.00	POLICE FUND
WELLS FARGO CCER	Uniform hatsBlauer Manufacturing	06/30/2022	153.99	POLICE FUND
WELLS FARGO CCER	Refund of Hotel ChargesDispute-Marriott S Die	06/30/2022	325.13-	GENERAL FUND
WELLS FARGO CCER	LP for North PlantWarren County Oil	06/30/2022	2,083.22	SEWER FUND
WELLS FARGO CCER	Leader hoses, tiger tails, and manhole hook bar	06/30/2022	534.69	SEWER FUND
WELLS FARGO CCER	5 gallon Water Cooler for StaffThe Home Depot	06/30/2022	25.97	SEWER FUND
WELLS FARGO CCER	Firearms suppliesCcs Industries Inc. Db S	06/30/2022	250.94	POLICE FUND
WELLS FARGO CCER	Detective suppliesWal-Mart #1491	06/30/2022	11.94	POLICE FUND
WELLS FARGO CCER	Hotel for IAWEA Conference for RickDouble Tre	06/30/2022	288.96	SEWER FUND
WELLS FARGO CCER	Appliances for WRRFThe Home Depot #2104	06/30/2022	3,545.81	WWTP FACILITY C
WELLS FARGO CCER	SRO training in Sioux Falls for HackettTwnplace	06/30/2022	169.02	POLICE FUND
WELLS FARGO CCER	Part 107 FAA exam KellerPsi Services Llc	06/30/2022	175.00	POLICE FUND
WELLS FARGO CCER	Ambulance Supply - IV Admin Sets Line Item att	06/30/2022	151.00	AMBULANCE FUN
WELLS FARGO CCER	Ambulance 248 RepairsStew Hansen Dodge Cit	06/30/2022	2,487.15	AMBULANCE FUN
WELLS FARGO CCER	Firearms targetsAction Targets	06/30/2022	559.09	POLICE FUND
WELLS FARGO CCER	Micro SD cards for UAS 149Wal-Mart #1491	06/30/2022	77.96	POLICE FUND
WELLS FARGO CCER	Firearms suppliesEsstac	06/30/2022	88.50	POLICE FUND
WELLS FARGO CCER	UAS 149 batteriesSp Advexure.Com	06/30/2022	388.00	POLICE FUND
WELLS FARGO CCER	LENT-GFOA CONF, AIRPORT TO HOTELSUbe	06/30/2022	27.67	GENERAL FUND
WELLS FARGO CCER	LENT-GFOA CONF, UBER TIPUber Trip	06/30/2022	5.53	GENERAL FUND
WELLS FARGO CCER	AR15 Armorers course Sgt. LargesseSons Of Li	06/30/2022	450.00	POLICE FUND
WELLS FARGO CCER	Batteries for portable Motorola radiosBattery Br	06/30/2022	594.95	POLICE FUND
WELLS FARGO CCER	NASRO Training Ofc. HackettNational Associati	06/30/2022	195.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	NASRO membershipNational Association Of S	06/30/2022	40.00	POLICE FUND
WELLS FARGO CCER	jr fire academy - candyDollar General #22960	06/30/2022	18.00	FIRE FUND
WELLS FARGO CCER	medication - epinephrine, ketamine, d50, midaz	06/30/2022	341.53	AMBULANCE FUN
WELLS FARGO CCER	Ambulance Supply -Defibrillation PadsBound Tr	06/30/2022	65.99	AMBULANCE FUN
WELLS FARGO CCER	Ambulance Supply - GauzeBound Tree Medical	06/30/2022	100.56	AMBULANCE FUN
WELLS FARGO CCER	Lent-laCMA Dueslowa League Of Cities	06/30/2022	250.00	GENERAL FUND
WELLS FARGO CCER	Lent-Hotel for GFOA ConferenceHyatt Place Au	06/30/2022	1,030.28	GENERAL FUND
WELLS FARGO CCER	Organizational drawersWal-Mart #1491	06/30/2022	21.98	GENERAL FUND
WELLS FARGO CCER	Summer Reading Program for adultsShot In Th	06/30/2022	48.99	LIBRARY SPECIAL
WELLS FARGO CCER	GFOA BUDGET DOCUMENT SUBMITTALGov	06/30/2022	345.00	GENERAL FUND
WELLS FARGO CCER	Special CollectionsSp Puzzle Weekend	06/30/2022	75.95	LIBRARY FUND
WELLS FARGO CCER	Family program suppliesDollar General #22960	06/30/2022	6.15	LIBRARY FUND
WELLS FARGO CCER	refund from castlebranch, incorrect name, no cr	06/30/2022	99.00-	FIRE FUND
WELLS FARGO CCER	Summer Reading Program for adultsCross Bord	06/30/2022	.49	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading Program for familiesParamou	06/30/2022	25.00	LIBRARY SPECIAL
WELLS FARGO CCER	Desserts and drinks for employee award lunche	06/30/2022	48.60	GENERAL FUND
WELLS FARGO CCER	ICMA 2022 Conference Registrationlcma Online	06/30/2022	890.00	GENERAL FUND
WELLS FARGO CCER	SSL Certificate renewal, 2 year, LibraryDnh God	06/30/2022	189.98	GENERAL FUND
WELLS FARGO CCER	SipStationSangoma Us Inc	06/30/2022	57.58	GENERAL FUND
Total WELLS FARGO CCER:			22,466.14	
WESLEY WOODS CAMP & RETREAT CTR				
WESLEY WOODS CAMP & RET	LIL' FARM HANDS INSTRUCTION	08/03/2022	90.00	PARK & RECREATI
WESLEY WOODS CAMP & RET	ROPES COURSE INSTRUCTION	08/10/2022	300.00	PARK & RECREATI
Total WESLEY WOODS CAMP & RETREAT CTR:			390.00	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	TOILET AT BRUSH FACILITY	08/01/2022	65.00	GENERAL FUND
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - PARKS	08/01/2022	585.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - RECREATION	08/01/2022	175.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - MEMORIAL AQUATI	08/01/2022	45.00	POOL (MEMORIAL)
Total WIEGERT DISPOSAL CO.:			870.00	
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	PAY APP # 26	08/10/2022	489,485.29	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			489,485.29	
WILSON, LISA				
WILSON, LISA	JULY & AUGUST WELLNESS	08/02/2022	30.00	GENERAL FUND
Total WILSON, LISA:			30.00	
Grand Totals:			1,566,887.05	

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



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, Asst. City Manager/CFO
Date: August 15, 2022
Subject: Resolution approving Fiscal Year 23 monthly transfers for August 2022

Introduction: Resolution to approve monthly transfers for August 2022.

Background: The City transfers funds from one fund to another for cost allocation and sanitary sewer PILOT payments. These transfers have been approved in the FY23 budget.

Discussion: The monthly transfers for August 2022 are attached along with an approving resolution.

Budget Impact: NA

Recommendation: Approval of the resolution by roll call vote.

Attachments: 1. Aug 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 2023 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 August 2022.

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

Passed and approved this 15th day of August 2022.

Stephanie Erickson
Mayor

ATTEST:

Jackie Raffety
City Clerk

FY 2023 Monthly Recurring Transfers

August 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
		<u>\$ 221,123.86</u>	<u>\$ 221,123.86</u>

Prepared By: _____

Date _____



MEMORANDUM

To: Mayor and City Council
From:
Date: August 15, 2022
Subject: Approval of Minutes of the prior council meetings

Recommendation: Simple motion is in order.

Attachments: 1. 08012022 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

August 1, 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 August 1, 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, Gwen Schroder, Christina Beach, Steve Richardson and Mayor Erickson. Absent: None.

Public Comment

Stacy Crow, Crow's Nest RV Park - 100 W 17th Ave, commented on her storm water utility charges.

Consent Agenda:

Council Member Parker moved to approve the Consent Agenda and Dalby seconded it. In discussion, Community and Economic Development Director Charlie Dissell answered questions regarding the plats for Prairie Glynn and Quail Meadows. City Manager Ben Reeves gave a brief explanation of the remaining consent agenda items. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior council meetings
- Resolution 2022-146 authorizing the purchase of a generator for the Quail Meadows 3 Lift Station.
- Resolution 2022-147 approving a proposal for removal and disposal of sludge material from the Indianola Wastewater Treatment Facility.
- Resolution 2022-148 approving a proposal from Jetco to perform fiber connectivity between the lift stations and the Water Resource Recovery Facility.
- Resolution 2022-149 approving Change Order No 2, Payment Application No 8 and final acceptance and payment to Vanderpool Construction for the South Plant Lift Station Project.
- Approval of the Civil Service Commission's list of applicants certified eligible for the position of career firefighter/paramedic.
- Second consideration of an ordinance to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- Resolution 2022-150 accepting Public Improvements and Four-Year Maintenance Bonds for Sanitary Sewer, Storm Sewer, Water and Streets, accepting Easements, accepting street lots, and approving the Final Plat for Prairie Glynn Plat 3.
- Resolution 2022-151 accepting Public Improvements and Four-Year Maintenance Bonds for Sanitary Sewer, Storm Sewer, Water and Streets, accepting Easements, accepting street lots, and approving the Final Plat for Quail Meadows Plat 4.
- Resolution 2022-152 approving salaries.

Council Reports

Council Member Hulen gave the Warren County Economic Development Report.

Council Member Parker Greater gave the Des Moines Convention & Visitors Bureau Report.

Mayor's Report

Mayor Erickson mentioned the recent and upcoming events in the city. She introduced Audrey Troutman from the Mayor's Youth Council.

Old Business

Council Member Richardson moved to open the public hearing on a proposed Amendment No. 7 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated the development of the industrial park requires an amendment to the urban renewal plan. Formal action on a development agreement in this area will occur at future meetings. No other public comments were offered.

Richardson moved to close the public hearing and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to approve Resolution 2022-153 adopting Amendment No. 7 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve Resolution 2022-154 authorizing the Mayor to execute a Subaward Agreement Contract by and between the City of Indianola, Iowa and Warren County, Iowa. Council Member Dalby seconded it. In discussion, Dissell stated the City had applied for ARPA funds from the county for improvements to the industrial site. In order to receive the award, the City must enter into an agreement with the County. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Council Member Beach moved to approve an event application from the City of Indianola and Indianola Downtown Merchants for the WHO 13 RVTV - Indianola Street Party on Friday, September 9 from 3 PM - 11 PM and Parker seconded it. In discussion, it was noted the Downtown Square Commission approved the event application. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to approve Resolution 2022-155 suspending enforcement of Indianola Code 45.02(2) regarding the use and consumption of alcoholic liquor, wine or beer upon certain public streets for RVTV. Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council directed staff to research guidelines on allowing alcohol use on streets for Square events and having the Downtown Square Commission review event applications for events that will take place on the Square.

City Manager's Report - Ben Reeves

City Manager Reeves noted that several unique situations have occurred that require staff and residents to work together to address issues; the Police Department is moving forward on the development of the K9 policy and touring a training facility this week; and nine officers will be providing services at Hinterland.

Adjourn

The meeting was adjourned at 6:33 PM on a motion by 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: Andy Lent, Asst. City Manager/CFO

Date: August 15, 2022

Subject: Resolution fixing a date (September 6, 2022 at 6 PM) for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 general obligation capital loan notes of the City of Indianola, State of Iowa (for essential corporate urban renewal purposes), and providing for publication of notice thereof.

Introduction: Resolution setting public hearing date for loan agreement.

Background: The City of Indianola is looking at issuing bonds for infrastructure improvements in the Industrial Park area. These bonds will be backed by Tax Increment Finance revenue.

Discussion: The City is considering issuing bonds for infrastructure improvements in the Industrial Park area so it can be "shovel-ready" for improvements. This status greatly improves the opportunities for companies to decide on choosing to locate or expand in the industrial park. It also increases the chance to receive aid for the state for future growth.

Budget Impact: Setting a public hearing does not fiscally impact the City.

Recommendation: Approval of resolution on roll call vote.

Attachments: 1. Indianola (175) - Fix Date 2022 GO UR CLN (02086313x7F7E1)

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$3,500,000 General Obligation Capital Loan Notes

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

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

August 15, 2022

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$3,500,000 GENERAL
OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF
INDIANOLA, STATE OF IOWA (FOR ESSENTIAL
CORPORATE URBAN RENEWAL PURPOSES), AND
PROVIDING FOR PUBLICATION OF NOTICE THEREOF

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

WHEREAS, the Unified Plan has subsequently been amended by the adoption of Amendment No. 1 and Amendment No. 2, both in 2019, Amendment No. 3 in 2020, Amendments No. 4, 5, and 6 all in 2021 and Amendment No. 7 in 2022, which Amendment added urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$3,500,000, as authorized by Sections 384.24A, 384.25 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate urban renewal purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at _____ .M., on the 6th day of September, 2022, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for essential corporate urban renewal purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including street, water, sanitary sewer, stormwater, and related infrastructure improvements for the Indianola Industrial Park 3 Project.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$3,500,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: August 23, 2022)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$3,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES
OF THE CITY (FOR ESSENTIAL CORPORATE URBAN
RENEWAL PURPOSES), AND THE HEARING ON THE
ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 6th day of September, 2022, at _____ .M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for essential corporate urban renewal purposes, to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including street, water, sanitary sewer, stormwater, and related infrastructure improvements for the Indianola Industrial Park 3 Project. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

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

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 15th day of August, 2022.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 15th day of August, 2022.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2022.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF WARREN)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$3,500,000 General Obligation Capital Loan Notes)

, 2022.

City Clerk, City of Indianola, State of Iowa

02086313-1\13538-175



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: August 15, 2022

Subject: Resolution setting a public hearing for September 6, 2022 at 6 PM regarding an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.

Introduction:

Background: The City Council shall set a public hearing for an application for a sign exemption at 1103 North Jefferson Way. If the public hearing is set by the Council, staff will present all application materials and recommendations at that meeting.

Discussion:

Budget Impact:

Recommendation: Staff recommends the public hearing be set for 6 PM on September 6, 2022, which is the next City Council meeting.

Attachments: 1. RESOLUTION_SignExemption

RESOLUTION NO. 2022-_____

**RESOLUTION SETTING PUBLIC HEARING ON SEPTEMBER 6, 2022, FOR AN
APPLICATION FOR EXEMPTION OF SIGN CODE AT 1103 NORTH JEFFERSON
WAY, INDIANOLA, IOWA**

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

WHEREAS, Superior Lighting, Inc, on behalf of Tandem Investments, LLC, has requested a sign exemption; and

WHEREAS, a public hearing is required prior to consideration of said exemption.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the proposed sign exemption is hereby set for the 6th day of September 2022, at 6:00 o'clock p.m. in the Council Chambers of the Municipal Building in Indianola, Iowa.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the City Clerk is hereby directed to publish notice in compliance with Iowa Code section 372.2.

APPROVED this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: August 15, 2022
Subject: Approval of a renewal liquor license for The Zoo.

Introduction: This is a renewal of the Class C liquor license with Sunday service privileges for The Zoo.

Background: The Zoo is located at 102 W Ashland Ave.

Discussion: The current license expires August 22, 2022. The Zoo is a privately held corporation with Jesse Forbes listed as the president. Staff has approved the renewal application.

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

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council

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

Date: August 15, 2022

Subject: Approval of a renewal liquor license for The Village, A Wesley Active Life Community, pending final approval by staff.

Introduction: This is a renewal of the Special Class C liquor license with Sunday service privileges for Wesley Retirement Services, Inc, dba The Village, A Wesley Active Life Community.

Background: The Village is located at 1203 North E Street.

Discussion: Their current license expires August 31, 2022. The Village is a nonprofit entity which has a principal office in the State of Iowa. Janet Simpson is listed as the vice president of campus operations.

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

Recommendation: Staff recommends Council approval pending final approval by staff.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: August 15, 2022
Subject: Approval of a temporary liquor license for Willow Moon Apothecary.

Introduction: This is a temporary 5-day Special Class C liquor license for Willow Moon Apothecary. The dates are September 7, 2022 - September 11, 2022.

Background: Willow Moon Apothecary is located at 208 West Ashland Avenue.

Discussion: Willow Moon Apothecary is a limited liability company with Brandy Werner listed as the owner.

Budget Impact:

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: August 15, 2022
Subject: Approval of an amended liquor license for Fiestas Jalepenos Mexican Restaurant.

Introduction: Ohio Martinez, LLC, dba Fiestas Jalepenos Mexican Restaurant, has amended their current liquor license in order to update the listed owners.

Background: Fiestas Jalepenos Mexican Restaurant is located at 508 N Jefferson Way. Their current Class C liquor license with outdoor and Sunday sales privileges expires on December 18, 2022.

Discussion: Fiestas Jalepenos Mexican Restaurant is a limited liability company with Guillermo Ayala, Jose Alejandro Martinez, Ricardo Angel Gallardo, and Aadan Guillermo Pachecomeza now listed as the owners.

Budget Impact:

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

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: August 15, 2022
Subject: Approval of an event application for the Public Safety Open House to be held on October 13, 2022 at City Hall.

Introduction: The annual Public Safety Open House will be held from 6:00 p.m. to 8:30 p.m., with setup beginning at 4:30 p.m. and teardown completed by 9:30 p.m.

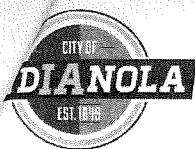
Background:

Discussion: The event will take place in the Fire Department parking lot and on East Ashland Avenue between North 1st Street and North Jefferson Way. Staff has reviewed the request and recommends approval.

Budget Impact:

Recommendation: All paperwork is in order for approval.

Attachments: 1. 2022 Public Safety Open House



Event Details:

Event Name: Public Safety Open House

Event Sponsor(s): Indianola Fire and Police

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: Street closure for apparatus demonstrations

Date/Time of event: October 13, 2022,

6-830

Location of event: Indianola Fire and Police Station

Anticipated Attendance: _____ Per Day 500 Total

Organization: Indianola Fire and Police

Contact Name: Brian Sher and Greg Chia

Address: 110 N 1st Street

Telephone Number: 515-961-9405 or 515-961-9400

Fax Number: _____

Email address: bsher@indianolaiowa.gov, or gchia@indianolaiowa.gov

Today's Date: 08-02-2022

Please describe your request and event:

This is the annual Public Safety Open House for the Indianola Community. It is held during Fire Prevention week.

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

North side of City Hall, Ashland from 1st street to HWY 65/69 or Jefferson Way

Set Up Begins

Date 10/13/2022

Time 1630

Day of Week thursday

Event Starts

Date 10/13/2022

Time 1730

Day of week thursday

Event Ends

Date 10/13/2022

Time 2130

Day of week thursday

Dismantle

Date 10/13/2022

Time 2130

Day of week thursday



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.

EMS and Law Enforcement onsite

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

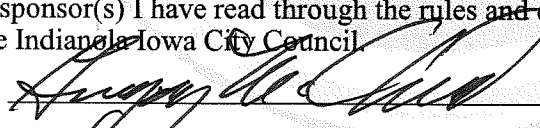
EMS onsite

Please describe your plan for clean up and removal of recyclable goods and garbage during and after your event.
City Personnel will take care of the clean up

Before submitting this application be sure to complete the following:

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

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

Applicant Signature:  Date: 08/02/2022

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

Last updated 4/9/21 Page 3

Street Closing

Partial Closure
(Open to Through-Traffic)

Full Closure
(Not to Through-Traffic)



Please send form and information to
PoliceClerical@indianolaiowa.gov

Street Closing

Today's Date: 8/2/2027

☐ Partial Closure
(Open to Through-Traffic)

or

☒ Total Closure
(No Through-Traffic)

Street: W. Ashland

Date Closed From: 10/13/2022 To: 10/13/2022

Hours of Closure: from 1830 to 2130 ☐ or closed for 24 hour/day

Closed by (Department or Company) Name: Indianola Fire Dept

Contact # if other than City Dept. Head Fire Chief

Reason for Closure and other information: Public Safety Open House

Please send form and information to PoliceClerical@indianolaiowa.gov
All closings are emailed from Police to all Dept. Heads, Dispatch, Sheriff – entered on all city social media etc.

Below for IPD Department use only:

FAXED to: Chamber
961-9504

School Transportation Dept.
961-9753 Attn: Danny

Clerical: _____



MEMORANDUM

To: Mayor and City Council
From: Rick Graves, Water Resource Recovery Director
Date: August 15, 2022
Subject: Approval of Payment Application Number 26 in the amount of \$489,485.29 to Williams Brothers Construction for the Water Resource Recovery Facility project.

Introduction: As of this Pay Application, WBCI has been paid 87.2% of the contract.

Background:

Discussion: Items included in this application are through July 31, 2022 and summarized as follows:

- Site Work: Rebar, Concrete, Base Slab, Clarifier Piping, Return Activated Sludge Line (RAS)
- 120-Admin Vehicle Storage: Fire Suppression, HVAC Sequencing
- 210-Headworks: Roofing, Painting, HVAC Sequencing, Electrical rough-in
- 230-Grit Building: Bolted Plates, HVAC Sequencing
- 250-Equalization Tank: Rebar, Housekeeping Pads
- 270-Peak Flow Treatment: Aluminum Doors and Frames, Fire Suppression, HVAC Sequencing
- 320-Oxidation Ditches: Rebar, Electrical rough-in, Hand Rail
- 350-Secondary Treatment Building: Rebar, HVAC Sequencing, Electrical rough-in
- 380-Secondary Clarifiers: Rebar, Clarifier Mechanism
- 420-UV Disinfection Building: Aluminum Doors and Frames
- 550-Solids Processing Building: Bolted Plates and Blocking, Bentonite Waterproofing, Roofing, Painting, HVAC Sequencing, Equipment Install, e.g. Aeration Blowers, Disc Pumps, Rotary Drum Thickeners
- 570-Biosolids Storage: HVAC Sequencing
- Stored Materials: Aluminum Doors and Frames Hardware, Deck Covering

Budget Impact:

Recommendation: City staff and HR Green have reviewed the Payment Application and recommend payment.

Attachments: 1. ltr-081022-WBCI_Pay_Request_26



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

Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

August 10, 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. 26**

Dear Rick:

Attached is an electronic copy of Payment Application No. 26 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through July 31, 2022 and summarized as follows:

- **General Requirements:** Nothing this period;
- **Site Work:** Rebar, Concrete, Base Slab, Clarifier Piping, Return Activated Sludge Line (RAS);
- **100-Electrical Service Building:** Nothing this period;
- **120-Admin Vehicle Storage:** Fire Suppression, HVAC Sequencing;
- **210-Headworks:** Roofing, Painting, HVAC Sequencing, Electrical rough-in;
- **230-Grit Building:** Bolted Plates, HVAC Sequencing;
- **250-Equalization Tank:** Rebar, Housekeeping Pads;
- **270-Peak Flow Treatment:** Aluminum Doors and Frames, Fire Suppression, HVAC Sequencing;
- **320-Oxidation Ditches:** Rebar, Electrical rough-in, Hand Rail;
- **350-Secondary Treatment Building:** Rebar, HVAC Sequencing, Electrical rough-in;
- **380-Secondary Clarifiers:** Rebar, Clarifier Mechanism;
- **420-UV Disinfection Building:** Aluminum Doors and Frames;
- **520-Aerobic Digester:** Nothing this period;
- **550-Solids Processing Building:** Bolted Plates and Blocking, Bentonite Waterproofing, Roofing, Painting, HVAC Sequencing, Equipment Install, e.g. Aeration Blowers, Disc Pumps, Rotary Drum Thickeners;
- **570-Biosolids Storage:** HVAC Sequencing;
- **Change Orders:** Nothing this period;
- **Stored Materials:** Aluminum Doors and Frames Hardware, Deck Covering;

The total for Pay Application No. 26 is \$489,485.29. As of this Pay Application, WBCI has been paid 87.2% of the contract. The total work completed and stored to date is 91.8% of the total contract which breaks down to work completed of 88.4% with the remainder in stored materials. As of this Pay Application, 100% of the time has been used. However, there is a forthcoming Change Order that will potentially add contractual time due to previous abnormal weather, etc.



We have reviewed Payment Application No. 26 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. 26 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

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APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

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

PROJECT Indianola Water Resource Recovery Facility

Application No. 26
Period To: July 31, 2022
PROJECT NOS.:

Distribution to:
 OWNER
 ENGINEER

FROM CONTRACTOR: Williams Brothers Construction Inc. VIA ENGINEER HR Green Inc. Phone: 515-278-2913 App'l date July 31, 2022 **CONTRACTOR**
 P.O. Box 1366 5525 Merle Hay Road, Suite 200 Fax:
 Peoria, Illinois 61654 Johnston, IA 50131
 Attn: James Rasmussen

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

Contract date:
Substantial completion date:
Invoice 7 22 530 26

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.....	41,794,161.67
(Column G on G702)	
5. RETAINAGE:	
a. 5 % of 100% of Contract.....	(2,014,086.02)
(Columns D + E on G703)	
b. 5 % of Stored Material.....	(75,622.06)
(Columns F on G703)	
Total Retainage (Line 5a + 5b or	0.00
Total in Column I of G703)	(2,089,708.08)
6. TOTAL EARNED LESS RETAINAGE	39,704,453.59
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	(39,214,968.30)
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	489,485.29
9. BALANCE TO FINISH, INCLUDING RETAINAGE	5,844,007.41
(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: July 31, 2022

State of: Illinois

County of: Peoria

Subscribed and sworn to before me this day of July 31, 2022

Notary Public: Jacob K. Lee

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 489,485.29

(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: 8/10/2022

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.

1	2	CONTINUATION SHEET				Application No. 26		PER TO: July 31, 2022					
						APPL. DATE: July 31, 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		
7	Div. #01	General Requirements											
8	01	0000	1	Mobilization	August Winter & Sons, Inc.	185,000.00	185,000.00		185,000.00	100%	0.00	9,250.00	
9	01	0000	1	Demobilization	August Winter & Sons, Inc.	5,000.00			0.00	0%	5,000.00	0.00	
10	01	0000	1	Div #1	Price Electric	177,000.00	171,690.00		171,690.00	97%	5,310.00	8,584.50	
11	01	0000	1	Demobilization	Williams Brothers Const. Inc.	101,250.00			0.00	0%	101,250.00	0.00	
12	01	0000	1	Submittal Exchange	Williams Brothers Const. Inc.	28,321.27	28,321.27		28,321.27	100%	0.00	1,416.06	
13	01	0000	1	Mobilization	Williams Brothers Const. Inc.	1,688,184.10	1,688,184.10		1,688,184.10	100%	0.00	84,409.21	
14	01	0000	1	Bond /Insurance	Williams Brothers Const. Inc.	1,147,500.00	1,147,500.00		1,147,500.00	100%	0.00	57,375.00	
15	Site Work												
16	03	0000	0	Site Structures									
17	03	0000	0	Rebar	M/L Harris Rebar (Ambassador Steel)	30,025.00	15,427.71	6,169.89	4,169.90	25,767.50	86%	4,257.50	1,288.38
18	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	27,279.62	19,000.00	4,000.00		23,000.00	84%	4,279.62	1,150.00
19	03	0000	0	Form & place									
20	03	0000	0	Walls	L Williams Brothers Const. Inc.	208,278.78	145,795.14		145,795.14	70%	62,483.64	7,289.76	
21	03	0000	0	Base Slabs	L Williams Brothers Const. Inc.	19,164.60	15,245.69	3,918.91	19,164.60	100%	0.00	958.23	
22	03	0000	0	SOG	L Williams Brothers Const. Inc.	12,675.15	6,337.58	3,802.55	10,140.12	80%	2,535.03	507.01	
23	03	0000	0	Precast Hollowcore Slabs	L Williams Brothers Const. Inc.	3,473.55			0.00	0%	3,473.55	0.00	
24	03	0000	0	Suspended Slab	L Williams Brothers Const. Inc.	8,468.55			0.00	0%	8,468.55	0.00	
25	03	0000	0	Mechanical Curbs	L Williams Brothers Const. Inc.	1,999.35			0.00	0%	1,999.35	0.00	
26	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	392,918.50	100,000.00		100,000.00	25%	292,918.50	5,000.00	
27	03	0000	0	Pavement	L Williams Brothers Const. Inc.	787,570.42	290,875.79		290,875.79	37%	496,694.63	14,543.79	
28	03	0000	0	Sidewalk	L Williams Brothers Const. Inc.	72,666.10			0.00	0%	72,666.10	0.00	
29	03	1000	0	Site Bridge	M Molin Concrete Products	7,782.00		7,782.00	7,782.00	100%	0.00	389.10	
30	03	1000	0	Site Bridge	L Williams Brothers Const. Inc.	10,504.00			0.00	0%	10,504.00	0.00	
31	08	3100	0	Access Doors and Panels	M Nystrom	425.00			0.00	0%	425.00	0.00	
32	08	3100	0	Access Doors and Panels	L Williams Brothers Const. Inc.	1,470.85			0.00	0%	1,470.85	0.00	
33	10	4400	0	Fire Protection Specialties	M Johnson Specialty Sales, Ltd.	1,525.00			0.00	0%	1,525.00	0.00	
34	10	4400	0	Fire Protection Specialties	L Williams Brothers Const. Inc.	889.20			0.00	0%	889.20	0.00	
35	22	0500	0	24" CMP Flared End Section	J and K Contracting	5,741.96	5,741.96		5,741.96	100%	0.00	287.10	
36	22	0500	0	12" PVC Storm Sewer	J and K Contracting	41,393.52	41,393.52		41,393.52	100%	0.00	2,069.68	
37	22	0500	0	SW-508 Modified Intake	J and K Contracting	12,088.35	9,066.26		9,066.26	75%	3,022.09	453.31	
38	22	0500	0	SW-508 Intake	J and K Contracting	36,265.05	27,198.79		27,198.79	75%	9,066.26	1,359.94	
39	22	0500	0	SW-512 Intake	J and K Contracting	6,392.82	4,261.88	711.13	4,973.01	78%	1,419.81	248.65	
40	22	0500	0	42" RCP Flared End Section	J and K Contracting	14,050.56	14,050.56		14,050.56	100%	0.00	702.53	
41	22	0500	0	SW-501 Intake	J and K Contracting	5,928.62	5,928.62		5,928.62	100%	0.00	296.43	
42	22	0500	0	6" PVC Site Sanitary Sewer	J and K Contracting	76,522.60	76,522.60		76,522.60	100%	0.00	3,826.13	
43	22	0500	0	60" SW-301 Manhole	J and K Contracting	256,987.28	256,987.28		256,987.28	100%	0.00	12,849.36	
44	22	0500	0	12" CMP Flared End Section	J and K Contracting	2,327.56	2,327.56		2,327.56	100%	0.00	116.38	
45	22	0500	0	4" PVC Site Sanitary Sewer	J and K Contracting	10,070.25	10,070.25		10,070.25	100%	0.00	503.51	
46	22	0500	0	12" PVC EQ Overflow	J and K Contracting	13,982.40	13,982.40		13,982.40	100%	0.00	699.12	
47	22	0500	0	8" PVC Site Sanitary Sewer	J and K Contracting	16,713.39	16,713.39		16,713.39	100%	0.00	835.67	
48	22	0500	0	6" PVC RDT Supernatant	J and K Contracting	50,333.86	50,333.86		50,333.86	100%	0.00	2,516.69	
49	22	0500	0	12" PVC Oxidation Ditch Drain	J and K Contracting	23,445.52	23,445.52		23,445.52	100%	0.00	1,172.28	
50	22	0500	0	6" PVC RDT Drain	J and K Contracting	6,304.07	6,304.07		6,304.07	100%	0.00	315.20	
51	22	0500	0	SW-403 Overflow Structure	J and K Contracting	14,606.14	14,606.14		14,606.14	100%	0.00	730.31	
52	22	0500	0	4" Roof Drain	J and K Contracting	5,949.64	5,949.64		5,949.64	100%	0.00	297.48	
53	22	0500	0	8" Roof Drain	J and K Contracting	7,413.93	7,413.93		7,413.93	100%	0.00	370.70	
54	22	0500	0	60" EQ Basin Manhole	J and K Contracting	14,937.54	14,937.54		14,937.54	100%	0.00	746.88	
55	22	0500	0	15" Sanitary Sewer Cleanout	J and K Contracting	4,602.30	4,602.30		4,602.30	100%	0.00	230.12	
56	22	0500	0	15" Solid Drain	J and K Contracting	41,087.14	41,087.14		41,087.14	100%	0.00	2,054.36	
57	22	0500	0	8" Solid Drain	J and K Contracting	55,959.82	55,959.82		55,959.82	100%	0.00	2,797.99	

1	CONTINUATION SHEET												Application No. 26	PER TO: July 31, 2022
2													APPL. DATE: July 31, 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 Clarifer Drain	J and K Contracting	43,542.36	24,462.00	19,080.36		43,542.36	100%	0.00	2,177.12	
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	66,922.88		86,606.08	100%	0.00	4,330.30	
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		29,894.94		29,894.94	100%	0.00	1,494.75	
85	22	0500	0	4" PVC WAS	J and K Contracting	12,251.52	6,079.40	6,172.12		12,251.52	100%	0.00	612.58	
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		47,511.36		47,511.36	100%	0.00	2,375.57	
91	22	0500	0	16" DIP Secondary Clarifier Effluent	J and K Contracting	35,965.95		35,965.95		35,965.95	100%	0.00	1,798.30	
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	66,826.44		78,619.34	100%	0.00	3,930.97	
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	27,640.80			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. 26 APPL DATE: July 31, 2022											
		PER TO: July 31, 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	1,483.76	6,720.56	56%	5,236.80	336.03	
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	Lightning 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	31,417.00	300.00	31,717.00	75%	10,633.00	1,585.85	
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		6,638.40	6,638.40	46%	7,761.60	331.92	
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. 26		PER TO: July 31, 2022				
3	Spec						APPL. DATE: July 31, 2022		ENGINEER'S PROJECT NO.: 0.00				
4	Sec.	Build NO.	City of Indianola Water Resource Recovery Facility	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL. THIS PERIOD		MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE	
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	4,006.25			4,006.25	86%	668.75	200.31

1		CONTINUATION SHEET											Application No. 26	PER. TO: July 31, 2022
2													APPL. DATE: July 31, 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		
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		16,857.00		16,857.00	100%	0.00	842.85	
230	21	0500	120	Fire Suppression	L Midwest Automatic Fire Sprink	23,943.00		21,943.00		21,943.00	92%	2,000.00	1,097.15	
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.	75,230.00	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	10,000.00			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	5,670.00		15,120.00	56%	11,880.00	756.00	
241	23	1123	120	Facility Natural-Gas Piping	L Corn States Metal Fabricators	6,200.00	3,100.00	3,100.00		6,200.00	100%	0.00	310.00	
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. 26	PER TO: July 31, 2022
2												APPL. DATE: July 31, 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						0.00		0.00	0.00	
264	03	0000	210	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	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						0.00		0.00		
267	03	0000	210	L	Williams Brothers Const. Inc.	9,846.23	9,846.23		9,846.23	100%	(0.00)	492.31	
268	03	0000	210	L	Williams Brothers Const. Inc.	514,237.25	514,237.25		514,237.25	100%	0.00	25,711.86	
269	03	0000	210	L	Williams Brothers Const. Inc.	79,211.93	79,211.93		79,211.93	100%	(0.00)	3,960.60	
270	03	0000	210	L	Williams Brothers Const. Inc.	84,898.13	84,898.13		84,898.13	100%	(0.01)	4,244.91	
271	03	0000	210	L	Williams Brothers Const. Inc.	126,427.65	126,427.65		126,427.65	100%	0.00	6,321.38	
272	03	0000	210	L	Williams Brothers Const. Inc.	4,029.75	4,029.75		4,029.75	100%	0.00	201.49	
273	03	0000	210	L	Williams Brothers Const. Inc.	4,257.36	4,257.36		4,257.36	100%	0.00	212.87	
274	03	1000	210	M	Molin Concrete Products	35,127.00	35,127.00		35,127.00	100%	0.00	1,756.35	
275	03	1000	210	L	Williams Brothers Const. Inc.	10,504.00	10,504.00		10,504.00	100%	0.00	525.20	
276	04	2000	210	M	Seedorff Masonry, Inc.	14,545.00	14,545.00		14,545.00	100%	0.00	727.25	
277	04	2000	210	M	Seedorff Masonry, Inc.	27,209.00	27,209.00		27,209.00	100%	0.00	1,360.45	
278	04	2000	210	M	Seedorff Masonry, Inc.	42,280.00	42,280.00		42,280.00	100%	0.00	2,114.00	
279	04	2000	210	L	Seedorff Masonry, Inc.	88,230.00	88,230.00		88,230.00	100%	0.00	4,411.50	
280	04	2000	210	L	Seedorff Masonry, Inc.	85,745.00	85,745.00		85,745.00	100%	0.00	4,287.25	
281	04	2000	210	L	Seedorff Masonry, Inc.	6,440.00	6,440.00		6,440.00	100%	0.00	322.00	
282	05	1200	210	M	HME, Inc.	49,325.56	49,325.56		49,325.56	100%	0.00	2,466.28	
283	05	1200	210	L	Williams Brothers Const. Inc.	33,800.00	30,420.00	3,380.00	33,800.00	100%	0.00	1,690.00	
284	06	1000	210	M/L	Williams Brothers Const. Inc.	8,858.42	8,858.42		8,858.42	100%	0.00	442.92	
285	07	5400	210	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	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	M	For Sure Roofing and Sheetmetal	819.74		819.74	819.74	100%	0.00	40.99	
288	07	6200	210	L	For Sure Roofing and Sheetmetal	4,709.68		4,709.68	4,709.68	100%	0.00	235.48	
289	08	1116	210	M	Commercial Construction Products Co	28,900.00		13,322.90	13,322.90	46%	15,577.10	666.15	
290	08	1116	210	L	Commercial Construction Products Co	4,100.00			0.00	0%	4,100.00	0.00	
291	08	3323	210	M	WD Door	18,275.00			0.00	0%	18,275.00	0.00	
292	08	3323	210	L	WD Door	1,856.38			0.00	0%	1,856.38	0.00	
293	08	4313	210	M	Commercial Construction Products Co				0.00		0.00	0.00	
294	08	4313	210	L	Commercial Construction Products Co				0.00		0.00	0.00	
295	08	7100	210	M	Commercial Construction Products Co				0.00		0.00	0.00	
296	08	7100	210	L	Commercial Construction Products Co				0.00		0.00	0.00	
297	09	9000	210	M	RP Coatings	18,000.00	15,000.00	2,500.00	500.00	18,000.00	100%	0.00	900.00
298	09	9000	210	L	RP Coatings	90,000.00	65,000.00	20,000.00		85,000.00	94%	5,000.00	4,250.00
299	22	0500	210	M	August Winter & Sons, Inc.	19,000.00				0.00	0%	19,000.00	0.00
300	22	0500	210	L	August Winter & Sons, Inc.	24,000.00				0.00	0%	24,000.00	0.00
301	23	0593	210	L	Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
302	23	0713	210	M	Corn States Metal Fabricators	1,510.00				0.00	0%	1,510.00	0.00
303	23	0713	210	L	Corn States Metal Fabricators	2,790.00				0.00	0%	2,790.00	0.00
304	23	0719	210	M	Corn States Metal Fabricators	210.00				0.00	0%	210.00	0.00
305	23	0719	210	L	Corn States Metal Fabricators	450.00				0.00	0%	450.00	0.00
306	23	1123	210	M	Corn States Metal Fabricators	1,400.00				0.00	0%	1,400.00	0.00
307	23	1123	210	M	Corn States Metal Fabricators	10,000.00	3,500.00	4,700.00		8,200.00	82%	1,800.00	410.00
308	23	1123	210	L	Corn States Metal Fabricators	23,000.00	3,450.00			3,450.00	15%	19,550.00	172.50
309	23	1123	210	L	Corn States Metal Fabricators	8,000.00				0.00	0%	8,000.00	0.00
310	23	2300	210	M	Corn States Metal Fabricators	500.00				0.00	0%	500.00	0.00
311	23	2300	210	L	Corn States Metal Fabricators	3,100.00				0.00	0%	3,100.00	0.00
312	23	3100	210	M	Corn States Metal Fabricators	30,160.00	22,620.00			22,620.00	75%	7,540.00	1,131.00

1		CONTINUATION SHEET										
2		Application No. 26 APPL. DATE: July 31, 2022						PER TO: July 31, 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	12,384.00	15,480.00	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	168,750.00	22,500.00	85%	33,750.00	9,562.50
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	272,649.00		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	95,000.00		95%	5,000.00	4,750.00
337	46	2152	210	Screenings Washer/Compactor	M	August Winter & Sons	included in 462151		0.00		0.00	0.00
338	46	2152	210	Screenings Washer/Compactor	L	August Winter & Sons	included in 462151		0.00		0.00	0.00
339	230	Grit Building							0.00		0.00	0.00
340	03	0000	230	230 Grit Building							0.00	0.00
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	6,760.00	90%	3,380.00	1,521.00
358	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.	3,168.75		3,168.75	100%	0.00	158.44
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. 26	PER TO: July 31, 2022
2													APPL. DATE: July 31, 2022	ENGINEER'S PROJECT NO.: 0.00
3	Spec	Build	City of Indianola	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	-----WORK COMPLETED-----		MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE		
4	Sec.	NO	Water Resource Recovery Facility			PREV APPL	THIS PERIOD							
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 Prods	12,240.00		5,642.64	46%	6,597.36	282.13		
369	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Prods	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	22,120.00	23,520.00	84%	4,480.00	1,176.00		
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	25,860.00	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	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	0.00	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	287,100.00	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	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. 26	PER TO: July 31, 2022		
2												APPL DATE: July 31, 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			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			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						0.00		0.00	0.00		
419	03	0000	250	250 Equalization Tank						0.00		0.00	0.00		
420	03	0000	250	Rebar	M/L Harris Rebar (Ambassador Steel)	90,735.00	88,496.00	1,100.00	300.00	89,896.00	99%	839.00	4,494.80		
421	03	0000	250	Concrete	M Norwalk Ready Mix Concrete Inc.	121,947.48	116,000.00			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	294,676.18			294,676.18	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	124,810.88			124,810.88	100%	(0.00)	6,240.54		
427	03	0000	250	Suspended Slab	L Williams Brothers Const. Inc.	16,034.63	3,206.93			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	3,811.32		4,764.15	100%	0.00	238.21		
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	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	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	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	7,740.00	100%	0.00	387.00		
446	23	8101	250	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00		
447	31	5000	250	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	22,600.00			22,600.00	50%	22,600.00	1,130.00		
448	31	6613	250	Equalization Tank	M/L Helitech	103,250.00	103,250.00			103,250.00	100%	0.00	5,162.50		
449	33	3613	250	Bolted Steel Wastewater Storage Tank-131' Tank	M Great Plains Structures LLC	284,045.00	36,678.75		209,000.00	245,678.75	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			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	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	30,000.00	86%	5,000.00	1,500.00		
454	46	4123	250	Submersible Mixing Equipment	L August Winter & Sons	83,053.00	5,000.00			5,000.00	6%	78,053.00	250.00		
455	270			Peak Flow Treatment						0.00		0.00	0.00		
456	03	0000	270	270 Peak Flow Treatment Str						0.00		0.00	0.00		
457	03	0000	270	Rebar	M/L Harris Rebar (Ambassador Steel)	39,475.00	39,475.00			39,475.00	100%	0.00	1,973.75		
458	03	0000	270	Concrete	M Norwalk Ready Mix Concrete Inc.	37,200.90	37,200.89			37,200.89	100%	0.00	1,860.04		
459	03	0000	270	Form & place						0.00		0.00	0.00		
460	03	0000	270	Footings/Pads	L Williams Brothers Const. Inc.	26,439.08	26,439.08			26,439.08	100%	(0.01)	1,321.95		
461	03	0000	270	Walls	L Williams Brothers Const. Inc.	185,141.70	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											
2		Application No. 26 APPL DATE July 31, 2022											
		PER TO: July 31, 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	6,760.00	20,280.00	60%	13,520.00	1,014.00	
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		1,000.00	1,000.00	33%	2,000.00	50.00	
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		3,880.00	3,880.00	100%	0.00	194.00	
489	21	0500	270	Fire Suppression	L Midwest Automatic Fire Sprinkler	6,770.00	5,770.00		5,770.00	85%	1,000.00	288.50	
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	10,920.00	1,540.00	12,460.00	89%	1,540.00	623.00	
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	247,500.00		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	1,637.08	464,630.00	100%	0.00	23,231.50	
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	

CONTINUATION SHEET											
1											
2											
3	Spec		Buid	City of Indianola	SUPPLIER/	SCHEDULED	Application No. 26	PER. TO: July 31, 2022	ENGINEER'S PROJECT NO. 0.00		
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	APPL. DATE: July 31, 2022	----- WORK COMPLETED -----	TOTAL COMPL	%	RETAINAGE
								PREV APPL.	& STORED	Complete	TO FINISH
								THIS PERIOD			
517	03	0000	320	Form & place					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)
519	03	0000	320	Round Piers & Columns	L Williams Brothers Const. Inc.	1,823.18	1,823.18		1,823.18	100%	(0.00)
520	03	0000	320	Base Slab	L Williams Brothers Const. Inc.	413,406.45	413,406.45		413,406.45	100%	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%	955.94
522	03	0000	320	Beams	L Williams Brothers Const. Inc.	89,986.95	89,986.95		89,986.95	100%	4,499.35
523	03	0000	320	Suspended Slab	L Williams Brothers Const. Inc.	106,384.05	106,384.05		106,384.05	100%	5,319.20
524	03	0000	320	Houskeeping Pads	L Williams Brothers Const. Inc.	3,758.40	3,758.40		3,758.40	100%	187.92
525	03	0000	320	Grouting	L Williams Brothers Const. Inc.	955.40	955.40		955.40	100%	(0.00)
526	03	1000	320	320 Oxidation Ditch	M Molin Concrete Products	53,849.00	53,849.00		53,849.00	100%	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%	1,050.40
528	05	1200	320	320 Oxidation Ditch	M HME, Inc	101,417.04	101,417.04		101,417.04	100%	5,070.85
529	05	1200	320	320 Oxidation Ditch	L Williams Brothers Const. Inc.	67,600.00	64,220.00		64,220.00	95%	3,380.00
530	05	1200	320	320 Oxidation Structural Flow Splitter	M HME, Inc	5,667.98	5,667.98		5,667.98	100%	283.40
531	05	1200	320	320 Oxidation Structural Flow Splitter	L Williams Brothers Const. Inc.	3,900.00		780.00	780.00	20%	3,120.00
532	26	0000	320	Oxidation Ditches	M Price Electric	220,000.00	204,600.00	6,600.00	211,200.00	96%	8,800.00
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
534	31	6613.1	320	Oxidation Ditch	M/L Helitech	142,667.00	142,667.00		142,667.00	100%	7,133.35
535	35	2016.2	320	Slide Gates	M August Winter & Sons	39,000.00	39,000.00		39,000.00	100%	1,950.00
536	35	2016.2	320	Slide Gates	L August Winter & Sons	9,500.00	7,500.00		7,500.00	79%	2,000.00
537	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M August Winter & Sons	90,000.00	90,000.00		90,000.00	100%	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
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
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
541	350			Secondary Treatment Bldg					0.00		0.00
542	03	0000	350	350 Secondary Treatment Bldg					0.00		0.00
543	03	0000	350	Rebar	M/L Harris Rebar (Ambassador Steel)	49,265.00	47,361.50	1,903.50	49,265.00	100%	2,463.25
544	03	0000	350	Concrete	M Norwalk Ready Mix Concrete Inc.	32,261.43	32,261.43		32,261.43	100%	1,613.07
545	03	0000	350	Form & place					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)
547	03	0000	350	Base Slab	L Williams Brothers Const. Inc.	27,955.13	27,955.13		27,955.13	100%	(0.00)
548	03	0000	350	Suspended Slab	L Williams Brothers Const. Inc.	85,748.63	85,748.63		85,748.63	100%	4,287.43
549	03	0000	350	Houskeeping Pads	L Williams Brothers Const. Inc.	4,131.00	4,131.00		4,131.00	100%	206.55
550	03	0000	350	Columns	L Williams Brothers Const. Inc.	7,418.25	7,418.25		7,418.25	100%	370.91
551	03	1000	350	350 Secondary Treatment	M Molin Concrete Products	13,528.00	13,528.00		13,528.00	100%	676.40
552	03	1000	350	350 Secondary Treatment	L Williams Brothers Const. Inc.	10,504.00	10,504.00		10,504.00	100%	525.20
553	04	2000	350	350 Secondary Treatment Brick	M Seedorff Masonry, Inc.	17,189.00	17,189.00		17,189.00	100%	859.45
554	04	2000	350	350 Secondary Treatment CMU	M Seedorff Masonry, Inc.	14,329.00	14,329.00		14,329.00	100%	716.45
555	04	2000	350	350 Secondary Treatment Insulation	M Seedorff Masonry, Inc.	5,853.00	5,853.00		5,853.00	100%	292.65
556	04	2000	350	350 Secondary Treatment Brick	L Seedorff Masonry, Inc.	36,454.00	36,454.00		36,454.00	100%	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%	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%	136.80
559	05	1200	350	350 Secondary Treatment Bldg	M HME, Inc	23,415.12	23,415.12		23,415.12	100%	1,170.76
560	05	1200	350	350 Secondary Treatment Bldg	L Williams Brothers Const. Inc.	16,900.00	15,210.00	1,690.00	16,900.00	100%	845.00
561	06	1000	350	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42	8,858.42		8,858.42	100%	442.92
562	07	1713	350	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81	9,113.81		9,113.81	100%	455.69
563	07	1713	350	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00	6,370.00		6,370.00	100%	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%	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%	438.08
566	07	6200	350	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmet	313.43	313.43		313.43	100%	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%	90.04

1	2	CONTINUATION SHEET				Application No. 26		PER TO: July 31, 2022					
3	4	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	---WORK COMPLETED---		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
5	6	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	1,330.00		15,010.00	79%	3,990.00	750.50
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	30,166.00			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	87,824.00			87,824.00	100%	0.00	4,391.20
597	23	3300	350	Air Duct Accessories	M Corn States Metal Fabricators	530.00	530.00			530.00	100%	0.00	26.50
598	23	3300	350	Air Duct Accessories	L Corn States Metal Fabricators	350.00	350.00			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
608	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	150,000.00	20,000.00		170,000.00	85%	30,000.00	8,500.00
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

CONTINUATION SHEET				Application No. 26			PER TO: July 31, 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	Rebar	M/L Harris Rebar (Ambassador Steel)	178,010.00	176,295.50	1,714.50	178,010.00	100%	0.00	8,900.50
620	03	0000	380	Concrete	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	Form & place					0.00		0.00	0.00
622	03	0000	380	Walls	L Williams Brothers Const. Inc.	686,179.35	686,179.35		686,179.35	100%	0.00	34,308.97
623	03	0000	380	Base Slab	L Williams Brothers Const. Inc.	202,724.10	202,724.10		202,724.10	100%	0.00	10,136.21
624	03	0000	380	SOG	L Williams Brothers Const. Inc.	1,323.00	661.50		661.50	50%	661.50	33.08
625	03	0000	380	Suspended Slab	L Williams Brothers Const. Inc.	79,596.68	79,596.68		79,596.68	100%	(0.00)	3,979.83
626	03	0000	380	Grouting	L Williams Brothers Const. Inc.	20,280.38			0.00	0%	20,280.38	0.00
627	05	1200	380	Secondary Clarifier Flow Splitter	M HME, Inc	14,514.40	14,514.40		14,514.40	100%	0.00	725.72
628	05	1200	380	Secondary Clarifiers	M HME, Inc	20,663.54	20,663.54		20,663.54	100%	0.00	1,033.18
629	05	1200	380	Secondary Clarifier Flow Splitter	L Williams Brothers Const. Inc.	11,700.00	1,170.00	2,340.00	3,510.00	30%	8,190.00	175.50
630	05	1200	380	Secondary Clarifiers	L Williams Brothers Const. Inc.	19,500.00			0.00	0%	19,500.00	0.00
631	09	9000	380	Paints and Coatings 380 Sec Clarifiers	M RP Coatings	17,000.00	17,000.00		17,000.00	100%	0.00	850.00
632	09	9000	380	Paints and Coatings	L RP Coatings	67,000.00	67,000.00		67,000.00	100%	0.00	3,350.00
633	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	22,600.00		22,600.00	100%	0.00	1,130.00
634	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	16,950.00		16,950.00	75%	5,650.00	847.50
635	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	16,950.00		16,950.00	75%	5,650.00	847.50
636	31	6613	380	Secondary Clarifier	M/L Helitech	39,416.00	39,416.00		39,416.00	100%	0.00	1,970.80
637	43	2112	380	Screw Centrifugal Pumps	M August Winter & Sons	34,000.00		34,000.00	34,000.00	100%	0.00	1,700.00
638	43	2112	380	Screw Centrifugal Pumps	L August Winter & Sons	9,000.00	450.00		450.00	5%	8,550.00	22.50
639	46	4323	380	Secondary Clarifier Mechanism	M August Winter & Sons	418,000.00	418,000.00		418,000.00	100%	0.00	20,900.00
640	46	4323	380	Secondary Clarifier Mechanism	L August Winter & Sons	250,000.00	235,000.00	5,000.00	240,000.00	96%	10,000.00	12,000.00
641	420	UV Disinfection Bldg							0.00		0.00	0.00
642	03	0000	420	UV Disinfection Bldg					0.00		0.00	0.00
643	03	0000	420	Rebar	M/L Harris Rebar (Ambassador Steel)	22,050.00	22,050.00		22,050.00	100%	0.00	1,102.50
644	03	0000	420	Concrete	M Norwalk Ready Mix Concrete Inc.	23,548.27	23,548.27		23,548.27	100%	0.00	1,177.41
645	03	0000	420	Form & place					0.00		0.00	0.00
646	03	0000	420	Footings	L Williams Brothers Const. Inc.	6,125.63	6,125.63		6,125.63	100%	(0.01)	306.28
647	03	0000	420	Walls	L Williams Brothers Const. Inc.	155,512.60	155,512.60		155,512.60	100%	0.00	7,775.63
648	03	0000	420	Base Slab	L Williams Brothers Const. Inc.	26,534.93	26,534.93		26,534.93	100%	(0.00)	1,326.75
649	03	0000	420	SOG	Williams Brothers Const. Inc.	50,381.88	50,381.88		50,381.88	100%	(0.00)	2,519.09
650	03	0000	420	Houskeeping Pads	Williams Brothers Const. Inc.	7,682.85	7,682.85		7,682.85	100%	0.00	384.14
651	03	1000	420	Disinfection	M Molin Concrete Products	16,910.00	16,910.00		16,910.00	100%	0.00	845.50
652	03	1000	420	UV Vault	M Molin Concrete Products	6,000.00	4,500.00		4,500.00	75%	1,500.00	225.00
653	03	1000	420	Disinfection	L Williams Brothers Const. Inc.	10,504.00	10,504.00		10,504.00	100%	0.00	525.20
654	04	2000	420	UV Disinfect Insulation	M Seedorff Masonry, Inc.	7,703.00	7,703.00		7,703.00	100%	0.00	385.15
655	04	2000	420	UV Disinfect Brick	M Seedorff Masonry, Inc.	22,164.00	22,164.00		22,164.00	100%	0.00	1,108.20
656	04	2000	420	UV Disinfect CMU	M Seedorff Masonry, Inc.	13,359.00	13,359.00		13,359.00	100%	0.00	667.95
657	04	2000	420	UV Disinfect CMU	L Seedorff Masonry, Inc.	49,870.00	49,870.00		49,870.00	100%	0.00	2,493.50
658	04	2000	420	UV Disinfect Insulation	L Seedorff Masonry, Inc.	3,383.00	3,383.00		3,383.00	100%	0.00	169.15
659	04	2000	420	UV Disinfect Brick	L Seedorff Masonry, Inc.	46,273.00	46,273.00		46,273.00	100%	0.00	2,313.65
660	05	1200	420	UV Value Vault	M HME, Inc	1,149.88	1,149.88		1,149.88	100%	0.00	57.49
661	05	1200	420	Disinfection	M HME, Inc	45,524.60	9,800.00		9,800.00	22%	35,724.60	490.00
662	05	1200	420	Disinfection	L Williams Brothers Const. Inc.	3,900.00	3,900.00		3,900.00	100%	0.00	195.00
663	06	1000	420	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42	8,858.42		8,858.42	100%	(0.00)	442.92
664	06	8000	420	Fiberglass Reinforced Plastic Fabrications	M Williams Brothers Const. Inc.	12,500.00	12,500.00		12,500.00	100%	0.00	625.00
665	06	8000	420	Fiberglass Reinforced Plastic Fabrications	L Williams Brothers Const. Inc.	1,875.00	468.75		468.75	25%	1,406.25	23.44
666	07	1713	420	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81	9,113.81		9,113.81	100%	0.00	455.69
667	07	1713	420	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00	6,370.00		6,370.00	100%	0.00	318.50
668	07	5400	420	Thermoplastic Membrane Roofing	M For Sure Roofing and Sheetmetal	12,028.96	12,028.96		12,028.96	100%	0.00	601.45
669	07	5400	420	Thermoplastic Membrane Roofing	L For Sure Roofing and Sheetmetal	10,783.52	10,783.52		10,783.52	100%	0.00	539.18

CONTINUATION SHEET												Application No. 26	PER TO: July 31, 2022
												APPL. DATE: July 31, 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	Complete	TO FINISH			
670	07	6200	420	Sheet Metal Flashing and Trim	M For Sure Roofing and Sheetmet	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		100%	0.00	110.82		
672	08	1116	420	Aluminum Doors and Frames	M Commercial Construction Prode	13,920.00			46%	7,502.88	320.86		
673	08	1116	420	Aluminum Doors and Frames	L Commercial Construction Prode	1,780.00	1,000.00		56%	780.00	50.00		
674	08	3323	420	Overhead Coilings Doors	M WD Door	6,172.50			0%	6,172.50	0.00		
675	08	3323	420	Overhead Coilings Doors	L WD Door	928.25			0%	928.25	0.00		
676	08	4313	420	Aluminum Framed Storefronts	M Commercial Construction Prode	Includ above			0%	0.00	0.00		
677	08	4313	420	Aluminum Framed Storefronts	L Commercial Construction Prode	Includ above			0%	0.00	0.00		
678	08	7100	420	Door Hardware	M Commercial Construction Prode	Includ above			0%	0.00	0.00		
679	08	7100	420	Door Hardware	L Commercial Construction Prode	Includ above			0%	0.00	0.00		
680	09	9000	420	Paints and Coatings 420 Disinfection	M RP Coatings	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		100%	0.00	625.00		
682	22	0500	420	Disinfection	M August Winter & Sons, Inc.	70,000.00	70,000.00		100%	0.00	3,500.00		
683	22	0500	420	Disinfection	L August Winter & Sons, Inc.	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%	504.00	0.00		
685	23	0719	420	HVAC Piping Insulation	M Corn States Metal Fabricators	300.00			0%	300.00	0.00		
686	23	0719	420	HVAC Piping Insulation	L Corn States Metal Fabricators	410.00			0%	410.00	0.00		
687	23	1123	420	HVAC Sequence of Operation	M Corn States Metal Fabricators	3,400.00			0%	3,400.00	0.00		
688	23	1123	420	HVAC Sequence of Operation	L Corn States Metal Fabricators	9,600.00	960.00		10%	8,640.00	48.00		
689	23	2300	420	Refrigerant Piping	M Corn States Metal Fabricators	400.00			0%	400.00	0.00		
690	23	2300	420	Refrigerant Piping	L Corn States Metal Fabricators	2,000.00			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		100%	0.00	431.00		
692	23	3100	420	HVAC Ducts and Casings	L Corn States Metal Fabricators	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		100%	0.00	7.50		
694	23	3300	420	Air Duct Accessories	L Corn States Metal Fabricators	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		100%	0.00	352.00		
696	23	3423	420	HVAC Power Ventilators	L Corn States Metal Fabricators	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		100%	0.00	17.50		
698	23	3700	420	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	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		100%	0.00	193.50		
700	23	8101	420	Terminal Heat Transfer Units	L Corn States Metal Fabricators	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		100%	0.00	1,120.00		
702	23	8127	420	Libert AC Units	L Corn States Metal Fabricators	2,800.00	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	75%	1,001.00	149.95		
704	23	8417	420	Dehumidifiers	L Corn States Metal Fabricators	350.00			0%	350.00	0.00		
705	26	0000	420	UV	M Price Electric	40,000.00	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		100%	0.00	1,130.00		
707	43	2136	420	Vertical Turbine Pumps	M August Winter & Sons	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		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	100%	0.00	17,400.00		
710	43	3263	420	Ultraviolet Disinfection Equipment	L August Winter & Sons	80,000.00	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		100%	0.00	475.00		
712	520	Aerobic Digester								0.00	0.00		
713	03	0000	520	Aerobic Digester						0.00	0.00		
714	03	0000	520	Rebar	M/L Harris Rebar (Ambassador Stee	480,515.00	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		100%	0.00	10,914.97		
716	03	0000	520	Form & place						0.00	0.00		
717	03	0000	520	Walls	L Williams Brothers Const. Inc.	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		100%	0.00	8,846.15		
719	03	0000	520	Suspended Slab	L Williams Brothers Const. Inc.	86,070.60	86,070.60		100%	0.00	4,303.53		
720	05	1200	520	Aerobic Digester	M HME, Inc	25,269.22	25,269.22		100%	0.00	1,263.46		

1		CONTINUATION SHEET										Application No. 26		PER TO: July 31, 2022	
2												APPL. DATE: July 31, 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	520	Aerobic Digester	L	Williams Brothers Const. Inc.	19,500.00	19,500.00			19,500.00	100%	0.00	975.00
722	09	9000	520	520	Paints and Coatings 520 Aerobic Digesters	M	RP Coatings	200.00	200.00			200.00	100%	0.00	10.00
723	09	9000	520	520	Paints and Coatings	L	RP Coatings	1,000.00				0.00	0%	1,000.00	0.00
724	31	5000	520	520	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	45,200.00			45,200.00	100%	0.00	2,260.00
725	31	6613	520	520	Aerobic Digester	M/L	Helitech	103,250.00	103,250.00			103,250.00	100%	0.00	5,162.50
726	46	4123	520	520	Submersible Mixing Equipment-520 Aerobic Digesters	M	August Winter & Sons	90,000.00			90,000.00	90,000.00	100%	0.00	4,500.00
727	46	4123	520	520	Submersible Mixing Equipment	L	August Winter & Sons	27,500.00				0.00	0%	27,500.00	0.00
728	46	5133	520	520	Flexible Membrane Diffusedd Aeration Equipment	M	August Winter & Sons	150,000.00	26,554.00		115,000.00	141,554.00	94%	8,446.00	7,077.70
729	46	5133	520	520	Flexible Membrane Diffusedd Aeration Equipment	L	August Winter & Sons	75,000.00	9,000.00			9,000.00	12%	66,000.00	450.00
730	550	Solids Processing Bldg										0.00		0.00	0.00
731	03	0000	550	550	Solids Processing Bldg							0.00		0.00	0.00
732	03	0000	550		Rebar	M/L	Harris Rebar (Ambassador Steel)	103,085.00	101,975.28			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			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			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			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			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			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			28,033.43	100%	(0.00)	1,401.67
740	03	0000	550		Mechanical Curbs	L	Williams Brothers Const. Inc.	373.95	373.95			373.95	100%	0.00	18.70
741	03	1000	550	550	Solids Process	M	Molin Concrete Products	33,698.00	33,698.00			33,698.00	100%	0.00	1,684.90
742	03	1000	550	550	Solids Process	L	Williams Brothers Const. Inc.	10,504.00	10,504.00			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			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			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			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			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			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			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			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			17,160.00	40%	25,740.00	858.00
751	06	1000	550	550	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42		8,858.42		8,858.42	100%	(0.00)	442.92
752	07	1713	550	550	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81		9,113.81		9,113.81	100%	0.00	455.69
753	07	1713	550	550	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00		6,370.00		6,370.00	100%	0.00	318.50
754	07	5400	550	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	550	Thermoplastic Membrane Roofing	L	For Sure Roofing and Sheetmetal	22,068.73	11,034.37	11,034.36		22,068.73	100%	(0.00)	1,103.44
756	07	6200	550	550	Sheet Metal Flashing and Trim	M	For Sure Roofing and Sheetmetal	489.73		489.73		489.73	100%	0.00	24.49
757	07	6200	550	550	Sheet Metal Flashing and Trim	L	For Sure Roofing and Sheetmetal	4,535.16		4,535.16		4,535.16	100%	0.00	226.76
758	08	1116	550	550	Aluminum Doors and Frames	M	Commercial Construction Products	26,700.00			12,308.70	12,308.70	46%	14,391.30	615.44
759	08	1116	550	550	Aluminum Doors and Frames	L	Commercial Construction Products	3,700.00				0.00	0%	3,700.00	0.00
760	08	3323	550	550	Overhead Coilings Doors	M	WD Door	19,751.50				0.00	0%	19,751.50	0.00
761	08	3323	550	550	Overhead Coilings Doors	L	WD Door	2,784.87				0.00	0%	2,784.87	0.00
762	08	4313	550	550	Aluminum Framed Storefronts	M	Commercial Construction Products	Includ above				0.00		0.00	0.00
763	08	4313	550	550	Aluminum Framed Storefronts	L	Commercial Construction Products	Includ above				0.00		0.00	0.00
764	08	7100	550	550	Door Hardware	M	Commercial Construction Products	Includ above				0.00		0.00	0.00
765	08	7100	550	550	Door Hardware	L	Commercial Construction Products	Includ above				0.00		0.00	0.00
766	09	9000	550	550	Paints and Coatings 550 Solids Processing	M	RP Coatings	8,000.00	8,000.00			8,000.00	100%	0.00	400.00
767	09	9000	550	550	Paints and Coatings	L	RP Coatings	40,000.00	32,000.00	5,000.00		37,000.00	93%	3,000.00	1,850.00
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	550	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
771	23	0713	550	550	Duct Insulation	M	Corn States Metal Fabricators	1,960.00				0.00	0%	1,960.00	0.00

1		CONTINUATION SHEET						Application No. 26		PER. TO: July 31, 2022					
2								APPL. DATE: July 31, 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	2,000.00	7,800.00	78%	2,200.00	390.00
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	82,000.00		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		45,200.00	100%	0.00	2,260.00
795	43	1123	550		Rotary Positive Displacement Aeration Blower	M	August Winter & Sons		250,000.00	20,000.00	50,000.00	248,000.00	99%	2,000.00	12,400.00
796	43	1123	550		Rotary Positive Displacement Aeration Blower	L	August Winter & Sons		117,000.00	27,000.00	15,000.00	42,000.00	36%	75,000.00	2,100.00
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	10,000.00	236,200.00	94%	15,800.00	11,810.00
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	25,000.00	225,000.00	90%	25,000.00	11,250.00
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

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1		CONTINUATION SHEET				Application No.	26	PER TO:	July 31, 2022			
2						APPL. DATE:	July 31, 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								0.00			
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			PCO022A		(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	39,629,695.92	652,024.59	1,512,441.16	41,794,161.67	92%	3,754,299.33	2,089,708.08

1		CONTINUATION SHEET					Application No. 26	PER TO: July 31, 2022				
2							APPL DATE: July 31, 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	10,259,517.77	105,000.00	604,054.15	93%	852,697.08	548,428.60
917	2333530'	CONM19		Metal Doors/Frames/Hardware	Commercial Construction	199,187.74	0.00	15,817.12	75,300.62	46%	108,070.00	4,555.89
918	2324530'	CORN01		HVAC	Corn States Metal Fabricators	1,411,950.00	759,593.00	20,840.00	250,560.72	73%	380,956.28	51,549.69
919	2334530'	DESM03		Gate Operators/Gates/Fence	Des Moines Steel Fence Co Inc	75,420.00	0.00	0.00	0.00	0%	75,420.00	0.00
920	2332530'	EPCO01		Plastic Toilet Compartments	EPCO Ltd., Inc.	2,780.00	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	136,080.04	33,880.93	0.00	100%	0.03	8,498.05
922	2336530'	GREAO6		Bolted Steel WW Tanks	Great Plains Structures LLC	799,200.00	471,687.25	0.00	209,000.00	85%	118,512.75	34,034.36
923	2323530'	HARR07		Concrete Reinforcing Work	Harris Rebar/Ambassador Steel	1,790,000.00	1,761,706.96	12,524.97	4,952.84	99%	10,815.23	88,959.24
924	2353530'	HEAR10		Acoustical Ceiling Tile Work	Heartland Finishes Inc.	4,675.00	4,006.25	0.00	4,006.25	86%	668.75	200.31
925	2320530'	HELI01		Rammed Agg Piers/Pile LoadTest	Helitech	833,300.00	833,300.00	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	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	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	81%	267,979.00	57,242.13
929	2361530'	J&KC01		Site Utilities/Ext Mechanical	J & K Contracting LLC	3,575,690.00	3,267,772.01	273,857.81	711.13	99%	33,349.05	177,117.05
930	2327530'	JIMS03		Tiling & Resilient Flooring	Jim's Carpet One	12,000.00	9,027.50	0.00	0.00	75%	2,972.50	451.38
931	2331530'	JOH14		Fire Protection Specialties	Johnson Specialty Sales, Ltd.	1,525.00	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	48,450.00	0.00	94%	3,000.00	2,422.50
933	2372530'	MOLI01		Structural Precast Hollow Core	Molin Concrete Products	205,460.00	196,178.00	0.00	7,782.00	99%	1,500.00	10,198.00
934	2346530'	NORW02		Ready Mix Concrete	Norwalk Ready-Mix Concrete I	1,792,116.61	1,480,985.73	4,000.00	0.00	83%	307,130.88	74,249.29
935	2322530'	NYS01		Access Doors	Nystrom, Inc.	4,533.00	3,011.00	0.00	1,097.00	91%	425.00	205.40
936	2330530'	OSDI01		Metal Lockers	OSDI	4,707.00	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%	1,185.00	0.00
938	2329530'	PREM05		Window Shades	Premier Edge LLC	1,788.00	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	4,394,718.28	49,100.00	313,810.14	94%	289,618.02	237,881.42
940	2369530'	RIVE09		Metal Bldg Systems Erection	Riverview Construction Compa	327,899.00	327,899.00	0.00	0.00	100%	0.00	16,394.95
941	2326530'	RPCO01		Deck/Wall Coverings/Paint/Flor	RP Coatings, Inc.	470,000.00	381,100.00	27,500.00	4,900.00	88%	56,500.00	20,675.00
942	2376530'	SEED02		Masonry Work	Seedorff Masonry, Inc.	1,136,783.00	1,136,783.00	0.00	0.00	100%	0.00	56,839.15
943	2321530'	SOIL02		Landscape work	Soil Tek	220,000.00	89,692.00	300.00	0.00	41%	130,008.00	4,499.60
945	2335530'	WDD01		Overhead Coiling/Sect Doors	WD Door	100,900.00	0.00	0.00	0.00	0%	100,900.00	0.00
946				Williams Brothers Const. Inc.		13,552,934.71	12,530,513.79	60,753.76	(0.00)	93%	961,667.16	629,563.38
947				TOTALS		45,548,461.00	39,629,695.92	652,024.59	1,512,441.16	92%	3,754,299.33	2,089,708.08

Application No. 26

July 31, 2022

"OFFICIAL SEAL"
JACOB K. LEE
Notary Public, State of Illinois
My Commission Expires 06-15-2025

Commercial Construction Products Co.

5656 S.E. 38th Street
 Des Moines, IA 50320
 Polk

INVOICE

Invoice Number: 19505
 Invoice Date: Oct 28, 2021
 Page: 1

Voice: 515-285-5301
 Fax: 515-287-3058

Bill To:

Williams Brothers Construction Inc
 PO Box 1366
 Peoria, IL 61654

Ship to:

Indianola Resource Recovery Facility

Customer ID	Customer PO	Payment Terms	
Williams Brothers Co	2333-530	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		11/27/21

Quantity	Item	Description	Unit Price	Amount
		BUILDING #100		
		(1) LOT FINISH HARDWARE		2,318.40
		(23% OF SCHEDULED VALUE)		150
		BUILDING #120		
		(1) LOT FINISH HARDWARE		5,290.94
		(23% OF SCHEDULED VALUE)		198
		BUILDING #230		
		(1) LOT FINISH HARDWARE		1,970.64
		(23% OF SCHEDULED VALUE)		368
		BUILDING #210		
		(1) LOT FINISH HARDWARE		4,652.90
		(23% OF SCHEDULED VALUE)		289
		BUILDING #350		
		(1) LOT FINISH HARDWARE		2,415.00
		(23% OF SCHEDULED VALUE)		568
		BUILDING #420		
		(1) LOT FINISH HARDWARE		2,241.12
		(23% OF SCHEDULED VALUE)		672
		BUILDING #550		
		(1) LOT FINISH HARDWARE		4,298.70
		(23% OF SCHEDULED VALUE)		758

Subtotal

Continued

Sales Tax

Continued

Freight

Total Invoice Amount

Continued

Payment/Credit Applied

TOTAL

Continued

Check/Credit Memo No:

Commercial Construction Products Co.

5656 S.E. 36th Street
Des Moines, IA 50320
Polk

INVOICE

Invoice Number: 19505
Invoice Date: Oct 28, 2021
Page: 2

Voice: 515-285-5301
Fax: 515-287-3058

Bill To:

Williams Brothers Construction Inc
PO Box 1366
Peoria, IL 61654

Ship to:

Indianola Resource Recovery Facility

Customer ID	Customer PO	Payment Terms	
Williams Brothers Co	2333-530	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		11/27/21

Quantity	Item	Description	Unit Price	Amount
		BUILDING #570 (1) LOT FINISH HARDWARE (23% OF SCHEDULED VALUE)		1,449.00 <i>Line 836</i>
Subtotal				24,636.70
Sales Tax				
Freight				
Total Invoice Amount				24,636.70
Payment/Credit Applied				
TOTAL				24,636.70

\$16,930.76

Check/Credit Memo No:

Commercial Construction Products Co.

5656 S.E. 36th Street
Des Moines, IA 50320
Polk

INVOICE

Invoice Number: 19754
Invoice Date: Jul 20, 2022
Page: 1
Duplicate

Voice: 515-285-5301
Fax: 515-287-3058

Bill To:

Williams Brothers Construction Inc
PO Box 1366
Peoria, IL 61654

Ship to:

Indianola Resource Recovery Facility

Customer ID	Customer PO	Payment Terms	
Williams Brothers Co	2333-530	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		8/19/22

Quantity	Item	Description	Unit Price	Amount
		Building #230 Installation	Line 369	0 2,000.00
		Building #270 Installation	475	1,000.00
		Building #350 Installation	569	0 2,800.00
		Building #420 Installation	673	1,000.00
Subtotal				6,800.00
Sales Tax				
Freight				
Total Invoice Amount				6,800.00
Payment/Credit Applied				
TOTAL				6,800.00

Check/Credit Memo No:



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: August 15, 2022

Subject: Resolution approving Payment Application Number 13 in the amount of \$502,727.03 and Change Order Number 8 in the amount of \$21,034.50 from Absolute Concrete for the Square Reconstruction Project.

Recommendation: Roll call is in order.

Attachments:

1. Pay Request 013_Change Order 08_City Square_Signed
2. RES Square Recon Pay 13 and CO 8



**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

August 8th, 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 #13
City of Indianola, IA
BMI Project No.: T62.121517

Dear Mr. Pal & Dissell,

Enclosed is Pay Request (PR) #13 in the amount of \$502,727.03 for your review and acceptance for the above referenced project. Pay Request #13 includes the quantities for work completed in July of 2022. The documents have been signed by the Project Manager and are recommended for approval.

This payment period includes pavement and sidewalk removal, storm sewer installation, water main installation, subgrade prep and related excavation, sub drain, rock chambers, pavement, and electrical conduit/wiring along Ashland Ave. It also includes paint striping on Buxton St and Salem Ave.

Included in this pay request is Change Order #8. This change order includes the cost to cover work associated with lowering the water main/service to the Justice Center to connect to the IMU water main. Similarly, at the time of design, the elevation of the water main along Ashland was unknown. Upon removals, it was identified that this water main was shallower than anticipated and required modifications to the storm sewer pipe and structures at three locations along Ashland to compensate for this elevation adjustment. Additional reinforcing was added to the concrete pavement above the storm sewer, insulation was provided between the water main and the storm sewer and intake modifications were made at two locations. These modifications and design direction were agreed upon by Indianola Municipal Utilities and City Staff prior to proceeding.

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: August 15, 2022
PAYMENT REQUEST # 13
PAYMENT PERIOD: From: July 1, 2022 Through: July 31, 2022

Contract Summary

Original Contract Amount:	\$	8,499,759.80	
Net change by Change Orders:	\$	173,569.58	
Revised Contract Amount: (line 1 ± 2)	\$	8,673,329.38	
Total completed and stored to date:	\$	4,619,754.76	
Retainage: 5 % of Completed Work:	\$	230,987.74	
Total Earned less Retainage:	\$	4,388,767.02	
Less previous applications for payment:	\$	3,886,039.99	
SUBTOTAL	\$	502,727.03	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	502,727.03	
Balance to finish, including retainage:	\$	4,284,562.36	

Contract Time Remaining (If applicable) 451.00 CALENDAR DAYS

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

Construction Contractor Approval: Absolute Concrete Construction Inc.
Signature: Eli Hartog Date: 08.04.2022

Engineer / Consultant Approval: Bolton & Menk, Inc.
Signature: _____ 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
12	July 18, 2022	\$ 482,097.52
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TOTAL \$ 3,886,039.99

Previous Applications for Payment

No.	Date	Amount
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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
8	August 15, 2022	\$ 21,034.50
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TOTAL \$ 173,569.58

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:	469.00
Contract Time Remaining:	<u>451.00</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	250.50	\$ 21,292.50	101.50	71.16%
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	4,213.47	\$ 75,842.46	4,100.13	50.68%
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	\$ 70,000.00	8,579.84	\$ 34,319.36	8,920.16	49.03%
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00	\$ 44,400.00	5,374.30	\$ 32,245.80	2,025.70	72.63%
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	\$ 218,750.00	9,388.44	\$ 117,355.50	8,111.56	53.65%
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	CF	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	1,475.00	\$ 221,250.00	385.00	79.30%
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	\$ 79,625.00	455.00	\$ 79,625.00	-	100.00%
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	1,092.00	\$ 32,760.00	18.00	98.38%
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00	\$ 108,750.00	2,930.00	\$ 73,250.00	1,420.00	67.36%
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	14.00	\$ 14,000.00	11.00	56.00%
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00	\$ 11,000.00	28.00	\$ 7,700.00	12.00	70.00%
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	998.00	\$ 14,970.00	375.00	72.69%
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	20.00	\$ 17,700.00	37.00	35.09%
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	9.00	\$ 49,500.00	6.00	60.00%
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	21.25	\$ 95,625.00	6.75	75.89%
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	2.00	\$ 6,400.00	4.00	33.33%
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	16.00	\$ 16,000.00	2.00	88.89%
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	7,277.20	\$ 618,562.00	3,622.80	66.76%
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	2,664.00	\$ 213,120.00	4,111.00	39.32%
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	3,643.20	\$ 43,718.40	1,206.80	75.12%
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 PAVER W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00	\$ 105,625.00	1,630.05	\$ 40,751.25	2,594.95	38.58%
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	18,268.10	\$ 255,753.40	6,431.90	73.96%
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00	\$ 216,800.00	3,039.74	\$ 121,589.60	2,380.26	56.08%
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	2,212.50	\$ 138,281.25	2,947.50	42.88%
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	57.91	\$ 33,299.36	18.59	75.70%
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	\$ 19,710.00	11.10	\$ 8,103.00	15.90	41.11%
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00	7.00	22.00	\$ 325.00	\$ 7,150.00	6.00	\$ 1,950.00	16.00	27.27%
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00	14.00	59.00	\$ 425.00	\$ 25,075.00	27.00	\$ 11,475.00	32.00	45.76%
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	21.00	\$ 5,565.00	20.00	51.22%
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	\$ 10,500.00	-	100.00%
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%

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	27.00	\$ 25,650.00	5.00	84.38%
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$ 1,650.00	\$ 85,800.00	33.00	\$ 54,450.00	19.00	63.46%
101	SERVICE CABINET	EA	2.00		2.00	\$ 4,350.00	\$ 8,700.00	2.00	\$ 8,700.00	-	100.00%
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	979.49	\$ 10,284.65	719.51	57.65%
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$ 12.50	\$ 83,412.50	4,509.96	\$ 56,374.50	2,163.04	67.59%
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	16,253.60	\$ 32,507.20	10,689.40	60.33%
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$ 1.50	\$ 7,824.00	4,288.50	\$ 6,432.75	927.50	82.22%
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$ 1.50	\$ 5,491.50	2,125.00	\$ 3,187.50	1,536.00	58.04%
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$ 1.25	\$ 1,555.00	317.00	\$ 396.25	927.00	25.48%
112	YARD HYDRANT	EA	16.00		16.00	\$ 2,300.00	\$ 36,800.00	12.50	\$ 28,750.00	3.50	78.13%
113	PERMEABLE PAVER MONITORING WELL	EA	6.00		6.00	\$ 2,000.00	\$ 12,000.00	6.00	\$ 12,000.00	-	100.00%
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	3.00	\$ 16,067.25	1.00	75.00%
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%
123	MISH MASH CANOPY WALK	LS	-	1.00	1.00	\$ 19,387.26	\$ 19,387.26	1.00	\$ 19,387.26	-	100.00%
124	LOWERING WATERMAIN	LS	-	1.00	1.00	\$ 7,770.00	\$ 7,770.00	1.00	\$ 7,770.00	-	100.00%
125	MODIFYING STORM INTAKES AND REINFORCE PAVING	LS	-	1.00	1.00	\$ 13,264.50	\$ 13,264.50	-	\$ -	1.00	0.00%
DIVISION 2											
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$ 90.00	\$ 3,420.00	38.00	\$ 3,420.00	-	100.00%
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$ 50.00	\$ 3,265.00	65.30	\$ 3,265.00	-	100.00%
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 2,875.00	\$ 2,875.00	1.00	\$ 2,875.00	-	100.00%
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$ 700.00	\$ 15,750.00	9.36	\$ 6,552.00	13.14	41.60%
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$ 325.00	\$ 5,200.00	16.00	\$ 5,200.00	-	100.00%
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$ 200.00	\$ 2,000.00	10.00	\$ 2,000.00	-	100.00%
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$ 115.00	\$ 575.00	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 RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA		6.00	6.00	\$ 166.50	\$ 999.00	3.20	\$ 532.80	2.80	53.33%
D2.13	MOBILIZATION	LS		1.00	1.00	\$ 1,054.50	\$ 1,054.50	1.00	\$ 1,054.50	-	100.00%
D2.14	ADDITIONAL TRAFFIC SIGNAL MODIFICATIONS	LS		1.00	1.00	\$ 834.13	\$ 834.13	1.00	\$ 834.13	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 8,673,329.38

\$ 4,619,754.76

46.74%

CHANGE ORDER FORM



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: 8

Change Order Date: August 15, 2022

Purpose of Change Order:

This work will lower the watermain to resolve a conflicting elevation with the storm sewer on Ashland Ave. This work also modifies storm structures instead of altering the watermain on ashland, including reinforcing pavement in areas with reduced cover on top of storm sewer pipes.

Creation of Item #124 accounts for lowering the water main at a storm sewer crossing. Item #125 reinforces pavement where storm structures have been modified with reduced cover to avoid altering the watermain

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
DIVISION 1					
124	WATERMAIN LOWERING	LS	1.00	\$7,770.00	\$7,770.00
125	MODIFYING STORM INTAKES AND REINFORCE PAVING	LS	1.00	\$13,264.50	\$13,264.50

Change Order Number: 8 makes the following adjustments to the contract: **\$21,034.50**

Contractor Accepted: Absolute Concrete Construction Inc.

Signature: Eli Hartog
 Firm Name: Absolute Concrete Construction Inc.

Date: 08.04.2022

Engineer Approved: Bolton & Menk, Inc.

Signature: [Signature]
 Firm Name: Bolton & Menk, Inc.

Date: 08/09/2022

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	June 18, 2022	\$19,387.26
8	August 15, 2022	\$ 21,034.50
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **\$ 8,673,329.38**

CONTRACT PRICE DETAIL - Funding Break Down

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	Qty. Quantity Complete	City Value of Work Complete	City - Sanitary Sewer Quantity Complete	City Sanitary Sewer Value of Work Complete	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	250.50	\$ 21,292.50		\$ -		\$ -		\$ -	\$ 21,292.50
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	168.54	\$ 3,033.70		\$ -	4044.93	\$ 72,808.76		\$ -	\$ 75,842.46
5	SUBGRADE PREPARATION	SY	17,500.00		17,500.00	\$ 4.00	8579.84	\$ 34,319.36		\$ -		\$ -		\$ -	\$ 34,319.36
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00		\$ -		\$ -	5374.30	\$ 32,245.80		\$ -	\$ 32,245.80
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00		17,500.00	\$ 12.50	9388.44	\$ 117,355.50		\$ -		\$ -		\$ -	\$ 117,355.50
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	1239.00	\$ 185,850.00		\$ -	236.00	\$ 35,400.00		\$ -	\$ 221,250.00
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	455.00	\$ 79,625.00		\$ -		\$ -		\$ -	\$ 79,625.00
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	360.00		360.00	\$ 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	1092.00	\$ 32,760.00		\$ -		\$ -		\$ -	\$ 32,760.00
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00		\$ -		\$ -	2930.00	\$ 73,250.00		\$ -	\$ 73,250.00
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		\$ -		\$ -	14.00	\$ 14,000.00		\$ -	\$ 14,000.00
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00		\$ -		\$ -	28.00	\$ 7,700.00		\$ -	\$ 7,700.00
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		\$ -		\$ -		\$ -		\$ -	\$ -
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00		1,462.00	\$ 15.00		\$ -		\$ -		\$ -	831.20	\$ 91,432.00	\$ 91,432.00
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00		52.00	\$ 2,300.00		\$ -		\$ -		\$ -	998.00	\$ 14,970.00	\$ 14,970.00
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	1.00	2.00	\$ 3,500.00		\$ -		\$ -		\$ -	14.00	\$ 32,200.00	\$ 32,200.00
28	WATER SERVICE CURB STOP AND BOX	EA	53.00		53.00	\$ 885.00		\$ -		\$ -		\$ -	2.00	\$ 7,000.00	\$ 7,000.00
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00		\$ -		\$ -		\$ -	20.00	\$ 17,700.00	\$ 17,700.00
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		\$ -		\$ -		\$ -	0.00	\$ -	\$ -
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00		\$ -		\$ -		\$ -	3.00	\$ 6,900.00	\$ 6,900.00
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	9.00	\$ 49,500.00		\$ -		\$ -		\$ -	\$ 49,500.00
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		\$ -		\$ -	21.25	\$ 95,625.00		\$ -	\$ 95,625.00
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	2.00	\$ 6,400.00		\$ -		\$ -		\$ -	\$ 6,400.00
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	16.00	\$ 16,000.00		\$ -		\$ -		\$ -	\$ 16,000.00
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	7277.20	\$ 618,562.00		\$ -		\$ -		\$ -	\$ 618,562.00
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	1960.96	\$ 156,876.80		\$ -	703.04	\$ 56,243.20		\$ -	\$ 213,120.00
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00		\$ -		\$ -		\$ -		\$ -	\$ -
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	3643.20	\$ 43,718.40		\$ -		\$ -		\$ -	\$ 43,718.40
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	1630.05	\$ 40,751.25		\$ -		\$ -		\$ -	\$ 40,751.25
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	18268.10	\$ 255,753.40		\$ -		\$ -		\$ -	\$ 255,753.40
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00		\$ -		\$ -	3039.74	\$ 121,589.60		\$ -	\$ 121,589.60
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		\$ -		\$ -	2212.50	\$ 138,281.25		\$ -	\$ 138,281.25
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	11.50	76.50	\$ 575.00	57.91	\$ 33,299.36		\$ -		\$ -		\$ -	\$ 33,299.36
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	11.10	\$ 8,103.00		\$ -		\$ -		\$ -	\$ 8,103.00
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00	7.00	22.00	\$ 325.00	6.00	\$ 1,950.00		\$ -		\$ -		\$ -	\$ 1,950.00
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00	14.00	59.00	\$ 425.00	27.00	\$ 11,475.00		\$ -		\$ -		\$ -	\$ 11,475.00
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

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION APPROVING CHANGE ORDER NO 8 AND PAY APPLICATION NO 13 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 8; and

WHEREAS, Absolute Concrete Construction Inc. has submitted Pay Application No 13 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Change Order No 8 and Pay Application No 13 as attached.

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

1. Change Order No 8 in the amount of \$21,034.50 is hereby approved
2. Pay Application No 12 in the amount of \$502,727.03 shall be paid
3. Staff is hereby authorized to sign the documents on behalf of the City of Indianola

PASSED AND APPROVED this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: August 15, 2022

Subject: Resolution approving Change Order Number 2 (no change to contract amount) and Payment Application Number 4 in the amount of \$114,990.61 to Absolute Concrete for the 2022 Infrastructure Improvements Project (Boston Avenue).

Introduction: Resolution approving Change Order 2 and Pay Application 4 for the 2022 Infrastructure Improvement Project.

Background: The City is contracting with Absolution Concrete for water and sanitary sewer improvements on Boston Avenue.

Discussion: Change Order 2 is a change in material for piping with no change in the original contract price. More information on the progress of the project is included on the engineer's letter with the payment application.

Budget Impact: The amount of the payment application is \$456,920.35 to be paid with ARPA funds.

Recommendation: Approval of the payment application and change order on roll call vote.

Attachments:

1. PartialPaymentApp4_Letter_8-5-2022_2022II
2. Res 2022-Boston Ave 2022 Infrastructure Pay 4 CO2
3. ChangeOrder-2_8-5-2022_2022-II_Signed
4. PartialPaymentApp04_8-5-2022_2022-II-Signed

August 15, 2022

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

RE: PARTIAL PAYMENT APPLICATION NO. 4
CHANGE ORDER NO. 2
2022 INFRASTRUCTURE IMPROVEMENS PROJECT
SNYDER AND ASSOCIATES PROJECT NO. 121.0657

Dear Mr. Pal:

Partial Payment Application No. 4 includes work completed in July 2022 as follows:

- Shaping and removing soil in preparation for paving
- Water main and services for the first (east) phase of construction
- Constructing all storm sewer pipe and intake structures

Change Order #2 in the amount of \$0 was requested during this pay period. During storm sewer construction, it was discovered than an existing underground pipe was polyethylene (HDPE) and not concrete (RCP). As such, a 10-ft. segment of HPDE pipe was used to connect to the existing HDPE pipe. The price of the HDPE pipe is the same as RCP, so the contract price did not change. Change Order #2 adds 10 LF of HDPE pipe and reduces the contract by 10 LF of RCP pipe. Snyder & Associates recommends the acceptance of Change Order #2.

The contractor has until November 14, 2022, to complete the work. Approximately 47.8% of the schedule has expired (97 of 203 calendar days). Twelve (12) calendar days have been lost due to wet weather. Four (4) days were lost because MidAmerican Energy gas pipe installers were working in the same location. The Contractor has worked one (1) Saturday.

As of July 31st, approximately 23.5% of construction is complete when comparing the earned value, the dollar amount of work completed, to the total contract amount. According to the construction schedule, approximately 43.0% should have been earned to date.

Snyder & Associates recommends that partial payment application #4 in the amount of \$114,990.61 be approved for work completed by the Contractor, Absolute Concrete, Inc. The total is the balance of \$456,920.35 earned to date minus 5% retainage and previous payments totaling \$319,083.72. These values are shared as follows:

Payment and Completion Summary	
Item	Amount
Partial Payment Application No. 1	\$56,895.40
Partial Payment Application No. 2	\$135,884.92
Partial Payment Application No. 3	\$126,303.40
Partial Payment Application No. 4	\$114,990.61
5% Retainage	\$22,846.02
Total	\$1,946,608.50
Percent Complete	23.5%

Very Truly Yours,

SNYDER & ASSOCIATES, INC.



Jerry Selbher, P.E.
Project Manager

Enclosure

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION APPROVING PAYMENT APPLICATION NO 4 AND CHANGE ORDER NO 2
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 4 and Change Order No 2 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Payment Application No 4 and Change Order No 2 as attached.

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

1. Change Order No 2 in the amount of zero dollars is hereby approved
2. Pay Application No 4 in the amount of \$114,990.61 shall be paid
3. The Mayor is hereby authorized to sign the documents on behalf of the City of Indianola.

PASSED AND APPROVED this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

CHANGE ORDER NO. 2

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:

- 4.04 Reduced contract quantity: STORM SEWER, TRENCHED, RCP, 15"
- 4.13 Added Item: STORM SEWER, TRENCHED, HDPE, 15"

2. Reason for Change:

- 4.04 Reduced quantity of Item to account for added quantity of new item no. 4.13.
- 4.13 Unknown underground conditions - used HDPE pipe to connect to existing pipe which was HDPE and not RCP.

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

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
4.04	STORM SEWER, TRENCHED, RCP, 15"	-10.0	EA	\$81.75	-\$817.50
4.13	STORM SEWER, TRENCHED, HDPE, 15"	10.0	EA	\$81.75	\$817.50

TOTAL: \$0.00

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of \$0.00 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.)	\$1,946,608.50	November 14, 2022
Change due to this C.O. (+ or -)	\$0.00	0
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

DATE:

08.05.22

Snyder & Associates, Inc.
ENGINEER

By

DATE:

8-5-2022

City of Indianola
OWNER

By

DATE:

APPLICATION FOR PARTIAL PAYMENT NO. 4

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: 8/15/2022

PAYMENT PERIOD: 7/1/2022
to 7/31/2022

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: \$ 456,920.35
Retainage: 5% \$22,846.02
Total Earned Less Retainage: \$434,074.33
Less Previous Applications for Payment: \$ 319,083.72
AMOUNT DUE THIS APPLICATION: \$114,990.61

Contract Time to Date (Days): 97

Contract Time Remaining (Days): 106

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 [Signature]

DATE: 08.05.22

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By [Signature]

DATE: 8-5-2022

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	1,106.0		\$ 21,014.00
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	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	83.0		\$ 6,785.25
4.05	STORM SEWER, TRENCHED, RCP, 18"	174	LF	\$ 98.00	\$ 17,052.00	110.0		\$ 10,760.00
4.06	STORM SEWER, FULL AGGREGATE BACKFILL	268	LF	\$ 24.00	\$ 6,432.00	129.0		\$ 3,096.00
4.07	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 18"	45	LF	\$ 35.00	\$ 1,575.00	32.0		\$ 1,120.00
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	1.0		\$ 1,570.00
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	9.0		\$ 22,500.00
5.04	WATER SERVICE RELOCATION, K-COPPER, 3/4", NEAR	17	EA	\$ 1,480.00	\$ 25,160.00	6.0		\$ 8,880.00
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	2.0		\$ 15,550.00
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	3.0		\$ 18,180.00
6.05	INTAKE, SW-506	1	EA	\$ 8,850.00	\$ 8,850.00	1.0		\$ 8,850.00
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	2.0		\$ 1,900.00
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	1	AC	\$ 3,000.00	\$ 3,000.00	0.0		\$ -
9.08	HYDROMULCHING WITH TEMPORARY SEED 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			\$ 453,216.85
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 #1								
AMOUNT:					\$ 2,886.00			\$ 2,886.00
CHANGE ORDER 02								
4.04	STORM SEWER, TRENCHED, RCP, 15"	-10	LF	\$ 81.75	\$ (817.50)			
4.13	STORM SEWER, TRENCHED, HDPE, 15"	10	LF	\$ 81.75	\$ 817.50	10		\$ 817.50
TOTAL CHANGE ORDER #2								
AMOUNT:					\$ -			\$ 817.50
TOTAL CHANGE ORDERS =					\$ 2,886.00			\$ 3,703.50
TOTAL CONTRACT & CHANGE ORDERS					\$ 1,946,608.50			\$ 456,920.35



MEMORANDUM

To: Mayor and City Council

From: Rick Graves, Water Resource Recovery Director

Date: August 15, 2022

Subject: Resolution approving a Professional Services Agreement with Dependable Drain and Plumbing for the Sewer Manhole Rehabilitation Project.

Introduction: Staff identified 12 manholes needing rehabbed while televising the sanitary sewer system. The SUDAS spec the City has adopted, 6020 - 2.03, calls for Cementitious Mortar Liner with Epoxy Seal. Adding the Epoxy Seal creates a structural repair that is permanent and adds structural integrity to the manhole that will increase its useful life.

Background:

Discussion: I received 4 quotes for the repair of 12 manholes within the collection system.

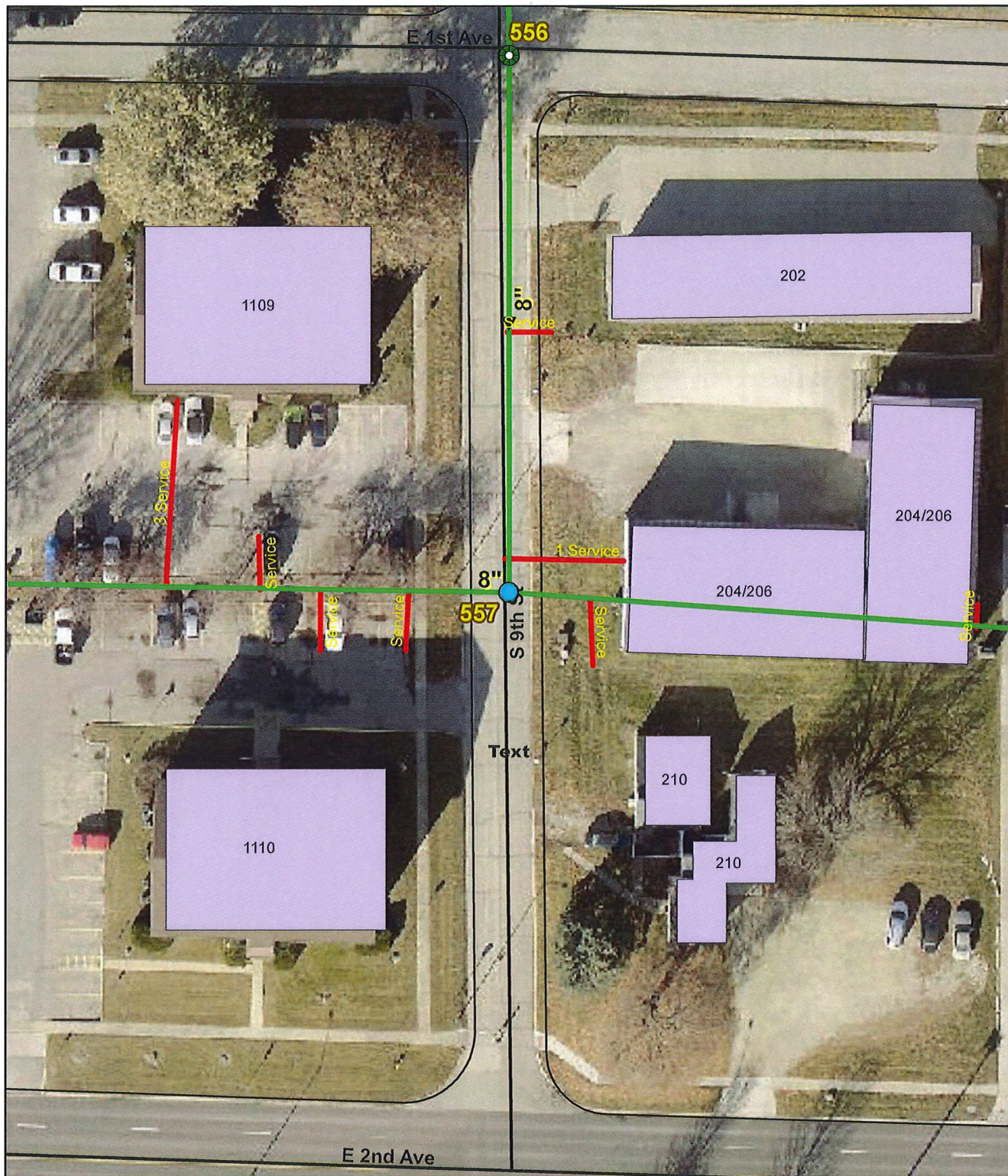
Contractor	Cost
Dependable Drain & Plumbing	\$36,315.00
Hydro-Klean	\$36,904.00
Structured Solutions	\$38,633.00
Culy Contracting LLC	\$46,282.00

Budget Impact: Funds will come out of the \$250,000.00 set aside annually for the Collection System Repairs.

Recommendation: Staff recommends awarding the contract for rehabilitation of the sanitary sewer manholes to Dependable Drain & Plumbing from Clinton, IA for \$36,315.00. Roll call is in order.

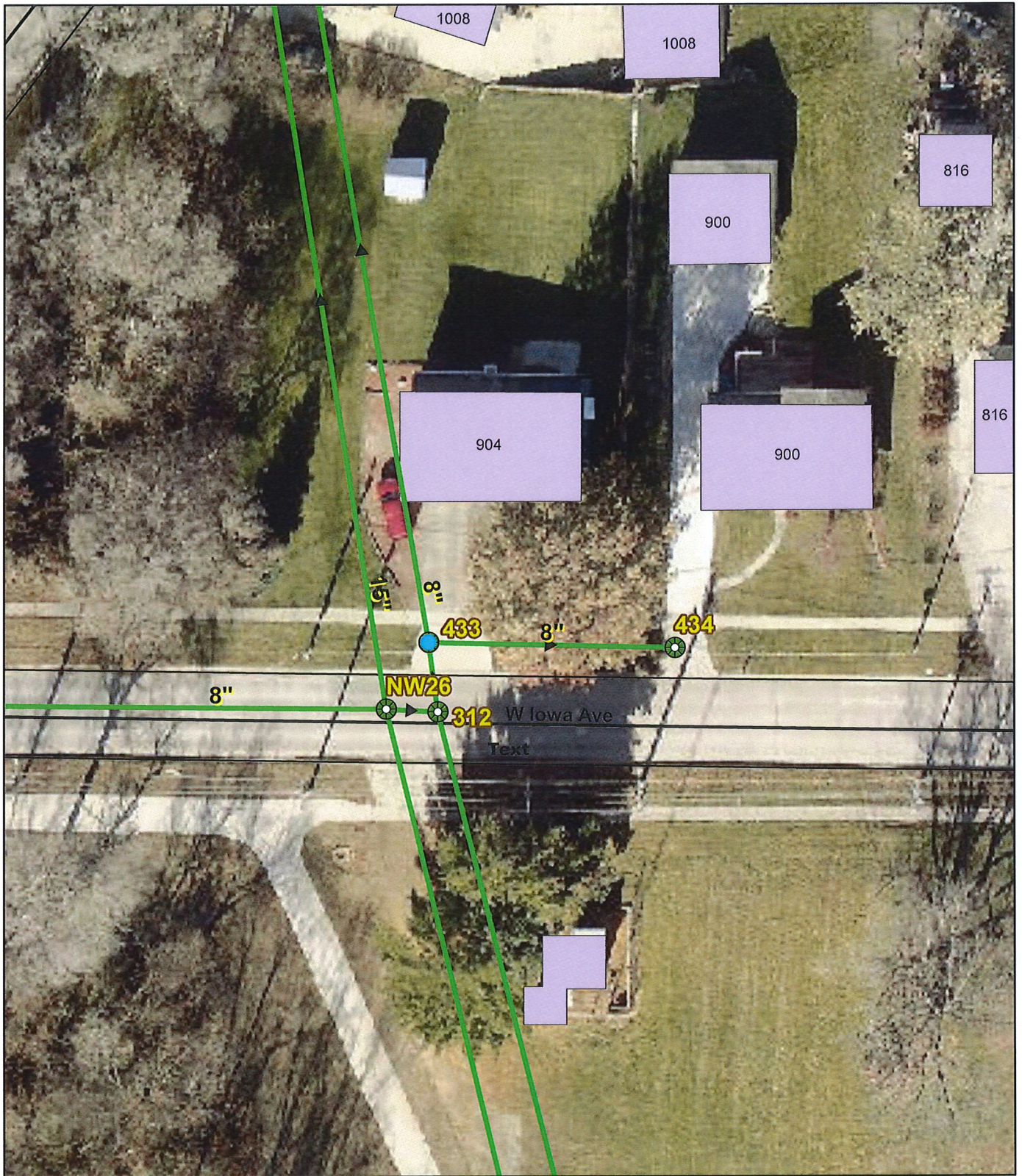
Attachments:

1. MH Maps
2. Dependable Drain
3. Epoxy - Indianola, IA Sewer Manhole Rehabilitation
4. Hydro-Klean
5. Culy Quote
6. Res 2022- approve PSA with Dependable Drain and Plumbing
7. PSA with Dependable



MH 557
204 South 9th Street





MH 433
904 West Iowa Avenue



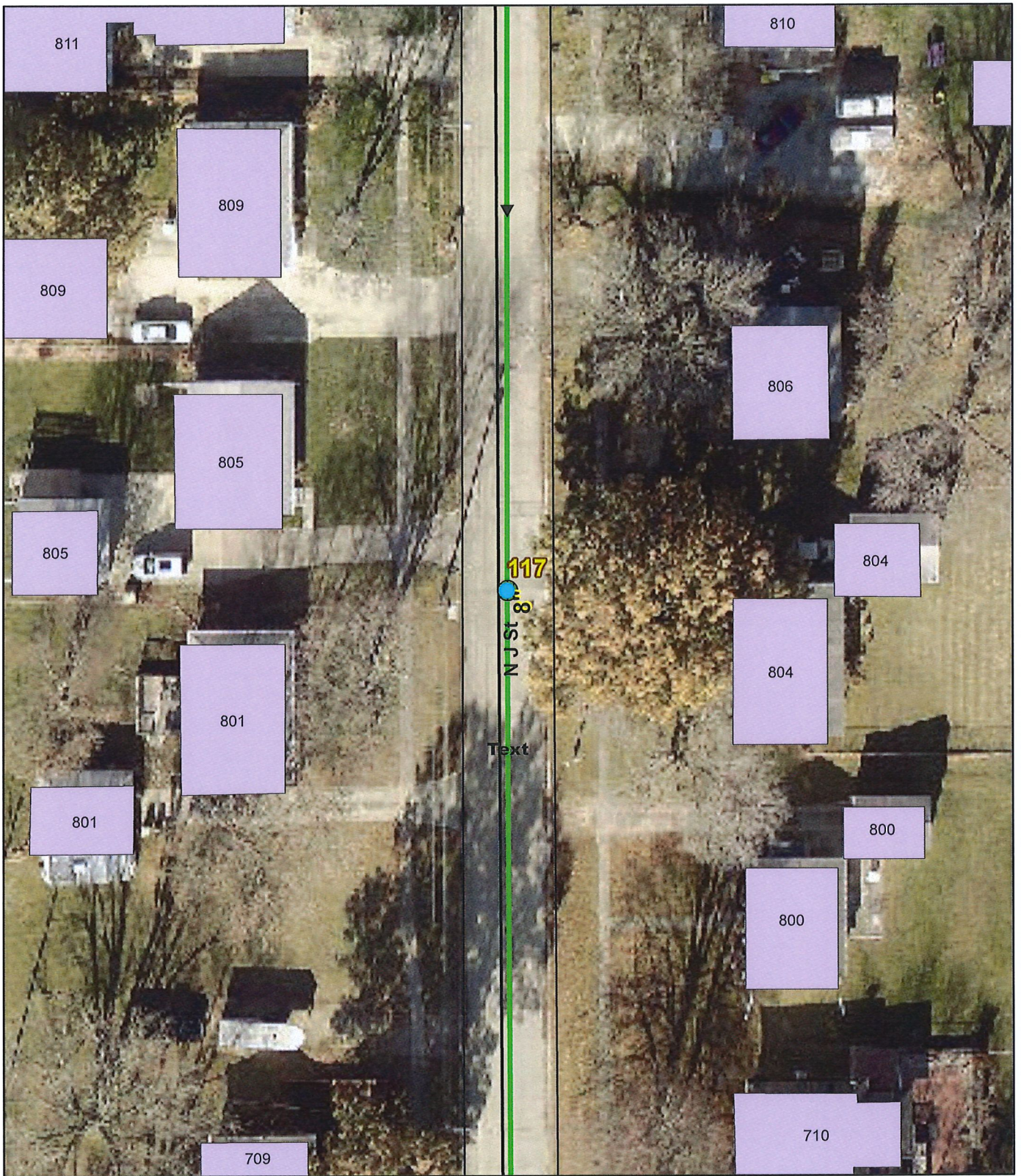


MH29

307 North J Street

BENCHWORK ONLY



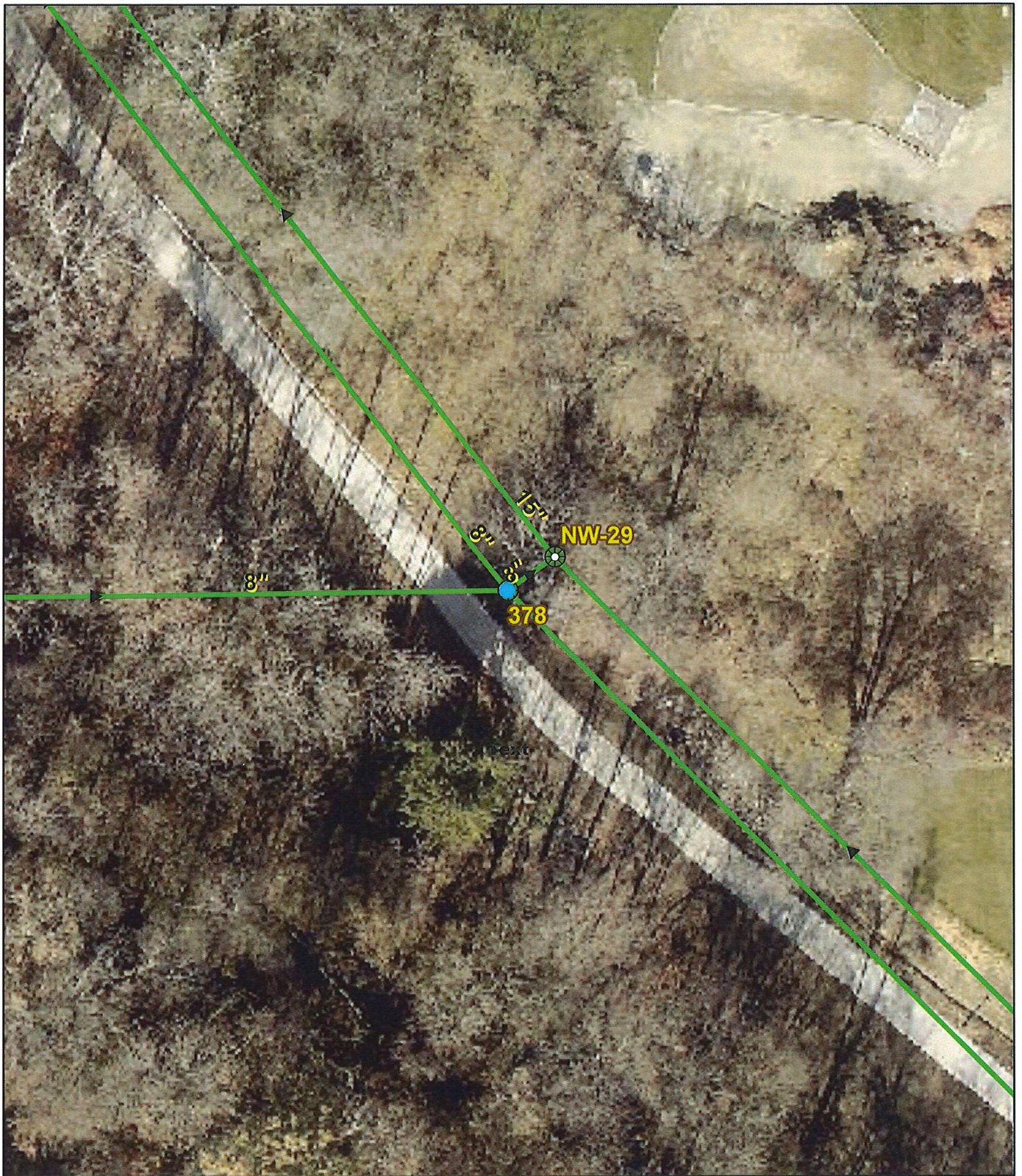


MH117

804 North J Street

BENCHWORK ONLY



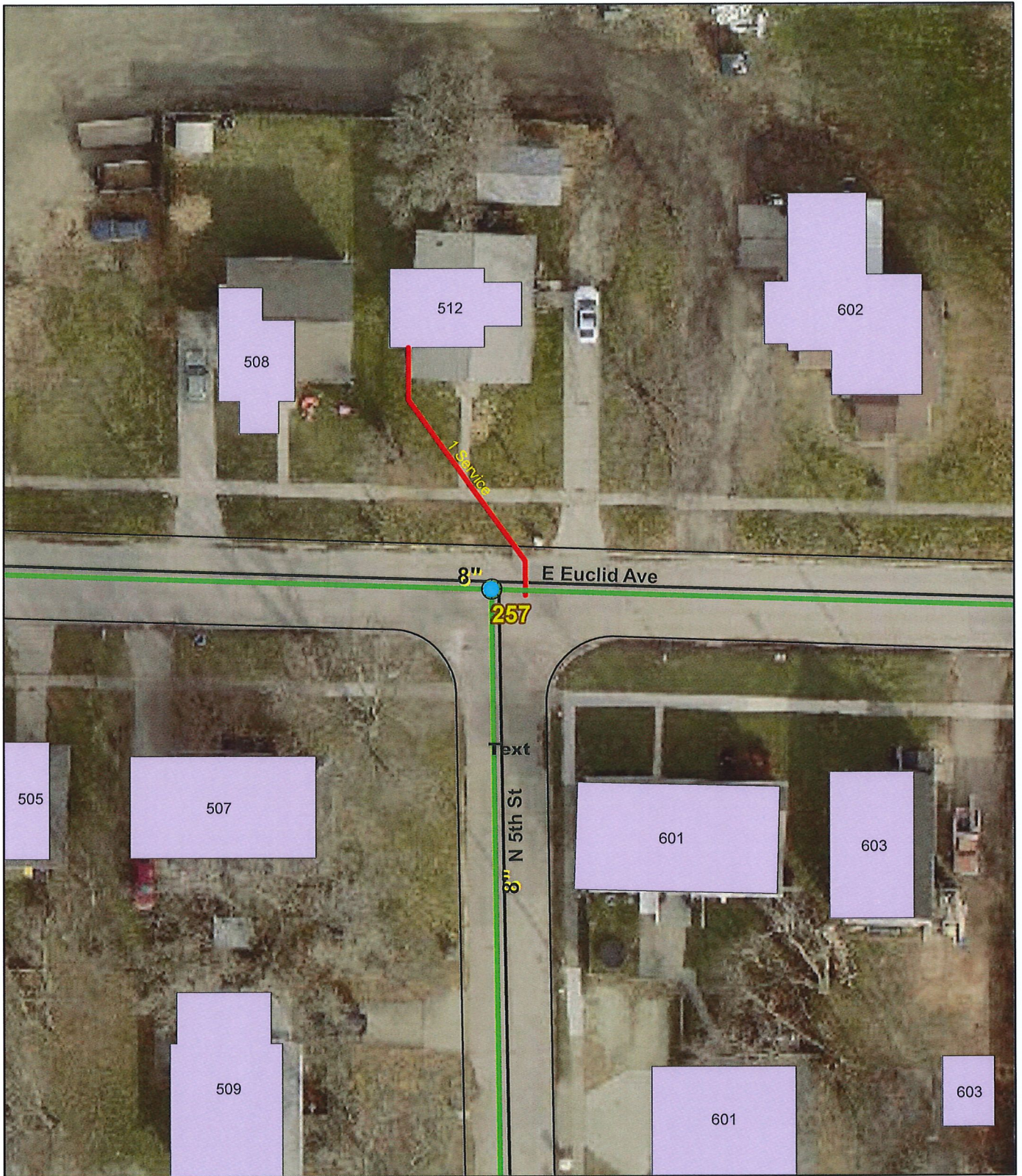


MH378

Next to Bike Trail on the north
side of the swimming pool.
City will show contractor location



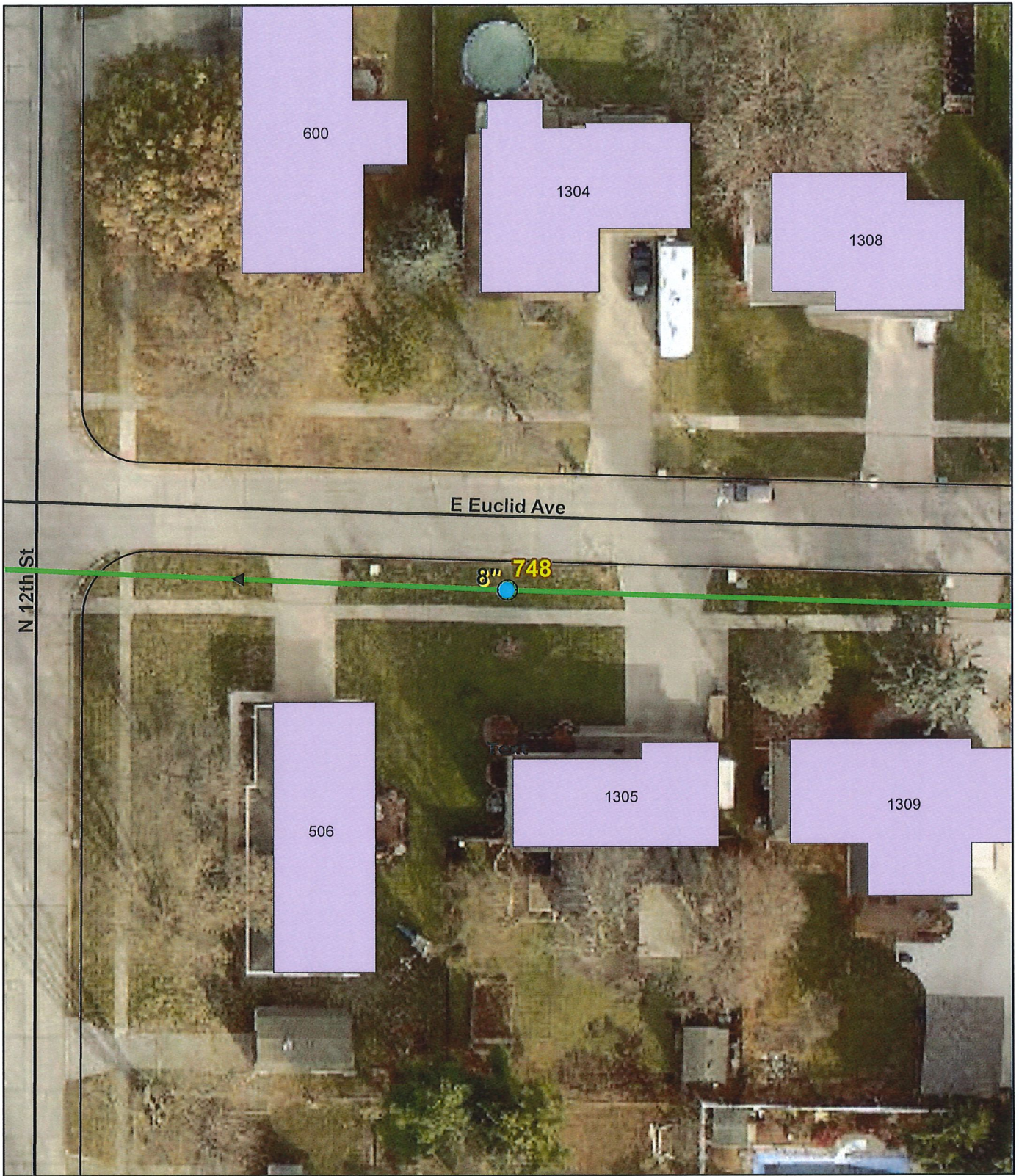
BENCH WORK ONLY



MH257

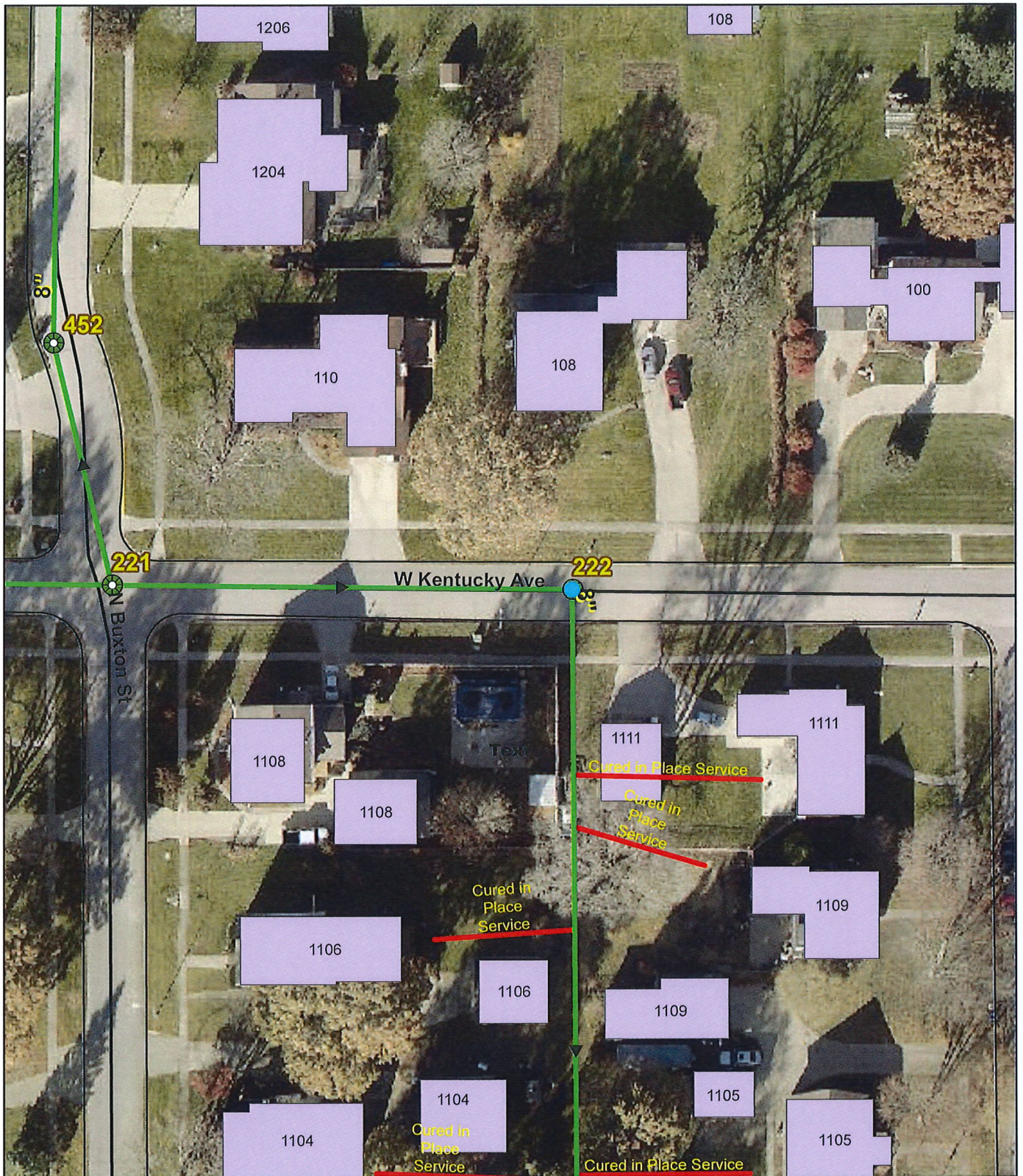
512 East Euclid Avenue





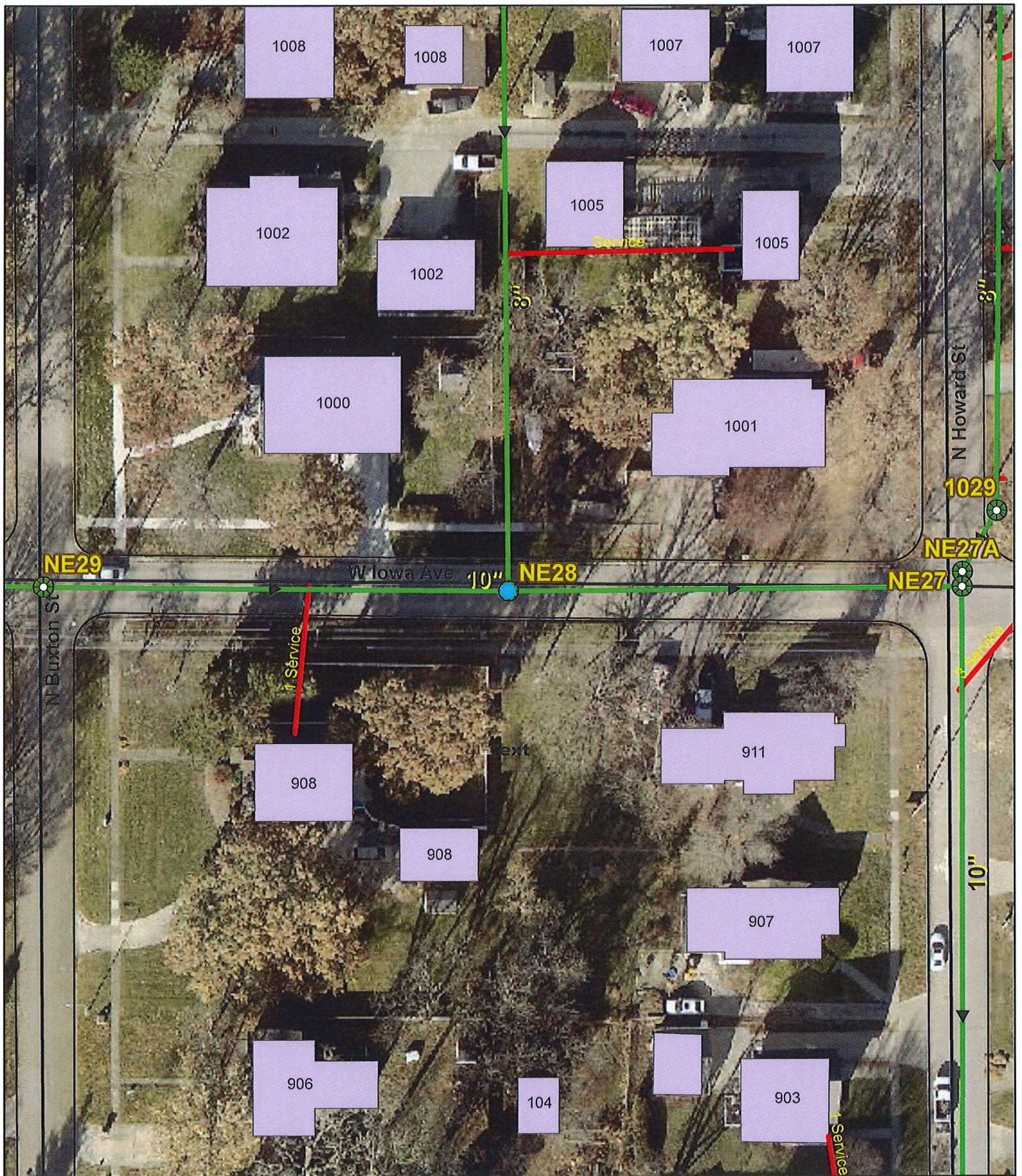
MH748
1305 East Euclid Avenue





MH222
1111 West Kentucky Avenue

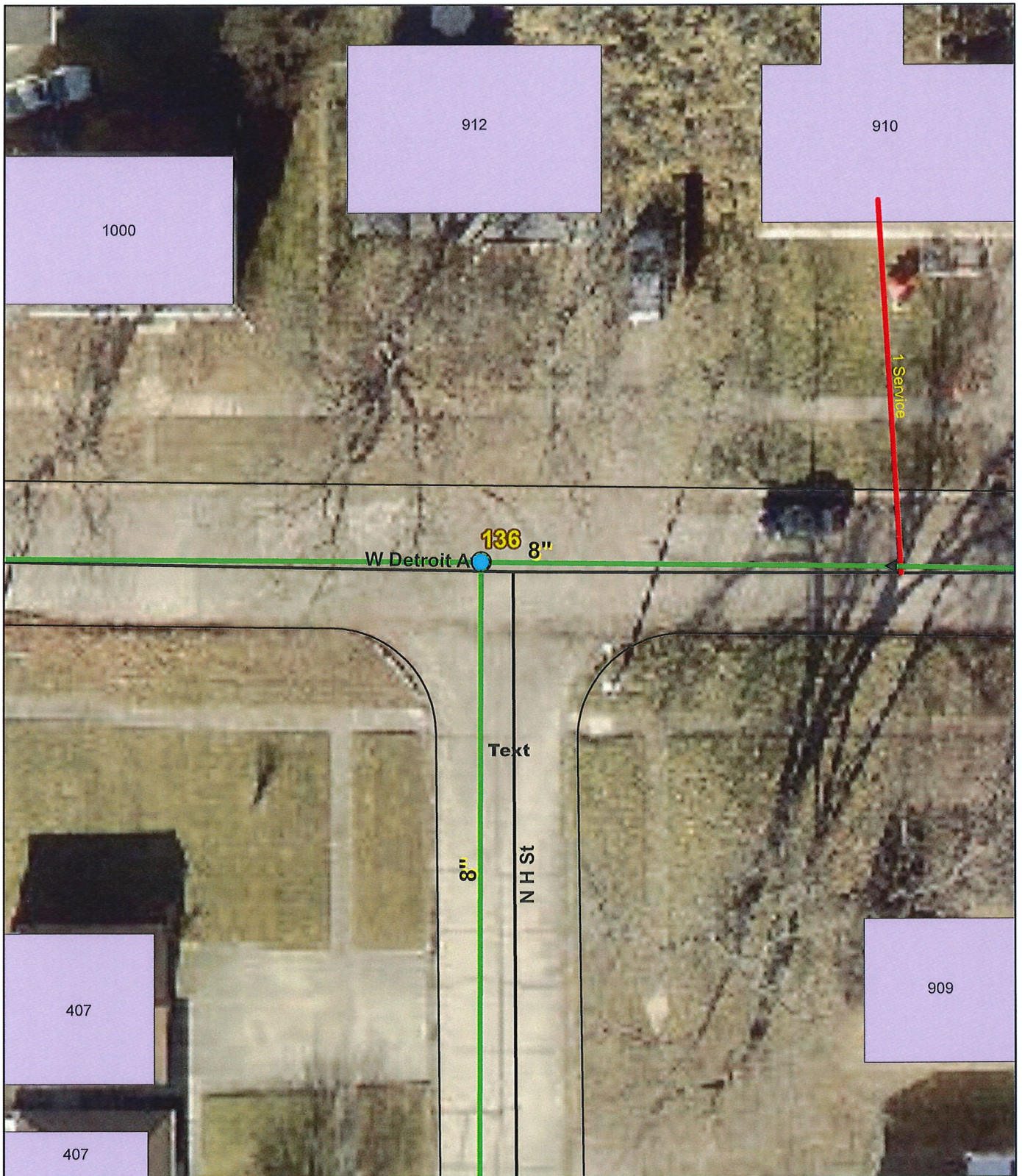




MH NE28

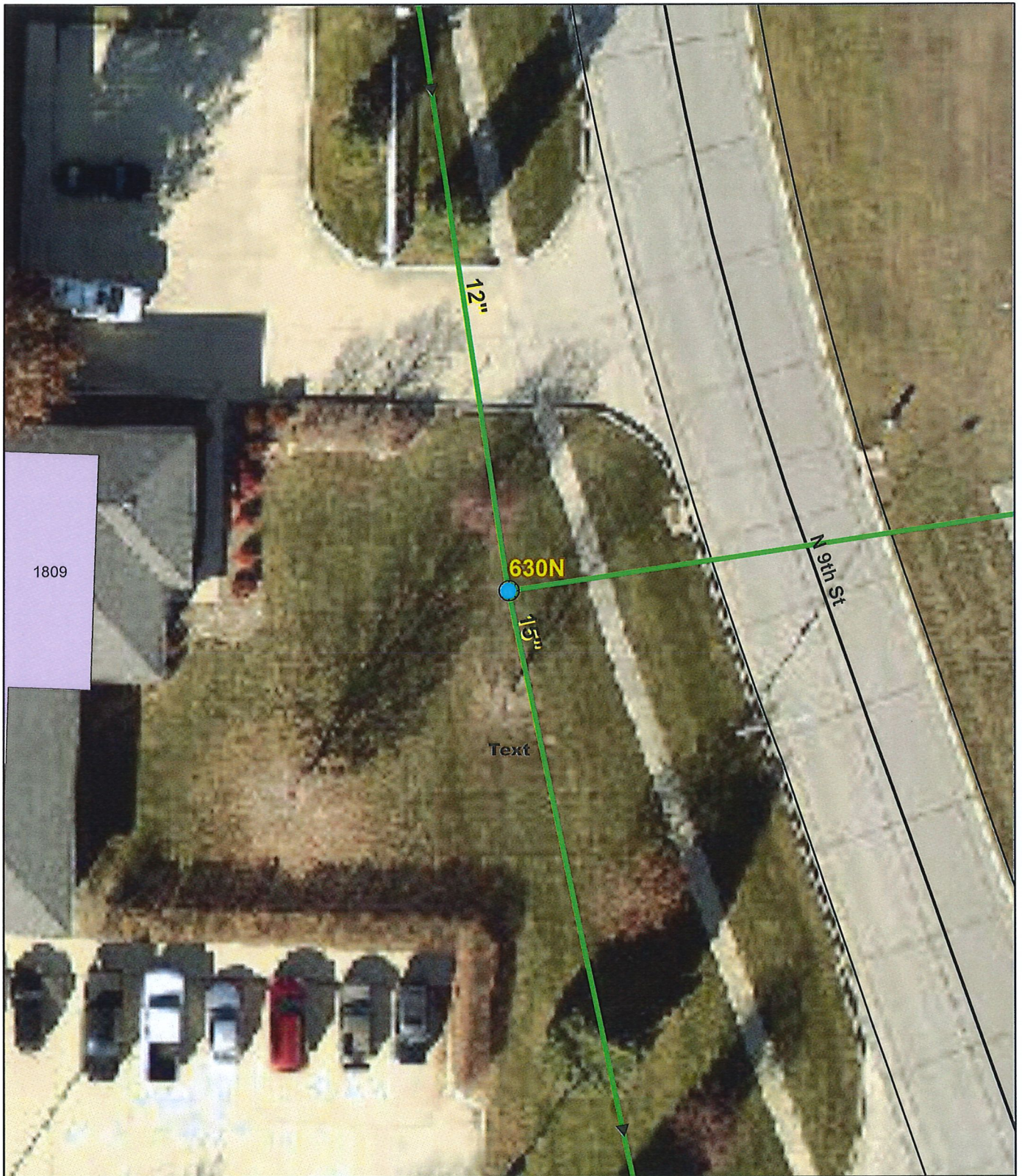
Between North Howard and North
Buxton Streets





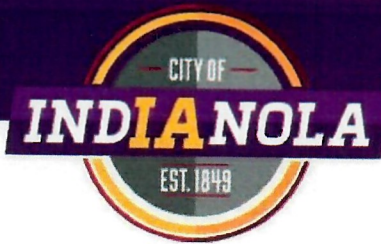
MH 136
912 West Detroit Avenue





MH 630N
1809 North 9th Street





— WATER RESOURCE RECOVERY DEPARTMENT —

Request for Quotes for Sewer Manhole Rehabilitation by a Lining Process

Contractor Name: Dependable Drain + Plumbing Inc
Address: 1414 13 Ave S Clinton, Ia 52732
Phone #: 563 243 4953
Email: ddpdms@gmail.com

Price each manhole repair accordingly.

Work needs to be completed by May 1, 2023, to receive full payment. Liquidated Damages may occur at a cost of \$200.00/day.

Contractor to verify depths of manholes and proper product to use before quoting.

Contractor to set up bypass pumping, if necessary.

Contractor is responsible for the proper signage, barricades, or cones for partial and complete closure of street.

Contractor to notify City two (2) weeks prior to starting work so City can put notice on social media sites.

Contractor to supply schedule of dates when they will be at each manhole.

City requires 3 professional references from cities you have done work for.

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

Quotes are due back to Rick Graves by August 4, 2022 by 11:00 AM.

Quotes must be mailed to address below or emailed to City Clerk – jraffety@indianolaiowa.gov

**Mailing Address
City of Indianola WPC
PO Box 299
Indianola, IA 50125**

Any questions regarding the proposal process are to be directed to Rick Graves, WPC Supt., by calling (515)961-9416 or email rgraves@indianolaiowa.gov. Do not send quotes to this address.



— WATER RESOURCE RECOVERY FACILITY —

	Area (Closest Address)	Manhole #	Depth	Cost \$
1	204 South 9 th Street	557	14	4275
2	904 West Iowa Avenue	433	13	3705
3	307 South J Street	29	*Note	800
4	804 North J Street	117	*Note	800
5	Bike Trail (Contact City for Location)	378	*Note	800
6	512 East Euclid Avenue	257	10	2850
7	1305 East Euclid Avenue	748	10	2850
8	907 West Salem Avenue	125	7	1995
9	1111 West Kentucky Avenue	222	12	3420
10	Between North Howard Street and North Buxton Street	NE28	5	1425
11	912 West Detroit Avenue	136	19	5415
12	1809 North 9 th Street	630N	28	7980
			Total	36,315

- * Note – manholes 29, 117 and 378 need Bench work only done to them.
- The other nine manholes need to be lined from casting to bench and the bench lined.
- Bench must end up with a clean and smooth flow line to avoid debris hanging up.
- Any manholes with steps will need to be removed prior to lining.
- Recommend inspecting each manhole before placing your bid.
- Refer to SUDAS 6020 2.03.
- Maps are available upon request by email. Email Rick at rgraves@indianolaiowa.gov.
- All quotes must be mailed to the address on the cover page or emailed to City Clerk at jraffety@indianolaiowa.gov.
- Quotes sent any other way will be thrown out.
- Any Questions: Call Rick Graves 515-577-2444

Please sign and date that you read through the information above.

Sign: _____

Date: _____



— WATER RESOURCE RECOVERY DEPARTMENT —

Request for Quotes for Sewer Manhole Rehabilitation by a Lining Process

Contractor Name: Structured Solutions LLC

Address: 814 W Pearl St Union City, IN 47390

Phone #: (800)518-8971

Email: jprice@structuredsolutions.us

Price each manhole repair accordingly.

Work needs to be completed by May 1, 2023, to receive full payment. Liquidated Damages may occur at a cost of \$200.00/day.

Contractor to verify depths of manholes and proper product to use before quoting.

Contractor to set up bypass pumping, if necessary.

Contractor is responsible for the proper signage, barricades, or cones for partial and complete closure of street.

Contractor to notify City two (2) weeks prior to starting work so City can put notice on social media sites.

Contractor to supply schedule of dates when they will be at each manhole.

City requires 3 professional references from cities you have done work for.

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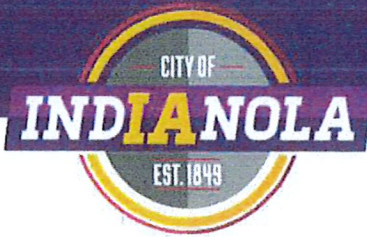
— WATER RESOURCE RECOVERY FACILITY —

	Area (Closest Address)	Manhole #	Depth	Cost \$
1	204 South 9 th Street	557	14	\$4,423.41
2	904 West Iowa Avenue	433	13	\$4,107.45
3	307 South J Street	29	*Note	\$450.00
4	804 North J Street	117	*Note	\$450.00
5	Bike Trail (Contact City for Location)	378	*Note	\$450.00
6	512 East Euclid Avenue	257	10	\$3,159.58
7	1305 East Euclid Avenue	748	10	\$3,159.58
8	907 West Salem Avenue	125	7	\$2,211.70
9	1111 West Kentucky Avenue	222	12	\$3,791.49
10	Between North Howard Street and North Buxton Street	NE28	5	\$1,579.79
11	912 West Detroit Avenue	136	19	\$6,003.19
12	1809 North 9 th Street	630N	28	\$8,846.81
			Total	\$38,633.00

- * Note – manholes 29, 117 and 378 need Bench work only done to them.
- The other nine manholes need to be lined from casting to bench and the bench lined.
- Bench must end up with a clean and smooth flow line to avoid debris hanging up.
- Any manholes with steps will need to be removed prior to lining.
- Recommend inspecting each manhole before placing your bid.
- Refer to SUDAS 6020 2.03.
- Maps are available upon request by email. Email Rick at rgraves@indianolaiowa.gov.
- All quotes must be mailed to the address on the cover page or emailed to City Clerk at jraffety@indianolaiowa.gov.
- Quotes sent any other way will be thrown out.
- Any Questions: Call Rick Graves 515-577-2444

Please sign and date that you read through the information above.

Sign:  Date: 8/1/2022



— WATER RESOURCE RECOVERY DEPARTMENT —

Request for Quotes for Sewer Manhole Rehabilitation by a Lining Process

Contractor Name: Hydro-Klean, LLC

Address: 333 NW 49th Place Des Moines, IA 50313

Phone #: 515-283-0500

Email: jlomp@hksolutionsgroup.com

Price each manhole repair accordingly.

Work needs to be completed by May 1, 2023, to receive full payment. Liquidated Damages may occur at a cost of \$200.00/day.

Contractor to verify depths of manholes and proper product to use before quoting.

Contractor to set up bypass pumping, if necessary.

Contractor is responsible for the proper signage, barricades, or cones for partial and complete closure of street.

Contractor to notify City two (2) weeks prior to starting work so City can put notice on social media sites.

Contractor to supply schedule of dates when they will be at each manhole.

City requires 3 professional references from cities you have done work for.

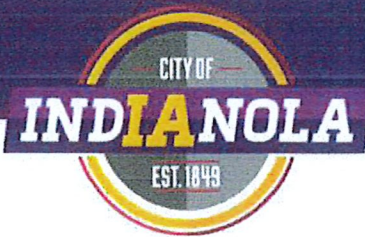
The City of Indianola reserves the right to accept or reject any or all quotes.

Quotes are due back to Rick Graves by August 4, 2022 by 11:00 AM.

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City of Indianola WPC
PO Box 299
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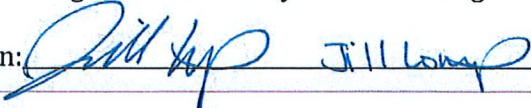


— WATER RESOURCE RECOVERY FACILITY —

	Area (Closest Address)	Manhole #	Depth	Cost \$
1	204 South 9 th Street	557	14	\$4,172.00
2	904 West Iowa Avenue	433	13	\$3,874.00
3	307 South J Street	29	*Note	\$580.00
4	804 North J Street	117	*Note	\$580.00
5	Bike Trail (Contact City for Location)	378	*Note	\$580.00
6	512 East Euclid Avenue	257	10	\$2,980.00
7	1305 East Euclid Avenue	748	10	\$2,980.00
8	907 West Salem Avenue	125	7	\$2,086.00
9	1111 West Kentucky Avenue	222	12	\$3,576.00
10	Between North Howard Street and North Buxton Street	NE28	5	\$1,490.00
11	912 West Detroit Avenue	136	19	\$5,662.00
12	1809 North 9 th Street	630N	28	\$8,344.00
			Total	\$36,904.00

- * Note – manholes 29, 117 and 378 need Bench work only done to them.
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- Bench must end up with a clean and smooth flow line to avoid debris hanging up.
- Any manholes with steps will need to be removed prior to lining.
- Recommend inspecting each manhole before placing your bid.
- Refer to SUDAS 6020 2.03.
- Maps are available upon request by email. Email Rick at rgraves@indianolaiowa.gov.
- All quotes must be mailed to the address on the cover page or emailed to City Clerk at jraffety@indianolaiowa.gov.
- Quotes sent any other way will be thrown out.
- Any Questions: Call Rick Graves 515-577-2444

Please sign and date that you read through the information above.

Sign:  Date: 8-3-2022



WATER RESOURCE RECOVERY DEPARTMENT

Request for Quotes for Sewer Manhole Rehabilitation by a Lining Process

Contractor Name: Culy Contracting LLC

Address: 5 Industrial Park Drive Winchester, IN

Phone #: 765-584-8509

Email: leyton.peavler@culycontracting.com

Price each manhole repair accordingly.

Work needs to be completed by May 1, 2023, to receive full payment. Liquidated Damages may occur at a cost of \$200.00/day.

Contractor to verify depths of manholes and proper product to use before quoting.

Contractor to set up bypass pumping, if necessary.

Contractor is responsible for the proper signage, barricades, or cones for partial and complete closure of street.

Contractor to notify City two (2) weeks prior to starting work so City can put notice on social media sites.

Contractor to supply schedule of dates when they will be at each manhole.

City requires 3 professional references from cities you have done work for.

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

Quotes are due back to Rick Graves by August 4, 2022 by 11:00 AM.

Quotes must be mailed to address below or emailed to City Clerk – jraffety@indianolaiowa.gov

Mailing Address
City of Indianola WPC
PO Box 299
Indianola, IA 50125

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— WATER RESOURCE RECOVERY FACILITY —

	Area (Closest Address)	Manhole #	Depth	Cost \$
1	204 South 9 th Street	557	14	\$5,040.00
2	904 West Iowa Avenue	433	13	\$5,000.00
3	307 South J Street	29	*Note	\$700.00
4	804 North J Street	117	*Note	\$700.00
5	Bike Trail (Contact City for Location)	378	*Note	\$700.00
6	512 East Euclid Avenue	257	10	\$3,600.00
7	1305 East Euclid Avenue	748	10	\$3,600.00
8	907 West Salem Avenue	125	7	\$3,051.00
9	1111 West Kentucky Avenue	222	12	\$4,320.00
10	Between North Howard Street and North Buxton Street	NE28	5	\$3,351.00
11	912 West Detroit Avenue	136	19	\$6,940.00
12	1809 North 9 th Street	630N	28	\$9,280.00
			Total	\$46,282.00

- * Note – manholes 29, 117 and 378 need Bench work only done to them.
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- Quotes sent any other way will be thrown out.
- Any Questions: Call Rick Graves 515-577-2444

Please sign and date that you read through the information above.

Sign: _____

Date: 8/2/2022

**City of Indianola
RESOLUTION NO. 2022-**

**RESOLUTION APPROVING A PROFESSIONAL SERVICES
AGREEMENT WITH DEPENDABLE DRAIN AND PLUMBING FOR THE
SEWER MANHOLE REHABILITATION PROJECT**

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

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

WHEREAS, after review of the proposals the City Council believes it to be in the best interest of the City to engage Dependable Drain and Plumbing from Clinton, Iowa to perform the Services; and

WHEREAS, it is the determination of the City Council that the City should enter into a Professional Services Agreement with Dependable Drain and Plumbing in the form attached.

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

1. The Professional Services Agreement with Dependable Drain and Plumbing in an amount of \$36,315 for the Sewer Manhole Rehabilitation is in the public interest of the citizens of the City of Indianola and is hereby approved.
2. The Mayor is authorized and directed to execute the Professional Services Agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City.

PASSED this 15th day of August 2022

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 15th day of August 2022, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and **DEPENDABLE DRAIN & PLUMBING** of **CLINTON, IA** hereinafter referred to as "SERVICE PROVIDER" for the **Sanitary Sewer Manhole Rehabilitation Project at a cost of \$36,315.00**.

WHEREAS, the CITY is in need of a lining sanitary sewer manholes hereinafter referred to as "Services"; and

WHEREAS, the CITY solicited proposals for said Services; and

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

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

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

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

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

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

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

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

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

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

"CITY":

CITY OF INDIANOLA

By: _____
Stephanie Erickson, Mayor

Attest: _____
Jackie Raffety, City Clerk

"SERVICE PROVIDER":

By: _____
Dependable Drain
+ Plumbing, Inc

Name: Jess Snyder

Title: office manager



— WATER RESOURCE RECOVERY DEPARTMENT —

Request for Quotes for Sewer Manhole Rehabilitation by a Lining Process

Contractor Name: Dependable Drain + Plumbing Inc
 Address: 1414 13 Ave S Clinton, Ia 52732
 Phone #: 563 243 4953
 Email: ddpdms@gmail.com

Price each manhole repair accordingly.

Work needs to be completed by May 1, 2023, to receive full payment. Liquidated Damages may occur at a cost of \$200.00/day.

Contractor to verify depths of manholes and proper product to use before quoting.

Contractor to set up bypass pumping, if necessary.

Contractor is responsible for the proper signage, barricades, or cones for partial and complete closure of street.

Contractor to notify City two (2) weeks prior to starting work so City can put notice on social media sites.

Contractor to supply schedule of dates when they will be at each manhole.

City requires 3 professional references from cities you have done work for.

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

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— WATER RESOURCE RECOVERY FACILITY —

	Area (Closest Address)	Manhole #	Depth	Cost \$
1	204 South 9 th Street	557	14	4275
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3	307 South J Street	29	*Note	800
4	804 North J Street	117	*Note	800
5	Bike Trail (Contact City for Location)	378	*Note	800
6	512 East Euclid Avenue	257	10	2850
7	1305 East Euclid Avenue	748	10	2850
8	907 West Salem Avenue	125	7	1995
9	1111 West Kentucky Avenue	222	12	3420
10	Between North Howard Street and North Buxton Street	NE28	5	1425
11	912 West Detroit Avenue	136	19	5415
12	1809 North 9 th Street	630N	28	7980
			Total	36,315

- * Note – manholes 29, 117 and 378 need Bench work only done to them.
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- Bench must end up with a clean and smooth flow line to avoid debris hanging up.
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- Maps are available upon request by email. Email Rick at rgraves@indianolaiowa.gov.
- All quotes must be mailed to the address on the cover page or emailed to City Clerk at jraffety@indianolaiowa.gov.
- Quotes sent any other way will be thrown out.
- Any Questions: Call Rick Graves 515-577-2444

Please sign and date that you read through the information above.

Sign: _____

Date: _____

Exhibit C

STANDARD INSURANCE REQUIREMENTS

1. GENERAL

The SERVICE PROVIDER shall protect itself and the CITY OF INDIANOLA throughout the duration of the Agreement by purchasing and maintaining insurance, as indicated below. Said insurance shall be provided by an insurance company(ies), “admitted” and “nonadmitted” to do business in the State of Iowa, having no less than an A. M. Best Rating of “B+.” All policies shall be written on a per occurrence basis, not a claims-made basis. SERVICE PROVIDER shall submit Certificates of Insurance or other evidence of coverage, as provided in paragraph 2.F below, confirming coverage prior to the Agreement execution or commencement of work and/or services included in this Agreement.

2. INSURANCE REQUIREMENTS

A. WORKER’S COMPENSATION & EMPLOYER’S LIABILITY INSURANCE: The SERVICE PROVIDER shall procure and maintain during the life of this Agreement, Worker’s Compensation Insurance, including *Employer’s Liability Coverage*, in accordance with all applicable statutes of the State of Iowa. The coverage limits shall include \$500,000 each accident for Bodily Injury by Accident, \$500,000 each accident for Bodily Injury by Disease, and \$500,000 policy limit for Bodily Injury by Disease.

B. COMMERCIAL GENERAL LIABILITY INSURANCE: The SERVICE PROVIDER shall procure and maintain during the life of this Agreement, Commercial General Liability insurance on a per occurrence basis with limits of liability not less than \$2,000,000 per occurrence and aggregate combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (a) Contractual Liability, (b) Premises and Operations, (c) Products and Completed Operations, (d) Independent Contractors Coverage, (e) Personal and Advertising Injury and (f) deletion of Explosion, Collapse and Underground (XCU), where applicable.

Coverage shall be no less comprehensive and no more restrictive than the coverage provided by a standard form Commercial General Liability Policy (ISO CG 0001, Ed 07/98 with standard exclusions “a” through “o” or any subsequent ISO equivalent or a non-ISO equivalent form).

C. AUTOMOBILE LIABILITY INSURANCE: The SERVICE PROVIDER shall procure and maintain during the life of this Agreement, Automobile Liability Insurance with limits of liability of not less than \$2,000,000 per occurrence combined

single limit including Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

- D. UMBRELLA/EXCESS INSURANCE: The General Liability and Automobile Liability Insurance requirements above may be satisfied with a combination of primary and Umbrella/Excess Insurance. The Umbrella/Excess Insurance shall also be written on a per occurrence basis.
- E. SUBCONTRACTORS: The SERVICE PROVIDER shall require that any of its agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement meet the same insurance requirements as are required of the Party. The option of self-insurance is not extended to subcontractors.
- F. PROOF OF INSURANCE: The SERVICE PROVIDER shall provide to the CITY OF INDIANOLA proof that all required insurance or coverage is in force by submitting to the CITY OF INDIANOLA a Certificate(s) of Insurance utilizing the latest version of the ACORD form. The form(s) of proof of insurance or coverage shall specify the title of the Agreement.

3. WAIVER OF SUBROGATION

- A. WAIVER OF SUBROGATION: To the fullest extent permitted by law, SERVICE PROVIDER hereby releases the CITY OF INDIANOLA including its elected and appointed officials, agents, employees and volunteers and others working on their behalf from and against any and all liability or responsibility to the SERVICE PROVIDER or anyone claiming through or under the SERVICE PROVIDER by way of subrogation or otherwise, for any loss for which the SERVICE PROVIDER has agreed to defend, indemnify and hold harmless the CITY OF INDIANOLA as provided in the Agreement to which this Attachment A is included and made part thereof. This provision shall be applicable and in full force and effect only with respect to loss or damage occurring during the time of this Agreement. The SERVICE PROVIDER policies of insurance shall contain a clause or endorsement to the effect that such releases shall not adversely affect or impair such policies or prejudice the right of the SERVICE PROVIDER to recover thereunder.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/13/2022

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

PRODUCER AssuredPartners 5025 Utica Ridge Road, Suite 100 Davenport IA 52807		CONTACT NAME: Kelly Nichols PHONE (A/C, No, Ext): 563-324-1011 E-MAIL ADDRESS: kelly.nichols@assuredpartners.com FAX (A/C, No): 563-324-7909	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Le Mars Insurance Company	
		NAIC # 14389	
INSURED Dependable Drain & Plumbing, Inc 1414 13th Ave S Clinton IA 52732		DEPEDRA-01	
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 1801987614

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	CPA9057777	7/26/2022	7/26/2023	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 ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CAA9057777	7/26/2022	7/26/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ 25,000 PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			CWA9057777	7/26/2022	7/26/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	1000032703	7/26/2022	7/26/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Inland Marine			CPA9057777	7/26/2022	7/26/2023	Scheduled Equipment 252,584 Rent/Leased Equipment 25,000

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

THE FOLLOWING PROVISIONS APPLY ONLY IF REQUIRED BY WRITTEN CONTRACT OR AGREEMENT EXECUTED PRIOR TO A LOSS: The City of Indianola is an Additional Insured on the General Liability policy and Waiver of Subrogation is provided.

CERTIFICATE HOLDER**CANCELLATION**

City of Indianola
110 N 1st St
Indianola IA 50125

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: August 15, 2022

Subject: Third consideration and approval of an ordinance 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. Roll call is in order.

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: _____

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 13, T 76N, R 24W,
CITY OF INDIANOLA, WARREN COUNTY, IOWA.

OWNER: INDIANOLA COUNTRY CLUB
1610 COUNTRY CLUB RD., INDIANOLA IA 50125

SURVEY FOR: KEVIN HALTERMAN

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

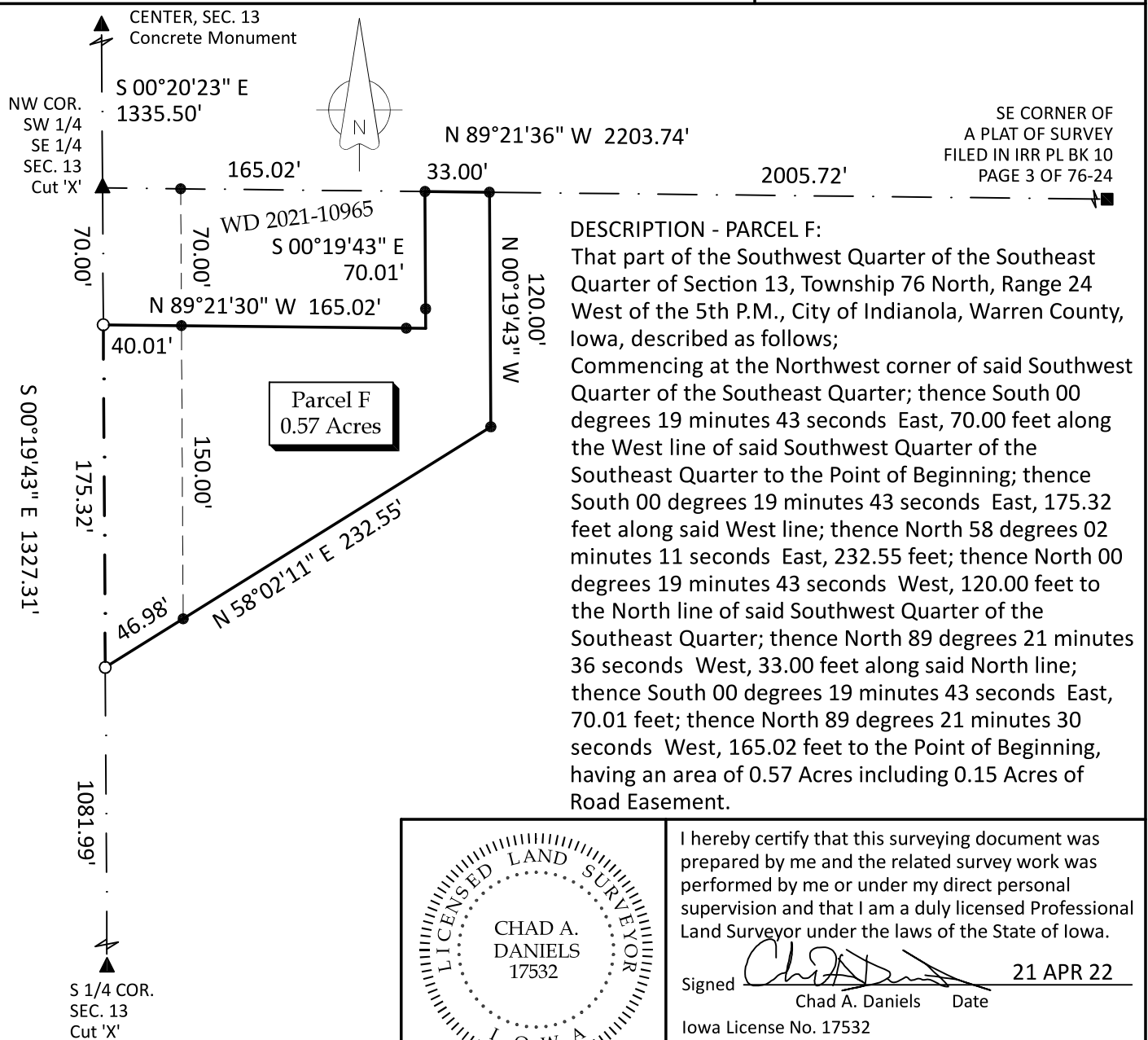
() - Recorded Distance/Bearing
 — — — — 40' Road Easement
 — · — · — Section line
 —x—x— Fence line

Monuments

- ▲ - Found section corner
- - Found/Set 1/2" red plastic capped rebar, #17532
- - Found/Set Mag Nail w/ brass washer, #17532
- - Found 5/8" Yellow CR #3754

A horizontal number line is shown with three tick marks. The first tick mark is labeled '0'. The second tick mark is labeled '80'. The third tick mark is labeled '160 FEET'. The line segment between 0 and 80 is a single line. The line segment between 80 and 160 is a double line, indicating it is twice as long as the first segment.

BASIS OF BEARINGS IS IA RCS ZONE 8



I hereby certify that this surveying document was prepared by me 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.

Signed Chad A. Daniels 21 APR 22
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1

PROJ. NO. 1836

DATE OF SURVEY: 21 APR 2022

PAGE 1 of 1

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: Charlie Dissell, Community and Economic Development Director

Date: August 15, 2022

Subject: Resolution approving an engagement agreement with Ahlers and Cooney in connection with a development agreement with Indianola Industrial Park, LLC in the Hillcrest/Downtown Unified Urban Renewal Area.

Introduction:

Background:

Discussion: The City Council is asked to approve an engagement letter with Ahlers & Cooney, P.C. regarding assistance with a development agreement with Indianola Industrial Park, LLC in the Hillcrest/Downtown Unified Urban Renewal Area. As the Council is aware, staff has been collaborating with this property owner to develop about 60 acres of land for future industrial development. For the City to contribute to this expansion, the use of Tax Increment Financing (TIF) is proposed. As there is a proposed cost share with the property owner, a development agreement is necessary.

Budget Impact: Hourly rates for the attorney are included in the agreement. These costs will be recoverable in future Tax Increment Finance revenue.

Recommendation: Approval of the resolution by roll call vote.

Attachments:

1. Res 2022- Approving Engagement Letter with Ahlers & Cooney
2. Indianola Industrial Park LLC DA - Engagement Letter (02087265x7F7E1)

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION APPROVING AN ENGAGEMENT LETTER WITH AHLERS &
COONEY, P.C. REGARDING THE INDIANOLA INDUSTRIAL PARK, LLC
DEVELOPMENT AGREEMENT**

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

WHEREAS, the the City desires to enter into a development agreement with Indianola Industrial Park, LLC; and

WHEREAS, certain legal consultation is necessary in connection with said project; and

WHEREAS, Ahlers and Cooney, P.C. has presented the attached letter of engagement for said legal consultation.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the City engage Ahlers & Cooney, P.C. to provide legal consultation work in connection with the Indianola Industrial Park LLC Development Agreement and directs the Mayor to sign the engagement letter on behalf of the City of Indianola.

PASSED AND APPROVED this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



Ahlers & Cooney, P.C.
Attorneys at Law
100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231
Phone: 515-243-7611
Fax: 515-243-2149
www.ahlerslaw.com
Nathan J. Overberg
515.246.0329
noverberg@ahlerslaw.com

August 5, 2022

Sent via email: cdissell@indianolaiowa.gov

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

RE: Engagement Letter – Indianola Industrial Park LLC Development Agreement

Dear Charlie:

The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Indianola, Iowa (the “City”) in connection with a development agreement with Indianola Industrial Park LLC in the Hillcrest/Downtown Unified Urban Renewal Area (the “Development Agreement”), in accordance with Iowa Code Chapter 403.

SCOPE OF ENGAGEMENT

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

1. Prepare the Development Agreement, per the terms provided to us by the City;
2. Prepare proceedings to be used for setting the date of a public hearing on the Development Agreement, and proceedings for the date fixed for the public hearing and adoption of the Development Agreement;
3. Answer questions and advise City staff and the Council throughout the adoption process for the Development Agreement; and
4. Complete a transcript file record related to the adoption of the Development Agreement.

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

1. Preparing the legal descriptions to be used in the Development Agreement;
2. Defending any legal challenges to or arising out of the Development Agreement;
3. Confirming or calculating any potential tax increment anticipated within the Urban Renewal Area, or pursuant to a given project, or otherwise acting in a financial advisory role;
4. Administering the Development Agreement after the adoption of the Development Agreement (and after completion of the transcript file on the Development Agreement);
or
5. Any bond (finance) related services.

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

ATTORNEY-CLIENT RELATIONSHIP

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

FEES

I will be the attorney chiefly responsible for providing you with these legal services. However, if efficient and appropriate, I may call on other attorneys and legal assistants from time to time. The fees will be based on the hours worked by firm personnel at their hourly rates in effect at the time the work is performed. Our rates are generally adjusted on an annual basis, beginning January 1 of each year. My current hourly rate is \$320, and my legal assistant's rate is \$125. It is difficult to estimate the total cost for the work, because we charge by the hour and there are many variables that impact the number of hours spent on the work. Expenses will be billed at the amount incurred. Our statement for services and expenses will be due and payable upon receipt of the invoice, which in most instances, is monthly. Should you have any questions about a statement or a fee, please do not hesitate to call. We do reserve the right to withdraw from representation for any reason, including failure to pay the monthly statement in accordance with this policy. If, for any reason, the City terminates the engagement governed by this Agreement before the completion of the services described herein, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services.

RECORDS

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

APPROVAL

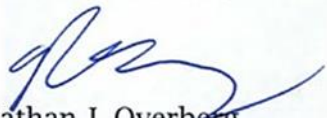
Please carefully review the terms and conditions of this Agreement. **If this Agreement accurately reflects the terms of this particular engagement, please obtain approval by the City Council, and execute, date, and return to me the enclosed copy of this Agreement. Please retain the original for your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

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

Ahlers & Cooney, P.C.

Sincerely,

By:



Nathan J. Overberg

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

By: _____ Dated: _____

Title: _____

*Authorized by action of the governing body, approved on _____, 2022.



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: August 15, 2022
Subject: Resolution approving a three-party engineering services agreement for Indianola Industrial Park 3.

Introduction:

Background: The City Council is asked to approve a three-party agreement between Snyder and Associates and Indianola Industrial Park LLC for engineering and design services for the public infrastructure necessary for the development of industrial ground in the Hillcrest/Downtown Unified Urban Renewal Area. As the Council is aware, staff has been collaborating with this property owner to develop about 60 acres of land for future industrial development.

Discussion: This agreement is necessary for the Engineer to begin design of the proposed public improvements, and will be used in collaboration with a future Development Agreement which will spell out who pays for what services.

Budget Impact:

Recommendation: Roll call is in order.

Attachments:

1. Agreement_2022-08-09_ThreePartyEngineeringServices
2. ExhA_2022-08-09_IndianolaIndustrialPark
3. Indianola Industrial_ExhibitC
4. Three-party agreement resolution

THREE-PARTY ENGINEERING SERVICES AGREEMENT

This Agreement is made and entered into by and among Indianola Industrial Park, LLC (“Developer”), the City of Indianola (“City”), and Snyder & Associates, Inc., Consulting Engineers (“Snyder”)

WHEREAS, Developer proposes to develop a certain subject property, Indianola Industrial Park 3.

WHEREAS, City desires to make certain public improvements known as, Indianola Industrial Park Development, to serve the subject property (“Project”).

WHEREAS, City concurs in the selection of Snyder to perform professional design services for the Project. The City shall be solely responsible for payment of the total amount of services rendered by Snyder, which will be based on an hourly fee plus expenses based on the fee schedule attached hereto.

WHEREAS, Snyder agrees the design, Plat preparation, and other Professional services will meet the requirements of the City.

WHEREAS, City hereby agrees to provide Snyder with all criteria, design, and construction standards and full information as to the requirements for the development, which include but are not limited to the attached scope of work, which is incorporated herein by this reference.

WHEREAS, this three-party agreement by and among Developer, the City, and Snyder is subject to all the terms and conditions listed herein.

WHEREAS, the City and Developer desire to work cooperatively and enter into a development agreement to share improvement costs based on designs and drawings required for the improvements.

NOW, THEREFORE, in consideration of the premises, the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged by Developer, City, and Snyder hereby agree as follows:

1. **SCOPE AND FEES:** The Scope of and the fees to be paid for said Services are set forth on Exhibit A attached hereto and by this reference made a part of this Agreement. Any Services not shown on Exhibit A shall be considered Additional Services. Additional Services may only be added by written change order, amendment, or supplement to this agreement signed by all parties.
2. **TIMELINESS:** Snyder will perform its services with reasonable diligence and expediency consistent with sound Snyder practices and within the time period(s), if any, set forth in Exhibit A.
3. **STANDARD OF CARE:** In providing Services under this Agreement, Snyder shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same engineering discipline currently practicing under similar circumstances at the same time and in the same or similar locality. Snyder makes no warranty, express or implied, as to its engineering services rendered under this Agreement. The City shall promptly report to Snyder any defects or suspected defects in Snyder's Services of which the City becomes aware.
4. **INVOICE, PAYMENT, INTEREST, SUSPENSION:** Snyder shall prepare invoices in accordance with its standard invoicing practices and submit the invoice(s) to the City on a monthly basis. The City agrees to timely pay each invoice within 30 days of the invoice date. Payments not paid within said 30 days shall accrue interest on unpaid balances at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said 30th day.
5. **RELIANCE:** The City shall furnish, at its expense, all information, requirements, reports, data, surveys, and instructions required by this Agreement and Snyder may use such furnished information and material in performing its services and is entitled to rely upon the accuracy and completeness thereof. Snyder shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the City and/or the City's consultants and contractors.
6. **ASSIGNMENT:** The Developer shall not transfer, sublet, or assign any rights or duties under or interest in this Agreement, without the prior written consent of Snyder.
7. **OWNERSHIP OF DOCUMENTS:** All reports, plans, specifications, designs, field data, notes, drawings, computer files, construction documents, and other documents and instruments prepared by Snyder, if any, are acknowledged by the City to be instruments of service and shall remain the property of Snyder. Unless otherwise provided, Snyder shall retain all common law, statutory, and other reserved rights, including copyrights.
 - 7.1. Upon full payment of all monies due to Snyder under the terms of this Agreement, Snyder grants to the City and to the Owner of the Project a nonexclusive license to reproduce Snyder's final certified copy of the Instruments of Service, if any, solely for purposes of designing, administering, using, and maintaining the Project.
 - 7.2. The City and/or the Owner of the Project shall not reuse or make any modifications to the Instruments of Service without the prior written consent of Snyder.
 - 7.3. The City agrees, to the fullest extent permitted by law, to indemnify and hold harmless Snyder, its officers, directors, employees, and sub-consultants (collectively, Snyder)

against any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising from, or allegedly arising from or in any way connected with the unauthorized reuse or modification on the Instruments of Service from or through the City without the written authorization of Snyder.

8. **MUTUAL INDEMNIFICATION:** The Developer, the City, and Snyder mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising from their own negligent acts, errors or omissions, or willful misconduct in the performance of their services, duties, and responsibilities under this Agreement, to the extent that each party is responsible for such damages, liabilities, and costs on a comparative basis of fault.
9. **MUTUAL WAIVERS:** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the City nor Snyder, their respective officers, directors, partners, employees, contractors, or sub-consultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement.
10. **DISPUTE RESOLUTION:** Any disputes that arise during the Project or following the completion of the Project will be resolved by representatives from each party who have the authority to settle. Those issues not resolved shall be submitted to formal nonbinding mediation prior to submission to a court of competent jurisdiction. Each party shall endeavor to include a similar dispute resolution in all agreements with other consultants, contractors, and subcontractors of any tier who are retained for the project so that formal mediation is required as the primary form of dispute resolution.
11. **SEVERABILITY:** If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.
12. **SURVIVAL:** Notwithstanding completion or termination of this Agreement for any reason, all rights, duties, and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.
13. **GOVERNING LAW AND JURISDICTION:** The Developer and Snyder agree that this Agreement and any legal actions concerning its validity, interpretation, and performance shall be governed by the laws of the State of Iowa, without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions. It is further agreed that any legal action between the Developer and Snyder arising out of this Agreement, or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

Indianola Industrial Park, LLC

By: _____

Date: _____

City of Indianola

By: _____

Date: _____

Snyder & Associates, Inc.

By:  _____
Digitally signed by David N. Moeller, P.E.
Date: 2022.08.09 17:12:24-05'00'

President

Date: August 9, 2022 _____

EXHIBIT ‘A’

INDIANOLA INDUSTRIAL PARK 3 DEVELOPMENT

FOR

CITY OF INDIANOLA, IOWA

SCOPE OF WORK

August 9, 2022

I. PROJECT DESCRIPTION

The project includes PROFESSIONAL engineering services for the design and construction of the proposed Indianola Industrial Park. PROFESSIONAL services will include of completing topographic and boundary survey, preliminary plat design, stormwater management design/analysis, final roadway, sanitary sewer water main and storm sewer design, right-of-way-acquisition, final platting, permit applications and construction administration for the construction of approximately 1700 linear feet of North 17th Street and approximately 560 linear feet of a proposed cul-du-sac street with associated public utility improvements as shown in the attached Exhibit A. Project area is located approximately 650 feet east of the intersection of E Hillcrest Avenue and N 14th Street.

II. SCOPE OF SERVICES (Part 1 – Right-Of-Way Acquisition and Non-TIF Improvements)

A. BASIC SERVICES

1. Right-of-Way

- a. 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 the 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.
- b. 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. Opinion of Probable

Construction Costs - The PROFESSIONAL shall prepare an opinion of total probable construction costs based upon the designs developed for the project improvements. Statements of probable construction costs prepared by the PROFESSIONAL represent the best judgment as a design PROFESSIONAL familiar with the construction industry. It is recognized, however, that the PROFESSIONAL has no control over the cost of labor, materials, or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the PROFESSIONAL does not guarantee that any actual cost will not vary from any cost estimate prepared by the PROFESSIONAL.

2. In regards to the acquisition, 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.
- j. No relocation services are included by PROFESSIONAL:

3. CLIENT'S RESPONSIBILITIES:

- i. Client understands and agrees that it will be responsible for and will provide the following, in a timely manner:
- ii. Provide all licenses, permits, and government or agency approvals that may be necessary to complete the Work and/or Project;
- iii. 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.
- iv. Coordinate the timing and sequence of PROFESSIONAL's Services with the Services of others to the Project;
- v. Make interim and final decisions utilizing information supplied by PROFESSIONAL.
- vi. Process Board Roll Calls/Requisitions.
- vii. Perform the following tasks for closings: Prepare and distribute proceed checks to owners and tenants; prepare closing statements; prepare 1099 tax forms; update abstracts; record all pertinent documents.

4. ACQUISITION PLAT

- a. PROFESSIONAL will provide the survey in accordance to Iowa Code, which will include the following professional services:
- b. Research the public records in the county courthouse to acquire the current recorded deed(s), subdivision plat(s), recorded survey(s) and section corner certificate(s).
- c. Perform a field survey locating existing monuments and the best available evidence needed to re-establish the record boundary lines.
- d. A certified drawing at a suitable scale depicting the results of the retracement survey and noted encroachments, if applicable, will be delivered upon completion.

- e. Provide a certified section Corner Certificate drawing(s) showing section corners that were established or that differ from existing recorded Corner Certificate(s) that were encountered during our field survey, if applicable.
- f. Set monuments, if applicable, at the corners of the acquisition area as indicated on the survey drawing.

5. BREAKOUT OF NON-TIF

- a. PROFESSIONAL to provide quantities for the division of work that will be completed outside of the TIF area as shown on Exhibit C.
- b. PROFESSIONAL to provide final cost opinion for division of work outside of TIF area as shown on Exhibit C.

III. SCOPE OF SERVICES (Part 2 – Overall Development)

A. BASIC SERVICES

1. Project Administration

- a. Monthly progress reports to the CLIENT.
- b. Monthly billing reports.
- c. Project coordination with the CLIENT and utility companies.
- d. The PROFESSIONAL will develop preliminary drawings for the purpose of coordinating with existing utility owners in the corridor. The PROFESSIONAL will send preliminary drawings to utility companies and request that utility companies review and identify any conflicts within the street corridor. Any subsurface utility engineering (SUE) services requested to obtain accurate utility depth and location information will be added as an additional service.
- e. Project design review with the CLIENT, as needed.
- f. Utility Coordination. The PROFESSIONAL will coordinate the design of the improvements with private utilities including communications, gas, electric and cable television present in the corridor. Coordination with Indianola Municipal Utilities will also be conducted through the project related to potential water main conflicts or impacts, existing and proposed fiber, electrical distribution, street lighting, and traffic signalization. One site visit is included.

2. Right-of-Way

- a. 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 the 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.

- b. 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. Opinion of Probable Construction Costs - The PROFESSIONAL shall prepare an opinion of total probable construction costs based upon the designs developed for the project improvements. Statements of probable construction costs prepared by the PROFESSIONAL represent the best judgment as a design PROFESSIONAL familiar with the construction industry. It is recognized, however, that the PROFESSIONAL has no control over the cost of labor, materials, or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the PROFESSIONAL does not guarantee that any actual cost will not vary from any cost estimate prepared by the PROFESSIONAL.

3. In regards to the acquisition, 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.
- j. No relocation services are included by PROFESSIONAL:

4. Client's Responsibilities:

- a. Client understands and agrees that it will be responsible for and will provide the following, in a timely manner:
- b. Provide all licenses, permits, and government or agency approvals that may be necessary to complete the Work and/or Project;
- c. 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.
- d. Coordinate the timing and sequence of PROFESSIONAL's Services with the Services of others to the Project;
- e. Make interim and final decisions utilizing information supplied by PROFESSIONAL.
- f. Process Board Roll Calls/Requisitions.
- g. Perform the following tasks for closings: Prepare and distribute proceed checks to owners and tenants; prepare closing statements; prepare 1099 tax forms; update abstracts; record all pertinent documents.

5. Topographic Survey

- a. Topographic Survey. The Professional shall provide a field survey that includes the items listed below:

- i. Horizontal Datum will be provided using Iowa Regional Coordinate System – Zone 8 Ames-Des Moines.
- ii. Vertical Datum will be provided using the North American Vertical Datum of 1988 (NAVD88).
- iii. Set a minimum of one permanent benchmark on site with description and elevation to the nearest 0.01 foot. Larger sites will require benchmarks at intervals not to exceed 1000 feet horizontal or 25 feet vertical.
- iv. Spot elevations displayed to the nearest 0.01 feet to be included for shots and are to be shown on a separate CADD drawing level to view when applicable. An approximate 50 grid will be used to create topography map along with other grade breaks such as tops, toes, drainage ways, tops and bottoms of retaining walls, etc.
- v. Contours shall be shown at 1-foot intervals.
- vi. Perform a field survey locating visible improvements such as structures, parking, signs, sidewalks and other visible features above grade will be shown. Below grade non-visible structures or improvements will be shown from information as provided by site owner and would be approximate. Below grade non-visible structures may require further investigation if potentially in conflict with proposed site improvements. Existing building structure shown are not intended for architectural design or civil site plan design. Specific information required for that purpose should be provided by a specific scope of services. However, this service can be provided upon request with additional fees.
- vii. Rim elevations for existing utility structures will be provided, if accessible. The surveyor will use their experience and judgment in obtaining the inverts, pipe diameter, pipe material and condition of structure obtained by using reasonable survey equipment and visual inspection of the structure. Due to the nature of underground utilities, the surveyor cannot guarantee the accuracy when physical measurements cannot be obtained. Should it be determined that more investigation of the utility is necessary, the Client shall contact Professional to authorize additional investigation of a specific utility. This may include but not limited to geophysical locating, opening manholes rims that have been paved over/locked down/unable to open, private utilities, entering a structure that is considered a confined space, etc. This service is not included with the base fee amount and will be considered extra services.
- viii. Location of trees 6 inches and greater not lying with wooded area will be noted as deciduous or coniferous.
- ix. The drip line or perimeter outline of wooded/brush areas will be shown.
- b. Topographic Survey Drawing. The Professional shall provide a topographic survey drawing that will utilize the information collected from the topographic survey services and includes:
 - i. Include legend of symbols and abbreviations used on the drawing. Show North Arrow and graphic scale
 - ii. Drawing sheet size 22 inches x 34 inches at a suitable scale that best fits the sheet size.
 - iii. Final deliveries will include 2 paper copies. The drawing shall be prepared in Microstation.DGN format.
 - iv. An electronic file will be provided in CADD format (Microstation.DGN or Autocad.DWG) upon receiving a signed Electronic Media Contact.

c. Existing Utilities.

Professional shall depict known existing utility information based on record information, surface evidence, as-built drawings and utility company field locates. This service includes the use of Iowa One Call's Design Information Request (DIR) System followed by the Design Locate Request (DLR) system to identify known utilities that subscribe to Iowa One Call. Professional shall perform field survey to locate utilities as designated by their respective owners. Utilities as depicted as a result of this activity will constitute a Quality Level "C" effort in accordance with ASCE 38 Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data outlined below.

Quality Level A involves the use of nondestructive digging equipment at critical points to determine the precise horizontal and vertical position of underground utilities, as well as the type, size, condition, material, and other characteristics. This activity is called "locating." It is the highest level presently available. When surveyed and mapped, precise plan and profile information is available for use in making final design decisions. By knowing exactly where a utility is positioned in three dimensions, the designer can often make small adjustments in elevations or horizontal locations and avoid the need to relocate utilities. Additional information such as utility material, condition, size, soil contamination, and paving thickness also assists the designer and utility owner in their decisions.

Quality Level B involves the use of surface geophysical techniques to determine the existence and horizontal position of underground utilities. This activity is called "designating." Two-dimensional mapping information is obtained. This information is usually sufficient to accomplish preliminary engineering goals. Decisions can be made on where to place storm drainage systems, footings, foundations, and other design features in order to avoid conflicts with existing utilities. Slight adjustments in the design can produce substantial cost savings by eliminating utility relocations.

Quality Level C involves surveying visible above-ground utility facilities, such as manholes, valve boxes, posts, etc., and correlating this information with existing utility records. When using this information, it is not unusual to find that many underground utilities have been either omitted or erroneously plotted. Its usefulness, therefore, should be confined to rural projects where utilities are not prevalent, or are not too expensive to repair or relocate.

Quality Level D information comes solely from existing utility records. It may provide an overall "feel" for the congestion of utilities, but it is often highly limited in terms of comprehensiveness and accuracy. Its usefulness should be confined to project planning and route selection activities.

6. Wetland and Stream Review
 - a. The PROFESSIONAL will review United States Geological Survey topographic maps, National Wetland Inventory maps, Soil Survey, and aerial photographs as part of a preliminary data search.
 - b. The PROFESSIONAL will complete a windshield survey of the property to identify potential Waters of the US, including wetlands.
 - c. Using current aerial photography and information gathered during the windshield survey, the PROFESSIONAL will develop a map identifying potential wetland areas within the project limits. A memo will be provided to the CLIENT. The memo will summarize the findings of the desktop review and windshield survey and provide recommendations for a full wetland delineation and permitting, if required.
 - d. The wetland and stream review is not meant to be an exhaustive study.
7. Geotechnical Investigation
 - a. The PROFESSIONAL will hire Allender Butzke Engineers, Inc., an independent subcontractor, to obtain up to 7 soil borings with 4 borings along the proposed road improvements, 1 within the potential borrow area, and 2 along the proposed sanitary sewer alignment within the existing Hillcrest Ave. right-of-way. The geotechnical investigation includes drilling, utility locations (Iowa One Call). sampling, lab testing, engineering analysis, and a written report.
 - b. Professional Services during construction are not included in this scope and would need a separate contract if necessary.
8. Preliminary Plat Design and Plans
 - a. PROFESSIONAL to develop a preliminary plat design and layout based on the direction from the Client.
 - b. Grading Design
 - i. PROFESSIONAL to utilize lidar topography as needed and field topographical survey to determine master grading of the site and stormwater detention requirements.
 - c. Utility Design
 - i. PROFESSIONAL to utilize City mapping and field survey to determine routing of utilities to service the proposed lots.
 - ii. PROFESSIONAL to coordinate utility services to lots with MidAmerican Energy and Indianola Municipal utilities.
9. Easement Plats
 - a. PROFESSIONAL to develop 5 anticipated permanent and temporary off-site easement plats.
10. Final Design Plans & Specifications
 - a. Upon receipt of preliminary plan review comments from the Client and Iowa DOT, the Professional will prepare construction documents for the Project.
 - b. Final Design Plans and Specifications
 - i. Complete the final design, plans, and specifications for incorporation into the contract documents pursuant to City code requirements.
 - ii. Final plans are anticipated to include the following plan sheets incorporated into the overall project plans.

- i. Title Sheet
- ii. General Notes and Quantities Sheet
- iii. Grading Plan
- iv. Erosion and Sediment Control Plan
- v. Sanitary Sewer Plan and Profile Sheets
- vi. Hydrant Coverage Plan
- vii. Water Main Plan and Profiles Sheets
- viii. Pavement Plan and Profile Sheets
- ix. Intersection Grading Detail Sheets
- x. Traffic Signage Plan
- xi. Standard Detail Sheet

11. Special details

- a. The PROFESSIONAL shall complete the final design, plans and specifications for the improvements for the established scope for the project and shall furnish a copy of these documents to the CLIENT for review and approval prior to final acceptance. The design documents will follow the current CLIENT requirements.
- b. Specification “front ends” shall be prepared by the PROFESSIONAL for this project. The “front ends” shall include: Notice of Hearing and Letting, Information for Bidders, Bid Form, Standard Form of Agreement, Bid Bond, Performance Bond, Payment Bond, Notice to Proceed, General Conditions, and Supplemental General Conditions.
- c. Permits – The PROFESSIONAL shall complete permit applications and assist in obtaining permits from the Iowa DNR.
- d. Opinion of Probable Construction Costs - The PROFESSIONAL shall prepare an opinion of total probable construction costs based upon the designs developed for the project improvements. Statements of probable construction costs prepared by the PROFESSIONAL represent the best judgment as a design PROFESSIONAL familiar with the construction industry. It is recognized, however, that the PROFESSIONAL has no control over the cost of labor, materials, or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the PROFESSIONAL does not guarantee that any actual cost will not vary from any cost estimate prepared by the PROFESSIONAL.

B. BID PHASE SERVICES

1. Bid Assistance

The PROFESSIONAL shall perform the following services during the bid period:

- a. Construction Contract Documents - The project will be let by the CLIENT, and the PROFESSIONAL shall supply the necessary documents for this process.

- b. Advertising - The PROFESSIONAL shall answer questions from potential contractors, subcontractor and suppliers, and coordinate with CLIENT staff during this phase of services.
- c. The PROFESSIONAL shall attend the meeting at which bids are received, tabulate the bids, and make recommendations to the City Council regarding the awarding of the construction contract to the lowest qualified bidder for the project.

C. CONSTRUCTION PHASE SERVICES

1. Construction Administration

Upon award of the construction contract, the PROFESSIONAL shall perform the following administrative services during construction of the proposed improvements:

- a. During the construction phases, the PROFESSIONAL shall specify the testing of materials and administrative procedures as per the CLIENT's requirements and as directed by the PROFESSIONAL.
- b. Preconstruction Conference - The PROFESSIONAL shall arrange and conduct a preconstruction conference with the Contractor and CLIENT, to review the contract requirements, details of construction, utility crossings, and work schedule prior to construction.
- c. Periodic Site Observation - The PROFESSIONAL shall make periodic visits to the construction site to (a) observe the progress and (b) determine if the results of the construction work substantially conform to the drawings and specifications in the construction contract.
- d. Contractor Payment Requests - The PROFESSIONAL shall review the requests of the contractor for progress payments and shall approve a request, based on site observations, which authorizes payments and is a declaration that the contractor's work has progressed to the point indicated.
- e. Notification of Nonconformance - The PROFESSIONAL shall notify the CLIENT of any known work which does not conform to the construction contract, make recommendations to the CLIENT for the correction of nonconforming work and, at the request of the CLIENT, see that these recommendations are implemented by the contractor.
- f. Shop Drawings - The PROFESSIONAL shall review shop drawings and other submissions of the Contractor for general compliance with the construction contract.
- g. Change Orders - The PROFESSIONAL shall prepare change orders for approval of the CLIENT.
- h. Substantially Complete Final Site Observation - The PROFESSIONAL shall perform a site observation to determine if the project is substantially complete according to the plans and specifications and make recommendation on final payment.
- i. During the Construction Services phase, the Project Manager shall confer with the CLIENT to report project status. A written progress report shall be submitted and written in such a way that it is suitable for use as a City Council information item.

- j. If the Contractor exceeds the estimated working days in completing construction of the project for any of the project lettings, or if change orders or project additions require additional working days, the PROFESSIONAL will be compensated for administration, observation, and staking services based on established hourly rates and fixed expenses outlined in the PROFESSIONAL's Standard Fee Schedule (Exhibit "B").
 - k. Final Acceptance. It is understood that the CLIENT will only accept the project only after recommendation by the PROFESSIONAL.
2. Construction Observation
- The PROFESSIONAL will provide one or more resident construction observer for the project as required during the construction phase. If the Contractor requests a waiver of any provisions of the plans and specifications, the PROFESSIONAL will make a recommendation on the request to the CLIENT for their determination. No waiver shall be granted if such waiver would serve to reduce the quality of the final product. The CLIENT shall never be deemed to have authorized the PROFESSIONAL to consent to the use of defective workmanship or materials. The construction observer will give guidance to the project during the construction periods, including the following:
- a. Checking of lines and grades required during construction.
 - b. Observation of the work for general compliance with plans and specifications.
 - c. Keep a record or log of Contractor's activities throughout construction, including notation on the nature and cost of any extra work or changes ordered during construction.
 - d. Resident Services provide the CLIENT with representation at the job site during the construction phase of the project which results in increasing the probability that the project will be constructed in substantial compliance with the plans and specifications, and contract documents. However, such resident services do not guarantee the Contractor's performance. Resident services do not include responsibility for construction means, controls, techniques, sequences, procedures, or safety.
 - e. Construction Testing. The construction observer shall coordinate the acceptance testing and monitoring according to CLIENT requirements. Concrete field air and slump tests required will be completed by the Resident Professional or construction observer. Moisture and density control tests and concrete cylinders as required will be provided by the Contractor.
3. Construction Staking
- The PROFESSIONAL shall be responsible for providing all construction stakes for the PROJECT. The PROFESSIONAL shall provide staking of proposed features per the construction plans. The PROFESSIONAL shall provide one set of stakes for each construction operation. Any staking that is destroyed due to construction that has to be replaced will be at the Contractor's expense.

- a. Project site horizontal and vertical control point verification and setup
(Horizontal and vertical control points will be available for the grading contractor for machine control)
4. Record Drawings
Record Documents. The PROFESSIONAL shall furnish reproducible record documents for each project phase according to CLIENT requirements. Such as-builts may contain a waiver of liability phrase in regard to unknown changes made by the Contractor without CLIENT/PROFESSIONAL approval. Snyder will also provide information formatted to update the Storm, Street, Water, Sewer and electric layers in the City's GIS system.

IV. SCHEDULE

The PROFESSIONAL will complete the above scope of services to accommodate a November bid letting. Milestone dates for the project are as follows.

Development Agreement	August 2022
Field Survey Work	August 2022
Preliminary Plat and Design	September 2022
TIF Agreement	October 2022
Final Design Plans & Specifications	November 2022
Public Hearing	November 2022
Bid Letting	November 2022
Construction	April 2023-August 2023
Final Plat	August 2023

V. FEES (Part 1 – Right-Of-Way Acquisition and Non-TIFF Improvements)

BASIC SERVICES

ROW Acquisition (1 Parcel)	\$4,100
Title Opinion	\$500
Acquisition Plat \$1,000/ea – assumes 1	\$1,000
Breakout of Divisions of Work	<u>\$2,400</u>
SUBTOTAL	\$8,000

VI. FEES (Part 2 – Overall Development)

BASIC SERVICES

Project Administration	\$14,100
Survey and Base Drawing	\$7,500
Boundary Verification	\$3,500
Wetland and Stream Review	\$2,000
Geotechnical Investigation	\$7,250
Preliminary Plat & Design	\$21,000
Easement Acquisition	\$4,100

Off-site Easement Plats - \$800/ea – Includes 5	\$4,000
• Temporary Grading Easement (East Property) • Permanent Storm Sewer Easement (East Property) • Permanent Sanitary Sewer Easement (Cementech Property) • Permanent Sanitary Sewer Easement (Southwest Corner of Hillcrest and N 14th St.) • Temporary Construction Easement for Sanitary Sewer	
Stormwater Management Plan	\$5,900
SWPPP Plan	\$900
DNR Utility Permits	\$850
Final Design Plans & Specifications	\$25,800
Final Plat	<u>\$4,600</u>
SUBTOTAL	\$101,500
 BID PHASE SERVICES	
Advertising & Bid Assistance	\$4,000
 CONSTRUCTION PHASE SERVICES	
Construction Administration	\$5,200
Construction Observation	\$33,200
Construction Staking	\$10,000
Record Drawings	\$4,100
Stormwater Detention Basin Verification	<u>\$2,500</u>
SUBTOTAL	\$55,000
 ADDITIONAL SERVICES	
Off-site Easement Plats Not Described	\$800 each

TOTAL.....\$168,500

EXTRA SERVICES

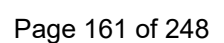
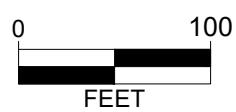
The following items shall be considered extra services and are not included within the Scope of Work. These items are listed to further assist with clarity of project scope as well as provide a listing of services, which PROFESSIONAL could perform upon request.

1. Submittal fees and/or permit fees to any and all regulatory agencies.
2. NPDES and Iowa DNR permit application fees
3. CLIENT requested major revisions
4. Utility company locates
5. Environmental studies not described herein
6. Wetland and stream review
7. Wetland delineation and Army Corps of Engineers 404 permitting
8. Rezoning
9. Updating of City Corporate Limits
10. Traffic Studies and Signal Design
11. Materials Testing

EXHIBIT 'B'

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

Billing Classification/Level	Billing Rate	
Professional		
Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist Project Manager, Planner, Right-of-Way Agent, Graphic Designer		
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		
CADD, Survey, Construction Observation		
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	current IRS standard rate	
Outside Services	As Invoiced	



City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION APPROVING A THREE-PARTY ENGINEERING SERVICES
AGREEMENT FOR INDIANOLA INDUSTRIAL PARK 3.**

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

WHEREAS, engineering and design services for new public infrastructure is necessary for the development of industrial ground in the Hillcrest/Downtown Unified Urban Renewal Area; and

WHEREAS, a three-party agreement is necessary for the Engineer to begin design of the proposed public improvements, and will be used in collaboration with a future Development Agreement which will spell out who pays for what service.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the City enter into a three-party engineering services agreement with Indianola Industrial Park, LLC and Snyder and Associates, Inc and directs the Mayor to sign the agreement.

PASSED AND APPROVED this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: August 15, 2022
Subject: Resolution accepting easements and approving the final plat of Wadle Subdivision.

Introduction:

Background: Request for final plat approval of a minor subdivision to create one buildable lot for residential development and one unbuildable outlot.

Discussion: The request is for final plat approval of a residential subdivision to create one (1) buildable lot for single-family development. The division would create Lot 1, a buildable lot for a single-family dwelling that is 0.366 acres in size and Outlot A, which is 0.346 acres in size and is undevelopable.

Access for lot 1 would take place off of W Euclid Avenue. According to the Iowa Department of Transportation (IDOT), 2012 data shows that W Euclid Avenue has an Annual Average Daily Traffic Count (AADT) of 1,840 vehicles. This street is classified as a minor collector street. Minor collector streets generally have a speed limit of twenty-five miles per hour (25 mph) and provide a continuous route for traffic on one side of US Highway 65/69. Minor collectors also provide connections to major collectors and arterial streets. They are the primary routes for trip destinations such as the Downtown Square, Irving, Wilder and Whittier Elementary Schools, as well as the High School. Additionally, Lot 1 of the proposed Wadle Subdivision includes a sidewalk.

Letters were mailed to property owners within 200 feet of the property on July 25, 2022. No comments were received as a result of these notifications being sent out.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission recommends the final plat be approved, with the condition that a lot tie agreement for Lot 1 and Outlot A be recorded with the subdivision plat.

Roll call is in order.

Attachments:

1. 1. Staff Report
2. 2. Application
3. 3. Site Plan
4. 4. Signed Attachments
5. 5. WADLE 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: August 9, 2022

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

Application Type: Final Subdivision Plat

Applicant: Jody Wadle

Zoning: R-1, Single-Family Residential Detached Zoning District

Comprehensive Plan Designation: Low-density Residential

Application Summary: Request for final plat approval of a minor subdivision to create one buildable lot for residential development and one unbuildable outlot.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

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

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

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.

- G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
- H. Lot numbers and dimensions.
- I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
- J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
- K. Building lines and dimensions.
- L. The location, type, material and size of all monuments and markers.
- M. The name of the subdivision.
- N. The name and address of the owner and the subdivider.
- O. North point, scale and date.
- P. Certification by a registered land surveyor of the State of Iowa.
- Q. Certification of dedication of streets, easements and other public property.
- R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
- S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a residential subdivision to create one (1) buildable lot for single-family development. The division would create Lot 1, a buildable lot for a single-family dwelling that is 0.366 acres in size and Outlot A, which is 0.346 acres in size and is undevelopable.

Access for lot 1 would take place off of W Euclid Avenue. According to the Iowa Department of Transportation (IDOT), 2012 data shows that W Euclid Avenue has an Annual Average Daily Traffic Count (AADT) of 1,840 vehicle. This street is classified as a minor collector street. Minor collector streets generally have a speed limit of twenty-five miles per hour (25 mph) and provide a continuous path for traffic on one side of US Highway 65/69. Minor collectors also provide connections to major collectors and arterial streets. They are the primary routes for trip destinations such as the Downtown Square, Irving, Wilder and Whittier Elementary Schools, as well as the High School. Additionally, Lot 1 of the proposed Wadle Subdivision contains a sidewalk.

Letters were mailed to property owners within 200 feet of the property on July 25, 2022. No comments were received as a result of these notifications being sent out.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the final plat be approved, 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) Wadle
(First Name) Jody
(Address) 1807 West Euclid Avenue
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-202-6343 (Email) jodywadle@gmail.com

APPLICANT (if not Property Owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (Email) _____

☐ 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 Jody Wadle

Name (printed) Jody Wadle

Date 6/14/22

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

INDEX LEGEND

Location:: Kenwood Place Lot 25,26,27

Requestor: Jody Wadle

Proprietor:Jody Wadle

Project: 21031 Orig. date of Survey: 6/15/21

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S.Boldman

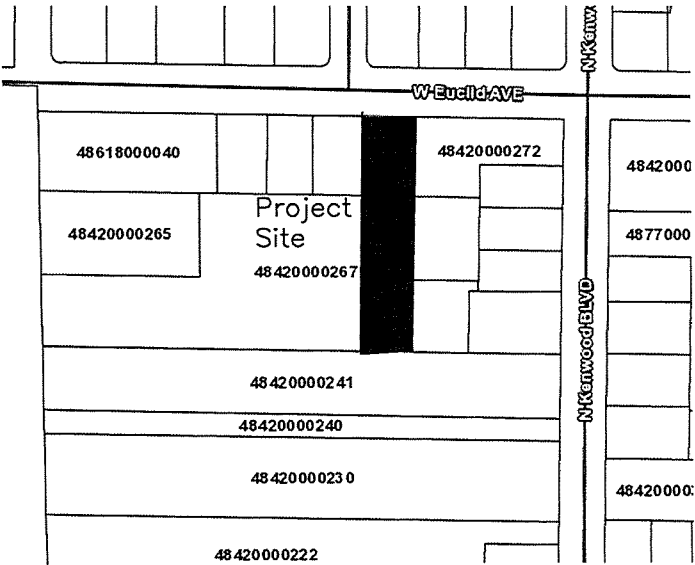
521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

FINAL PLAT of WADLE SUBDIVISION

Wadle Subdivison being a Subdivision of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., according to the plat thereof recorded November 15, 2016 as Document # 2016-10211. Said Wadle Subdivision described as follows:

Beginning at the NE corner of Schlotterback Subdivison, an Official Plat,; thence S 89°14'27" E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S 00°57'10" W,. along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N 88°59'51" W, along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00° 51' 21" E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Outlot "A"



Developer:
Jody Wadle
515-202-6343

Surveyor:
Boldman Surveying & Consulting
515-462-9242

Zoning: R-1

Front setback-30'

Rear setback-35'

Side yard-8' minimum total of 18'

Utilities:

Water, electric-Indianola Municipal Utilities

Sewer- City of Indianola.

Gas-Mid American

Cable- Indianola Municipal Utilities

LEGEND

1/2"IRON ROD w/ORANGE CAP #13427 SET ○

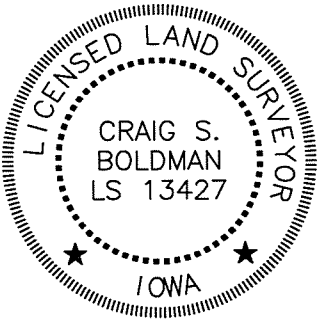
1/2"IRON ROD w/YELLOW CAP #5301 FOUND ■

IRON ROD FOUND (AS DESCRIBED) ●

NOTHING FOUND OR SET x

RECORD OR DEED DIMENSION (XXX)

P.U.E.=PUBLIC UTILITY EASEMENT



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

Signature Craig S. Boldman Date 7/6/22

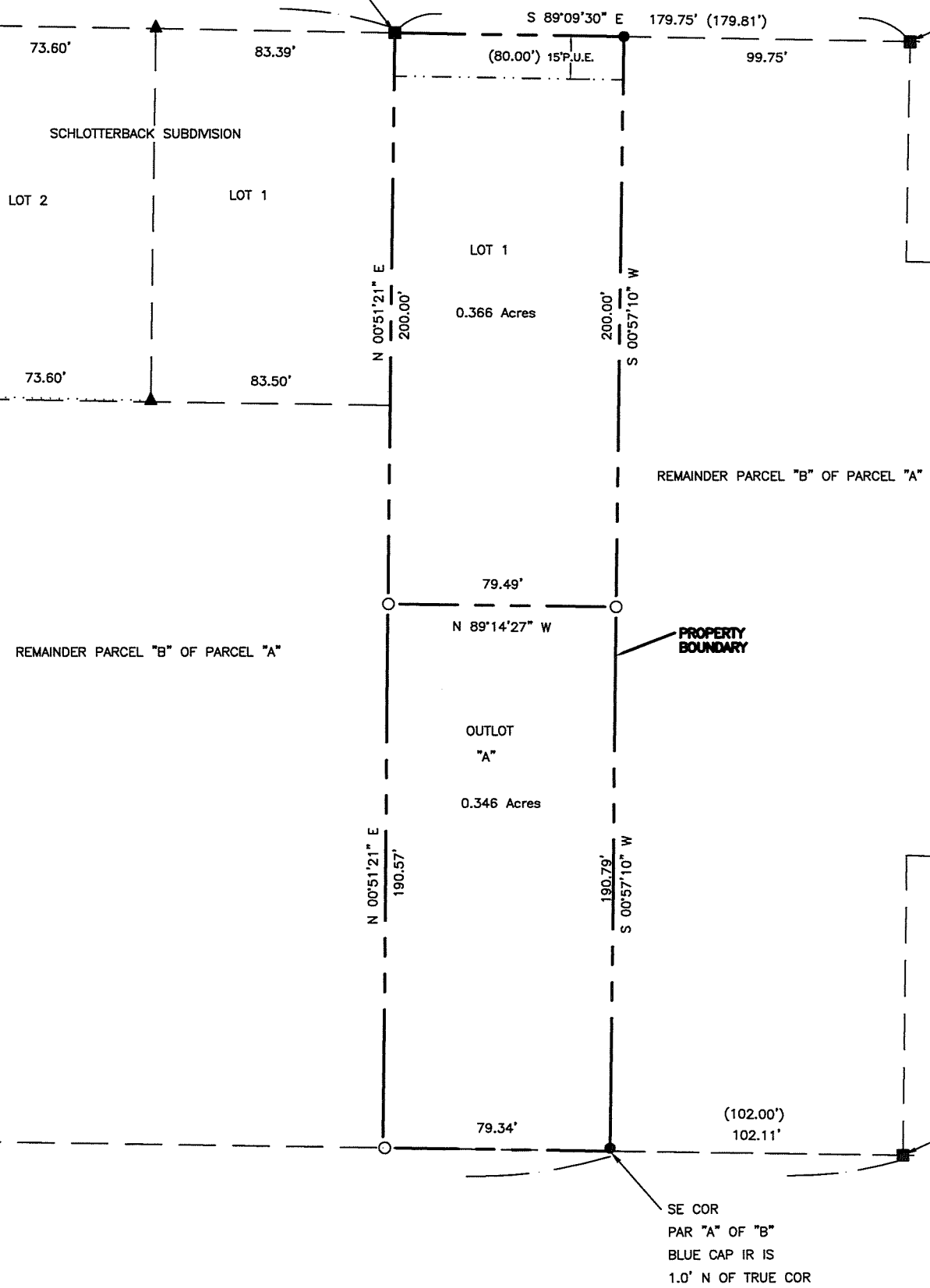
Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal All



P.O.B .
NE COR
SCHLOTTERBACK
SUB.
W.EUCLID AVENUE



PLACE



Prepared by and Return to: David J. Hellstern, Sullivan & Ward, 6601 Westown Parkway, Ste.200, W.D.M., IA 50266;
Telephone: 515-244-3500

PROPRIETOR CONSENT TO SUBDIVISION PLATTING

Know All Persons:

We, Jody R. Wadle and Cory K. Shaw, are the sole, lawful Owners and proprietors of the Real Property located in Warren County, Iowa, and legally described as follows:

Being a part of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., as recorded in Book 2016 Page 10211 on November 15, 2016, described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat, thence S89°14'27"E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S00°57'10"W, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N88°59'51"W along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21"E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Outlot "A".

The Owners have caused to be filed herewith a subdivision plat of said Real Property together with all instruments required by law attached hereto and by this reference incorporated as if set out fully, all in accordance with the requirements of chapters 354 and 355 of the Code of Iowa and the ordinances of Indianola, Iowa, the Owners do hereby consent to the subdivision plat, which shall hereafter be known as: Wadle Subdivision, Warren County, Iowa.

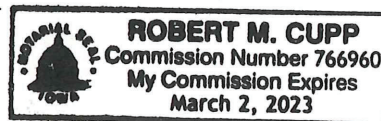
In Witness Whereof the Owners execute this instrument on the ____ day of May, 2022.


Jody R. Wadle


Cory K. Shaw

STATE OF IOWA, COUNTY OF WARREN, SS:

This record was acknowledged before me on the 13th day of May, 2022, by Jody R. Wadle and Cory K. Shaw.



NOTARY PUBLIC


513 122

Prepared by: Jason A. Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 515-419-1471
Return to: Same

Certificate of the County Auditor of Warren County, Iowa.

STATE OF IOWA)
)ss
COUNTY OF WARREN)

The undersigned, on behalf of the Warren County Auditor's office, having examined the records of my office, in accordance with the provisions of Section 354.11 and Section 354.6 of the Code of Iowa pertaining to the following described real estate:

Wadle Subdivision being a Subdivision of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., according to the plat thereof recorded November 15, 2016 as Document # 2016-10211. Said Wadle Subdivision described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat,; thence S89°14'27" E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S 00°57' 1 0" W,, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N 88°59'51" W, along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21" E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Out lot "A"

to be known and platted as:

WADLE SUBDIVISION

do hereby certify that the name **WADLE SUBDIVISION** is available in Warren County, Iowa and that **WADLE SUBDIVISION** is hereby approved without objection by the Auditor's Office of Warren County, Iowa.

Dated this 9 day of June, 2022.

WARREN COUNTY AUDITOR

Traci VanderLinden
County Auditor of Warren County, Iowa

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on June 9, 2022, by
Traci Vanderlinden as Auditor of Warren County, Iowa.

Miranda C. Rodriguez
Signature of Notary Public



MIRANDA C. RODRIGUEZ
Commission Number
837816
My Commission Expires
3/2/2025

Prepared by: Jason A. Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 515-419-1471
Return to: Same

Certificate of the County Treasurer of WARREN County, Iowa.

STATE OF IOWA)
)ss
COUNTY OF WARREN)

The undersigned, on behalf of the Warren County Treasurer's office, hereby certifies that I have examined the records in my office in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to the following described real estate:

Wadle Subdivision being a Subdivision of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., according to the plat thereof recorded November 15, 2016 as Document # 2016-10211. Said Wadle Subdivision described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat; thence S89°14'27" E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S 00°57' 1 0" W., along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N 88°59'51" W, along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21" E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and out lot "A"

to be hereinafter designated as **WADLE SUBDIVISION**, do hereby certify that the same is free from certified taxes, special assessments and special rates and charges, nor are there any taxes due for Monies and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings. Taxes for fiscal year 2020-2021, payable 2021-2022, are paid through this date.

Dated this 9 day of June, 2022.

WARREN COUNTY TREASURER

Daugherty
Treasurer of Warren County, Iowa

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on June 9, 2022, by
Julie Daugherty Treasurer of Warren County, Iowa.

Tabitha Clark
Signature of Notary Public





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Retired
John T. Ward

William W. Sullivan
[1919-1999]

Of Counsel
Robert M. Holliday
Michael J. Streit

**Law Offices
Sullivan & Ward, P.C.**

May 9, 2022

Jody Wadle
1807 West Euclid Avenue
Indianola, IA 50125

TITLE GUARANTY DIVISION
Member No. 10016

Re: Our File No. 4331.000
Part of Parcel "B" of Parcel "A", 26-76N-24W, Indianola, IA 50125

Dear Jody:

At your request we have examined Abstract of Title #70895 prepared by Iowa Title Company to the following described real estate:

Being a part of Parcel "B" of Parcel "A" in Section 26, Township 76 North, Range 24 West of the 5th P.M., as recorded in Book 2016 Page 10211 on November 15, 2016, described as follows:

Beginning at the NE corner of Schlotterback Subdivision, an Official Plat, thence S89°14'27"E, along the North line of said Parcel "B" of Parcel "A" (also South right of way line of Euclid Avenue), a distance of 80.00' to the Northeast corner thereof; thence S00°57'10"W, along the East line of said Parcel "B" of Parcel "A", a distance of 390.79' to the Southeast corner thereof; thence N88°59'51"W along the South line of said Parcel "B" of Parcel "A", a distance of 79.34'; thence N 00°51' 21"E, along the Southerly extension of the East line of said Lot 1 a distance of 390.57' to the point of beginning. Containing 0.714 acres. Subject to a 20.00' Easement for Ingress and Egress along the East 20.00' of Lot 4 in Schlotterback Subdivision. Also subject to a Lot Tie Agreement between Lot 1 and Outlot "A".

This preliminary title opinion, based upon that examination, is rendered for use and reliance by you and the City of Indianola. The Abstract has been certified as full and complete from the date of Original Entry (Root of Title) to August 17, 2021 at 6:00 a.m.

At the latter date and time, I find title to this property to be vested in Jody R. Wadle and Cory K. Shaw, as joint tenants with full rights of survivorship, pursuant to a Warranty Deed dated March 1, 2021 and recorded March 2, 2021 in Book 2021 at Page 2586 in the records of the Warren County Recorder.

Title to this property is subject to the following observations and comments:

SPECIAL PROVISIONS

1. None.

GENERAL PROVISIONS

1. The Abstract should be continued to show your interest.
2. The Abstract shows the real estate taxes for the tax year 2020-2021 for Parcel No. 48420000267 as due in the amount of \$84.00 for the first installment and due in the amount of \$84.00 for the second installment. Later taxes are not shown.
3. Any conveyance by the titleholder should show the marital status and should be executed by the spouse, if married.
4. You should be aware that certain activities that may result in environmental liability are not determinable from examining the Abstract of Title. Certain local, state and federal laws may require remedial and other action as well as impose civil and criminal liability. The violation of said laws could result in liens against the real estate related to certain activities.
5. You should note that assessment liens are created by the filing of certain documents in the office of the County Treasurer
6. You should be aware of the following items which relate to the subject property, which are not necessarily determinable from the Abstract of Title:
 - a. Zoning compliance;
 - b. Housing Codes compliance
 - c. Rights of parties in possession of the property;
 - d. Claims of materialmen, suppliers, laborers, and contractors arising during the last ninety days;
 - e. The boundaries of the property of any encroachments;
 - f. Easements;
 - g. Leases;

- h. The procuring of adequate insurance coverage.

If you desire assistance in resolving any of the above matters, please feel free to contact us.

7. This is only a preliminary title opinion. Once your transaction has closed and the documents have been recorded, you should have the entire Abstract continued in final form and have it returned to us for final examination, so we can render an Attorney's Certificate of Title for you.

8. Searches are shown in the abstract to have been made against Lois E. McPherson, Lois C. McPherson, Lois McPherson Enga, Craig Allen Wadle, Estate of Craig Allen Wadle, Jody Ray Wadle as Executor, Jody Ray Wadle, and Cory K. Shaw for the past ten years and no other liens were found. Searches should be continued to the date and time of recording your interest, to obtain a complete examination of title.

Sincerely,

SULLIVAN & WARD, P.C.

A handwritten signature in black ink, appearing to read "David J. Hellstern", with a stylized flourish at the end.

David J. Hellstern

RESOLUTION NO. 2022-_____

**RESOLUTION ACCEPTING EASEMENTS AND APPROVING THE FINAL PLAT OF
THE WADLE SUBDIVISION**

WHEREAS, a final plat for the Wadle Subdivision has been submitted to the City of Indianola; and,

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

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

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

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

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

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

1. All easements dedicated to the City of Indianola are hereby accepted.
2. The final plat for the Wadle Subdivision is hereby approved with the condition that a lot tie agreement for Lot 1 and Outlot A be recorded with the subdivision plat.

APPROVED this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: August 15, 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: Seven property owners have not paid nuisance abatement costs within the required notice period.

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

Budget Impact: The assessment value is \$2145.00

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 15th day of August 2022.

Stephanie Erickson, Mayor

Attest:

Jackie Raffety, City Clerk

Notice of Filing of Assessments for Nuisance Abatement							
To the person(s) owning land located with the City of Indianola, Warren County, Iowa, particularly described as follows:							
Parcel #	Legal Description	Property Address	Deed Holder	Reason	Fee	Admin Fee	Amount Due
48500000880	26-76-24 LENNIE'S SUB DIV LOTS 88-89-90-91 & W 57' LOT 92 & W 416' N 30' W 6TH AVE & S 350' W 416' S OF N 30' W 6TH AVE & E OF S R ST INDIANOLA LAND IN SEC	810 S R St	Diamond Senior Development Park View LLC	Junk Hauling	\$ 110.00	\$ 25.00	\$ 135.00
48617000050, 48617000040, 48617000031	24-76-24 INDIANOLA SCENIC POINTE LOT 5		Community Choice Credit Union	Mowing	\$ 660.00	\$ 25.00	\$ 685.00
49024260441	26-76-24 INDIANOLA CAL (NOT TIFIED) NW NW EX PCL'S S & T SEE 49024260442		Dillard Farms LLC	Mowing	\$ 360.00	\$ 25.00	\$ 385.00
48200120040	30-76-23 EAST INDIANOLA LOT 4 & W 1/2 LOT 5 BLK 12	500 E 1st Ave	Kramer Properties	Tree Trimming	\$ 120.00	\$ 25.00	\$ 145.00
48640000100	30-76-23 SINNARDS ADD LOT 10 & W 6' N/S ALLEY ADJ ON E	900 E Salem Ave	Labertew, Aaron Jeffrey/ Labertew, Holly E	Mowing	\$ 240.00	\$ 25.00	\$ 265.00
48030020012	23-76-24 IND ADERS ADD E 1/2 N 56' LOT 1 BLK 2	513 N 1st St	Jones, Matthew	Mowing	\$ 120.00	\$ 25.00	\$ 145.00
48711050070	18-76-23 INDIANOLA SUMMERCREST HILLS PLAT 5 LOT 7	610 E Scenic Valley Ave	RM30 Holdings LLC	Mowing	\$ 360.00	\$ 25.00	\$ 385.00
					\$ 1,970.00	\$ 175.00	\$ 2,145.00



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: August 15, 2022
Subject: Approval of the submission of the second quarter 2022 utility write-offs to the State Offset Program for collection.

Introduction: Council is asked to authorize the past due sewer, recycling, and storm water fees to be sent to the State Offset Program for collection.

Background: The State Offset Program withholds tax refunds and gambling/ lottery winnings from those individuals who have had delinquent bills submitted by the City. The City will be able to collect payment before any remaining funds, if any, are released to the individual.

Discussion: IMU has provided the attached report of second quarter 2022 write-offs, as well as a comparison report from the past five years of write-offs.

Budget Impact: Past due balances of \$4,066.03 on 79 accounts will be submitted for collection.

Recommendation: Simple motion to approve submitting the write-offs to the State Offset Program is in order.

Attachments:

1. 2Q Write Offs April-June 2022
2. City Write Off Sheet 2_

2022 Q2 Write Offs

(Billed from April-June 2022)

Sewer Billed	\$946,007.53	
Sewer Sent to State Offsets	\$3,103.03	0.33%
Recycling Billed	\$86,695.27	
Recycling Sent to State Offsets	\$585.00	0.67%
Stormwater Billed	\$170,252.65	
Stormwater Sent to State Offsets	\$378.00	0.22%

Total # of accounts wrote off - 79

<u>Service</u>	<u>Total Dollar Amount</u>
Sewer	\$ 3,103.03
Recycling	\$585.00
Stormwater	\$378.00
Grand Total	\$ 4,066.03

Write Offs 2020-2025							
	Sewer	Stormwater	Recycling	Total		Billed	
2020 Q1	\$ -	\$ -	\$ -	\$ -			2020 Q1
2020 Q2	\$ -	\$ -	\$ -	\$ -			2020 Q2
2020 Q3	\$ -	\$ -	\$ -	\$ -			2020 Q3
2020 Q4	\$ 14,236.68	\$ 470.28	\$ 3,411.00	\$ 18,117.96		\$4,898,638.47	2020 Q4
Total	14236.68	470.28	\$ 3,411.00		2020 Year Total \$ 18,117.96	\$4,898,638.47	Total
2021 Q1	\$ 3,429.93	\$ 95.83	\$ 470.33	\$ 3,996.09		\$ 1,089,006.46	2021 Q1
2021 Q2	\$ 5,909.19	\$ 146.78	\$ 822.01	\$ 6,877.98		\$ 1,213,429.15	2021 Q2
2021 Q3	\$ 5,480.92	\$ 187.31	\$ 1,132.03	\$ 6,800.26		\$ 2,382,976.86	2021 Q3
2021 Q4	\$ 3,117.59	\$ 550.15	\$ 244.49	\$ 3,912.23		\$ 1,327,615.39	2021 Q4
Total	\$ 17,937.63	\$ 980.07	\$ 2,668.86		2021 Year Total \$ 21,586.56	\$6,013,027.86	Total
2022 Q1	\$ 5,941.44	\$ 770.75	\$ 449.72	\$ 7,161.91		\$ 1,214,093.37	2022 Q1
2022 Q2	\$ 3,103.03	\$ 585.00	\$ 378.00	\$ 4,066.03		\$ 1,202,955.45	2022 Q2
2022 Q3				\$ -			2022 Q3
2022 Q4				\$ -			2022 Q4
Total	\$ 9,044.47	\$ 1,355.75	\$ 827.72		2022 Year Total \$ 11,227.94	\$ 2,417,048.82	Total
2023 Q1				\$ -			2023 Q1
2023 Q2				\$ -			2023 Q2
2023 Q3				\$ -			2023 Q3
2023 Q4				\$ -			2023 Q4
Total	\$ -	\$ -	\$ -		2023 Year Total \$ -	\$0.00	Total
2024 Q1				\$ -			2024 Q1
2024 Q2				\$ -			2024 Q2
2024 Q3				\$ -			2024 Q3
2024 Q4				\$ -			2024 Q4
Total	\$ -	\$ -	\$ -		2024 Year Total \$ -	\$0.00	Total
2025 Q1				\$ -			2025 Q1
2025 Q2				\$ -			2025 Q2
2025 Q3				\$ -			2025 Q3
2025 Q4				\$ -			2025 Q4
Total	\$ -	\$ -	\$ -		2025 Year Total \$ -	\$0.00	Total

0.37%

0.36%

0.46%

#DIV/0!

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2020-2025	Sewer	Stormwater	Recycling	Total	Billed
Totals	\$ 41,218.78	\$ 2,806.10	\$ 6,907.58	\$ 50,932.46	\$13,328,715.15
Averages	\$ 6,869.80	\$ 467.68	\$ 1,151.26	\$ 8,488.74	\$ 2,221,452.53



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: August 15, 2022
Subject: Approval of a new retail permit for cigarette/tobacco/nicotine/vapor for ABC Smoke.

Introduction: ABC Smoke has applied for a cigarette permit.

Background: ABC Smoke is located at 501 N Jefferson Way, Ste 300, Indianola. The owner is Jay Ambika Inc.

Discussion: ABC Smoke will provide over-the-counter sales of cigarettes, tobacco, alternative nicotine products and vapor products in their tobacco store.

Budget Impact:

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: August 15, 2022

Subject: Resolution approving a settlement agreement and mutual release by and between the City of Indianola and Dennis Lee Moser.

Recommendation: Roll call is in order.

Attachments:

1. Res 2022- Settlement Agreement_Moser
2. 22.07.25.DRAFT Settlement Agreement

City of Indianola
RESOLUTION NO 2022-

**RESOLUTION APPROVING A SETTLEMENT AGREEMENT AND MUTUAL RELEASE
BY AND BETWEEN THE CITY OF INDIANOLA AND DENNIS LEE MOSER**

WHEREAS, the City of Indianola is the owner of property locally known as Farmland tract 11838; and

WHEREAS, Dennis Lee Moser farmed the property in 2020; and

WHEREAS, a dispute arose between the parties regarding the farming of the property and the payment required therefor; and

WHEREAS, the parties have reached a settlement without either party admitting any liability or wrongdoing; and

WHEREAS, legal counsel has advised settling this matter as defined in the attached Settlement Agreement and Mutual Release.

NOW, THEREFORE, BE IT RESOLVED that the Indianola City Council hereby agrees to the settlement and authorizes the Mayor to sign the Settlement Agreement and Mutual Release by and between the City of Indianola and Dennis Lee Moser.

Approved this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release (hereinafter the “Settlement Agreement”) is made effective on the dates signed below, and is entered into by and between the City of Indianola, Iowa (hereinafter “Indianola”) and Dennis Lee Moser (hereinafter “Moser”). Indianola and Moser are collectively referred to as the “Parties.”

WHEREAS, Indianola is the owner of property locally known as Farmland tract 11838, and legally described as:

The N 1/2 NW 1/4 and the SW 1/4 of the NW 1/4 of Section 2 EXCEPT that part lying South and East of the Old Channel of the Middle River and EXCEPT all North of the center of Middle River Channel in the N 1/2 NW 1/4 of Section 2; ALSO beginning at the Northwest corner of the SW 1/4 of Section 2, thence South 42 rods, thence South 80 degrees East 40 rods, thence North 3 degrees East 49 rods and 4 links, thence West 42 rods and 16 links to the place of beginning (containing 11 Acres and 124 square rods more or less); all in Township 76 North, Range 24 West 5th P.M, Iowa;

AND

The NE 1/4 of Section 3 EXCEPT beginning at the Northwest corner thereof, thence South 66 rods, thence East 6 rods, thence North to Section line, thence West 5 rods to beginning, and EXCEPT all North of the center of Middle River in said NE 1/4 of said Section 3 (containing 48.23 acres more or less); all in Township 76 North, Range 24 West 5th P.M., Warren County, Iowa;

AND

The N 1/2 of the SE 1/4 of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa;

AND

The S 1/2 of the SE 1/4 of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, EXCEPT that part of parcel “F” of the Southwest Quarter of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 12, Page 2 of 76-24 in the office of the Warren County Recorder, that lies within the SW 1/4 of the SE 1/4 of said Section 3;

AND EXCEPT

Parcel “G” of the survey of the Southwest Quarter of the Southeast Quarter of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 13, Page 2 of 76-24 in the office of the Warren County Recorder, and containing 247.20 acres, more or less;

But specifically excluding the property as shown on Exhibit B – New Plant Site – Taken Out of Production - That part of the Southeast Quarter of Section 3, Township 76 North, Range 24 West of the Fifth Principal Meridian, Warren County, Iowa described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 3; thence North 88 degrees 36 minutes 24 seconds West along the South line of said Southeast Quarter, 1565.73 feet; thence North 00 degrees 00 minutes 00 seconds East, 48.39 feet; thence North 45 degrees 44 minutes 25 seconds East, 5.89 feet;

thence North 00 degrees 00 minutes 00 seconds East, 474.97 to a point on a non-tangent curve; thence Northeasterly along a curve to the right, having a radius of 135.74 feet, a chord bearing of North 31 degrees 27 minutes 59 seconds East and a chord length of 137.81 feet, for an arc length of 144.54 feet to a non-tangent curve; thence North 62 degrees 55 minutes 57 seconds East, 171.63 feet; thence North 30 degrees 00 minutes 00 seconds West, 138.29 feet; thence North 60 degrees 00 minutes 00 seconds East, 115.35 feet to the East line of the Southwest Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 33 seconds East, 694.62 feet; thence South 89 degrees 11 minutes 27 seconds East, 548.78 feet; thence South 62 degrees 08 minutes 05 seconds East, 37.70 feet; thence South 82 degrees 58 minutes 37 seconds East, 117.96 feet; thence North 63 degrees 16 minutes 10 seconds East, 30.58 feet; thence North 59 degrees 07 minutes 46 seconds East, 54.87 feet; thence North 83 degrees 20 minutes 18 seconds East, 45.47 feet; thence North 89 degrees 20 minutes 37 seconds East, 234.58 feet; thence South 71 degrees 06 minutes 50 seconds East, 174.35 feet; thence South 01 degrees 57 minutes 41 seconds West, 49.39 feet; thence South 08 degrees 37 minutes 52 seconds East, 47.68 feet; thence South 28 degrees 43 minutes 30 seconds East, 194.40 feet to the East line of said Southeast Quarter; thence South 00 degrees 55 minutes 44 seconds West along said East line, 643.62 feet; thence North 90 degrees 00 minutes 00 seconds West, 30.58 feet; thence South 00 degrees 00 minutes 00 seconds East, 143.23 feet; thence North 90 degrees 00 minutes 00 seconds West, 4.37 feet; thence South 00 degrees 00 minutes 00 seconds East, 130.51 feet; thence South 06 degrees 08 minutes 38 seconds East, 35.74 feet; thence South 01 degrees 50 minutes 36 seconds East, 132.22 feet; thence South 16 degrees 30 minutes 55 seconds East, 42.98 feet; thence South 21 degrees 40 minutes 41 seconds East, 17.60 feet; thence South 28 degrees 49 minutes 58 seconds East, 0.11 feet to the East line of said Southeast Quarter; thence South 00 degrees 55 minutes 44 seconds West along said East line, 177.23 feet to the Point of Beginning.
(hereinafter referred to as the "Property").

WHEREAS Moser farmed the Property in 2020.

WHEREAS a dispute arose between the Parties regarding the farming of the Property and the payment required therefor.

WHEREAS, on July 8, 2021, Indianola filed a Petition at Law against Moser in the Iowa District Court for Warren County, Case No. LACV038953 (the "Lawsuit") alleging claims for Breach of Contract (Oral) and Unjust Enrichment.

WHEREAS, on September 30, 2021, Moser filed an Answer, Affirmative Defenses, and Counterclaims for Breach of Written Contract and Breach of Oral Contract.

WHEREAS, in order to avoid the high costs and uncertainties of litigation, the Parties have decided to compromise and settle the claims between the Parties on the terms set forth in this Settlement Agreement, without admitting any liability or wrongdoing.

NOW, THEREFORE, in consideration of the premises aforesaid and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby stipulate and agree as follows:

1. Settlement Payment. Moser shall pay Indianola the sum of Sixteen Thousand Eight Hundred Five Dollars and Two Cents (\$16,805.02) made in a lump sum within ten (10) days of the full execution of this Settlement Agreement. Payment shall be made payable to Brick Gentry, P.C., and mailed to Brick Gentry, P.C., c/o Matt O'Hollearn, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266.

2. Dismissal. Within three (3) days of the clearance of the Settlement Payment, Indianola shall file a dismissal with prejudice with respect to its claims in the Lawsuit. Within three (3) days of the filing of Indianola's dismissal, Moser shall file a dismissal with prejudice with respect to his counterclaims in the Lawsuit.

3. Attorneys' Fees and Costs. Moser shall pay Indianola the sum of Three Hundred Seventy-Five Dollars (\$375.00) as ordered by the Court on June 7, 2022. This payment shall be made at the same time at the Settlement Payment. Within three (3) days of the clearance of this payment, Indianola shall file a release and satisfaction in the Lawsuit. Other than this payment, the Parties shall each bear their own attorneys' fees and costs incurred regarding the Lawsuit.

4. Mutual Release. Subject to the terms set forth herein, each of the Parties mutually and hereby release and forever discharge the other Parties and their principals, agents, officers, employees, partners, attorneys, and insurers, from any and all claims, debts, demands, causes of action, suits, damages, obligations, and liabilities whatsoever related to or arising out of the Lawsuit, including all claims which were or could have been raised in the Lawsuit.

5. No Admission. This Settlement Agreement shall not be construed as an admission by the Parties of any liability, or any acts of wrongdoing, or the violation of any federal, state, or local law, ordinance, or regulation, nor shall it be considered evidence of any such alleged liability, wrongdoing, or violation of any federal, state, or local law, ordinance, or regulation.

6. Successors and Assigns. This Settlement Agreement shall be binding upon and inure to the benefit of the Parties hereto, their partners, principles, officers, employees, agents and insurers, and their respective successors and assigns.

7. Entire Agreement. This Settlement Agreement constitutes the entire agreement of the Parties hereto as to the subject matter hereof. The Parties acknowledge that there are no communications or oral understandings contrary, different, or that in any way restrict this Settlement Agreement, and that all prior agreements or understandings within the scope of the subject matter of this Settlement Agreement are, upon the execution and delivery of this Settlement Agreement, superseded, null and void.

8. Amendments. No waiver, modification, or amendment of the terms of this Settlement Agreement shall be valid or binding unless made in writing, signed by the Party to be charged and then only to the extent as set forth in such written waiver, modification, or amendment.

9. Counterparts. The Parties may execute this Settlement Agreement in whole or counterparts, and execution of counterparts shall have the same force and effect as if the Parties had signed the same instrument. Signatures transmitted electronically or by facsimile shall have the same effect as original signatures.

10. Choice of Law and Consent to Jurisdiction. This Settlement Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Iowa, without regard to its conflict of law principles. In the event of any dispute between the Parties concerning the performance or breach of any provision of this Settlement Agreement, the Parties hereto agree that they shall submit such dispute exclusively to the Iowa District Court in and for Warren County and that said Court shall have exclusive subject matter and personal jurisdiction with regarding to any such dispute.

11. Remedies in the event of a Breach. In the event of future litigation involving any portion or portions of this Settlement Agreement, a Party deemed the prevailing party by a court of competent jurisdiction may recover its reasonable attorney's fees, expenses and costs incurred in such litigation.

12. Neutral Interpretation. In the event any dispute arises among the Parties with regard to the interpretation of any term of this Settlement Agreement, all of the Parties shall be considered collectively to be the drafting party and any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall be inapplicable.

13. Authority. Each Party to this Settlement Agreement warrants and represents that the person signing this Settlement Agreement on its behalf is duly authorized to enter into this Settlement Agreement on behalf of such party. Each Party represents that such Party is the sole owner of the claims being released by it herein, and that it has not transferred, assigned, subrogated, or otherwise encumbered any such claims or any part thereof. Each Party signing this Settlement Agreement separately acknowledges and represents that this representation and warranty is an essential and material provision of this Settlement Agreement and shall survive execution of this Settlement Agreement.

14. Severability. Should any provision of this Settlement Agreement be deemed illegal, invalid, or otherwise unenforceable, in whole or in part, by a court of competent jurisdiction, the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Additionally, any provision found to be illegal, invalid, or otherwise unenforceable, may by court order be redrafted by the court so as to comply with existing law.

15. Advice of Counsel. The Parties acknowledge that they have been represented by counsel of their own choice in the negotiations leading up to the execution of this Settlement Agreement and that they have read this Settlement Agreement and have had the opportunity to receive an explanation from legal counsel regarding the legal nature and effect of the same, and each Party has had it fully explained to them by their counsel and understands the terms and provisions of this Settlement Agreement and its nature and effect. Each Party further represents that they are entering into this Settlement Agreement freely and voluntarily, relying solely upon

the advice of their own counsel, and not relying on the representation of any other Party or of counsel for any other Party.

16. Acknowledgement. This Settlement Agreement was executed after arm's length negotiations between the Parties and their respective counsel, and reflects the conclusion of the Parties that this Settlement Agreement is in the best interests of the Parties.

17. Divisions and Headings. The divisions of this Settlement Agreement into sections and subsections and the use of captions and headings in connection therewith are solely for convenience and shall have no legal effect in construing the provisions of this Settlement Agreement.

IN WITNESS WHEREOF, the Parties do hereby execute this Agreement on the dates set forth below:

CITY OF INDIANOLA

Dated: August 15, 2022

By: Stephanie Erickson
Its: Mayor

DENNIS LEE MOSER

Dated: _____



MEMORANDUM

To: Mayor and City Council
From:
Date: August 15, 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:

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

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

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

Anna Harms, Part-time Library Assistant, to CE1-1.5, \$15.006/hour, effective July 31, 2022; and

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

Sandra Wadle, Part-time Office Assistant, to R1-3, \$16.235/hour, effective July 31, 2022; and

Jody Ross, Full-time Technical Support Specialist, to CE4-5, \$49,276.58/year, effective August 14, 2022; and

Nicole Cormeny to Part-time Police Clerical, R-1, \$17.141/hour, effective August 17, 2022; and

Mark Butcher, Full-time Firefighter/Paramedic, to FF1, \$66,092.90/year, effective August 28, 2022; and

Reed Smith, Full-time Firefighter/Paramedic, to FF1, \$66,092.90/year, effective August 28, 2022; and

Deb Alexander, Part-time Human Resources Office Assistant, to CE1-3.5, \$15.969/hour, effective September 11, 2022; and

Michele Burkhart-Patrick, Full-time Library Director, to CE12-5, \$102,644.93/year, effective September 11, 2022; and

Eric Wallace, Full-time Firefighter/Paramedic, to FF4, \$77,086.82/year, effective September 11, 2022; and

Dwayne Graham, Full-time Firefighter/Paramedic to FF1, \$66,092.90/year, effective September 25, 2022.

Passed and approved this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: August 15, 2022
Subject: Receive and file the July 2022 Treasurer's Report

Recommendation: Simple motion is in order.

Attachments: 1. Treasurer's Report July 2022

**FINANCIAL REPORT
MONTH OF JULY, 2022**

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001	General Government	3,217,007.25	59,459.34	253,650.64	54,187.45	-	3,077,003.40
011	Police	2,329,271.58	19,072.87	349,517.01	19,337.46	-	2,018,164.90
015	Fire	253,909.90	5,304.24	92,510.24	1,620.28	-	168,324.18
016	Ambulance	327,758.22	78,802.71	147,147.48	3,848.17	-	263,261.62
041	Library	446,135.78	4,664.12	67,059.36	1,417.75	-	385,158.29
042	Park & Recreation	754,002.65	42,419.44	150,027.62	1,417.75	-	647,812.22
045	Memorial Pool	169,665.19	41,199.44	81,633.52	1,215.21	-	130,446.32
099	Franchise Fee-MEC	982,268.61	-	-	-	-	982,268.61
GENERAL FUND SUB-TOTAL		8,480,019.18	250,922.16	1,141,545.87	83,044.07	-	7,672,439.54
110	Road Use Tax (Streets)	2,063,468.66	167,539.42	138,486.67	-	20,842.68	2,071,678.73
112	Trust & Agency	51,823.21	20,253.55	-	-	20,253.55	51,823.21
115	YMCA Maintenance Obligations	424,072.03	-	-	-	-	424,072.03
121	Local Option sales Tax	505,145.62	169,207.32	-	-	-	674,352.94
125	TIF	5,354,840.40	10,439.25	-	-	-	5,365,279.65
141	Library Special Revenue	58,461.95	827.66	1,444.75	-	-	57,844.86
142	Park & Rec Special Revenue	79,260.41	6,500.00	-	-	-	85,760.41
160	Downtown Revolving Loan	129,735.74	3,858.62	-	-	-	133,594.36
161	Downtown BIZ Program	142,173.43	3,467.38	-	-	-	145,640.81
177	Police Forfeiture	19,830.07	-	-	-	-	19,830.07
190	Vehicle Reserve	723,990.29	54,500.00	46,626.66	-	-	731,863.63
SPECIAL REVENUE SUB-TOTAL		9,552,801.81	436,593.20	186,558.08	-	41,096.23	9,761,740.70
200	DEBT SERVICE (SUB-TOTAL)	81,003.28	11,525.09	-	-	-	92,528.37
301	Capital Projects (General)	867,242.98	-	944.73	-	-	866,298.25
321	Capital Projects (Streets)	319,071.97	37,779.90	379.50	-	-	356,472.37
322	Downtown Sqaure Streetscape	4,195,994.28	35,454.84	482,097.51	-	-	3,749,351.61
323	Hillcrest Ave Improvements	3,228,777.29	-	10,067.00	-	-	3,218,710.29
324	K Street Improvements	3,434,501.69	-	6,406.09	-	-	3,428,095.60
325	ARPA Funds	766,649.98	-	145,446.67	-	-	621,203.31
353	Community Redevelopment (D&D)	85,648.03	-	-	-	-	85,648.03
CAPITAL PROJECTS SUB-TOTAL		12,897,886.22	73,234.74	645,341.50	-	-	12,325,779.46
541	LIBRARY ENDOWMENT FUND	45,320.14	61.18	-	-	-	45,381.32
610	Sewer	1,162,501.06	-	134,154.64	158,333.33	40,447.84	1,146,231.91
650	Stormwater Utility	910,977.00	57,754.12	17,487.59	-	750.00	950,493.53
670	Recycling	161,988.82	29,694.25	26,176.08	-	750.00	164,756.99
710	Sewer Capital Projects	718,632.12	345,436.81	-	-	158,333.33	905,735.60
771	Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781	WRRF Construction	5,152,257.76	787,957.52	802,993.49	-	-	5,137,221.79
791	Sewer Revenue Bonds	502,056.70	-	-	-	-	502,056.70
820	Health Insurance	2,634,725.60	140,492.21	49,667.55	-	-	2,725,550.26
830	Health Reimbursement Accounts	5,607.71	-	-	-	-	5,607.71
840	Flex/STD	185,736.03	284.60	310.10	-	-	185,710.53
850	Liability Insurance Reserve-City	1,221.91	-	-	-	-	1,221.91
CITY UTILITY & ISF SUB-TOTAL		11,549,943.41	1,361,619.51	1,030,789.45	158,333.33	200,281.17	11,838,825.63
City Funds Subtotal		42,606,974.04	2,133,955.88	3,004,234.90	241,377.40	241,377.40	41,736,695.02
IMU Funds Subtotal		(34,412.24)	2,220.00	5,641.45	-	-	(37,833.69)
GRAND TOTAL CITY FUNDS		42,572,561.80	2,136,175.88	3,009,876.35	241,377.40	241,377.40	41,698,861.33
Cross Check Total							41,698,861.33
Investments							
Bankers Trust	\$	26,139,431.60	0.87%		Clerk's Balance		41,698,861.33
Iowa Public Agency Inv. Trust	\$	116,445.68	1.12%				
Payroll Account, TruBank	\$	-					
Checking Account, TruBank	\$	5,480,744.22	0.20%		Plus Outstanding Checks	\$	213,436.40
Sweep Account, TruBank	\$	10,089,839.02	1.90%		Minus Outstanding Deposits	\$	(1,681.74)
Indianola Hometown Pride, TruBank	\$	13,353.58			Bank Adjustment		
Indianola EMS - TruBank	\$	70,756.89			Book Adjustment	\$	(45.00)
BANK BALANCE		41,910,570.99					41,910,570.99

Fund Balance						Page 2
Fund		Revenue	Expense	Transfers In	Transfers Out	Fund Balance
600 Water	(22,426.50)	1,820.00	200.14	-	-	(20,806.64)
620 IMU Administration	(18,642.64)	-	1,219.95	-	-	(19,862.59)
625 Revolving Economic Development	-	-	-	-	-	-
626 USDA RLF	-	-	-	-	-	-
630 Electric	2,407.05	400.00	2,852.86	-	-	(45.81)
640 Fiber/Communications	4,315.26	-	1,337.75	-	-	2,977.51
700 Water Capital Projects	-	-	-	-	-	-
730 Electric Capital Projects	(65.41)	-	-	-	-	(65.41)
740 Fiber/Comm Capital Projects	-	-	30.75	-	-	(30.75)
IMU SUB-TOTAL	-34,412.24	2,220.00	5,641.45	0.00	0.00	-37,833.69

<u>INTEREST DISTRIBUTION</u>	INTEREST		FYTD
	INCOME	% OF TOTAL	
General Fund (Non-Program 9500)	\$ 11,823.24	44.45%	\$ 85,614.52
Library Special Revenue (Fund 141)	\$ 82.46	0.31%	\$ 1,218.97
TIF (Fund 125)	\$ 7,471.65	28.09%	\$ 61,919.96
Library Endowment Fund (Fund 541)	\$ 61.18	0.24%	
Sewer (Fund 710)	\$ 3,484.46	13.10%	\$ 22,324.36
Health Insurance (Fund 820)	\$ 3,675.99	13.82%	\$ 21,133.16
TOTAL	\$ 26,598.96	100.00%	\$ 192,210.97

Indianola Fire Department

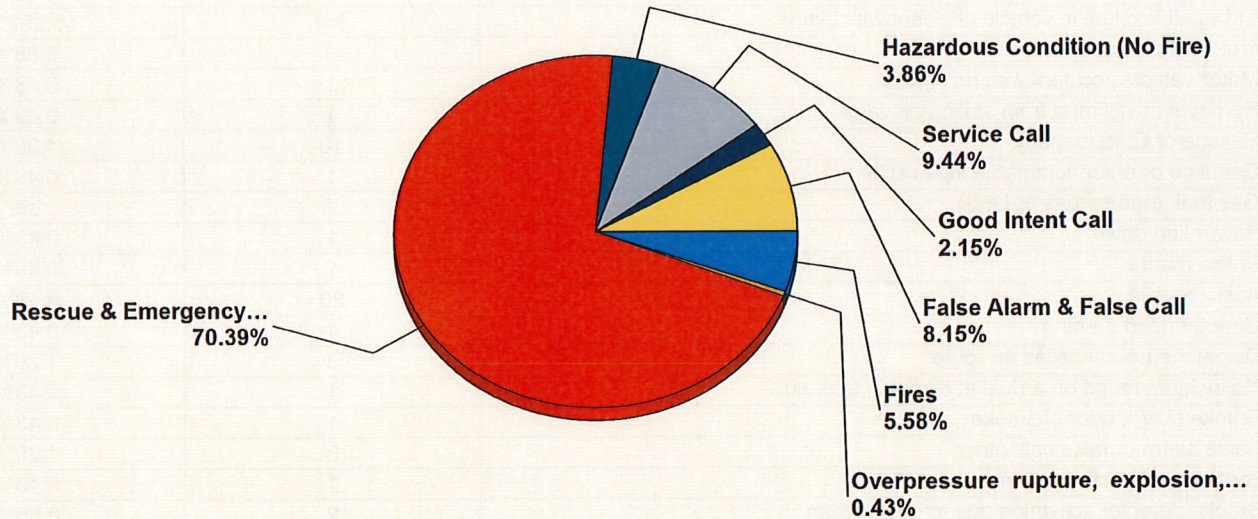
Indianola, IA

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2022 | End Date: 07/31/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	13	5.58%
Overpressure rupture, explosion, overheating - no fire	1	0.43%
Rescue & Emergency Medical Service	164	70.39%
Hazardous Condition (No Fire)	9	3.86%
Service Call	22	9.44%
Good Intent Call	5	2.15%
False Alarm & False Call	19	8.15%
TOTAL	233	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.



emergencyreporting.com

Doc Id: 553

Page # 1 of 2



MEMORANDUM

To: Mayor and City Council

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

Date: August 15, 2022

Subject: Consideration of the appointment of Heather Sinclair to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023.

Recommendation: This is the last opening for the Hometown Pride Committee this year. This appointment is for one year in order to stagger the terms of committee members. Roll call is in order.

Attachments: 1. Sinclair Application 2022



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

There are numerous Boards and Commissions to advise the City Council. Terms for the Boards and Commissions vary and are established by Municipal Code. These boards and commissions are vital to the success of the community and are comprised of interested citizens. This form assists the City Council in evaluating the qualifications of applicants for appointment to a board, commission or committee. State law requires political subdivisions to make a good faith effort to balance appointive boards, commissions, committees, and councils authorized by the Code of Iowa according to gender by January 1, 2012, and each year thereafter. When terms have expired or vacancies occur, appointments are made during regular City Council meetings that take place on the first and third Monday.

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: Heather Sinclair		Today's Date: 07/26/2022
Street Address: 15343 90th Ave		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 16
Email: hsinclair.ra@gmail.com		
Home Phone:	Cell Phone: 5156894711	Work Phone:
Occupation: Sustainability		
Gender: F	Age (Optional): 36	Race (Optional): Caucasion
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): Human Relations or Hometown Pride		
Why do you want to serve on this Board/Commission or Committee? I want to become more involved within my community that continues to grow and change. In order to have a real impact and voice, it is important to be involved in an actionable way. The Human Relations Commission and the Hometown Pride Committee both offer an opportunity to be a part of and give back to the community.		
What will you contribute to this Board/Commission or Committee? My work in the non profit sector for many years has taught me a lot about inclusion, diversity, the importance of synergy across teams, and much more. My skills in business, efficiencies, and sustainability would be a great resource. On the other hand, I am very much a proponent of boosting morale and building teams. This plays in to the Hometown Role. As an active member with the Elks in Indianola and volunteer for Lions in St. Charles, I know the importance of bringing the community together and could help with generating ideas, building events, volunteering, project management, etc. Please see my resume for a full list of skills and experiences that could help to contribute to both the committee and 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.

Heather Sinclair

2022

Executive Professional

To Whom it May Concern,

I am passionate about helping people and communities become the best they can be through organizational management, innovation, and efficient processes. Thankful to have spent 12 years plus in the nonprofit sector helping organizations increase margin to be able to help individuals with barriers. My work at Goodwill International has extended my network and political knowledge to help me be more forward thinking.

I encourage community involvement and have strong local connections with volunteer activities.

I am a person who thrives in high-pressure and fast-paced situations and strive for positive results through the application of my problem solving and analytical abilities. Additionally, I possess expertise in creating efficiency and an aptitude for optimizing performance and motivating colleagues. In any position, I can visualize success and identify innovative and effective strategies for achieving it.

My diverse professional background and drive give me a business edge that has enabled my professional growth. Along with my extensive retail and business background, I also have over 20 years of hands-on experience in real estate, home design, and construction.

I have enclosed my resume for your review. Thank you for your time and consideration.

Sincerely,

Heather Sinclair

Heather Sinclair

Consultant / Leader / Entrepreneur / Community Worker

Building my career with an organization that allows me to use my expertise and experience to give back and add value to communities and individuals.

Experience

2021 - Current

DGR Consultant - *Goodwill Industries International*

Provide support to the Goodwill network through on-site assessments, optimization, and leadership training to increase margin for mission impact. Advanced knowledge in mission, operations, retail, business, metrics, efficiencies, sustainability, and non-profit to be able to provide suggestions and action plans to members for increasing profits and decreasing expenses. Project Manager for Quality Foundations building playbooks, SOP's, learning and training events, and more. Participate in and help lead CEO leadership training through in person conferences and on-site visits. Provide change management training to create a more enhanced work culture for all team members.

2019 - 2021

District Manager - *Family Dollar*

Led 14 stores across Iowa to achieve sales goals using key metrics. Managed store and district payroll, met staffing model goals, tracked sales through daily, weekly, and quarterly comp and plan, ensured company initiatives are executed to plan, provided support, and much more. Increased customer count and average transaction. In short time drove sales comp to above 30% consistently in select stores, opened a new H2 store, completed store inventories reducing shrink by at least 25%. Worked daily to lead, motivate, train, and communicate information to teams. Increased efficiency through Kaizen practices to ensure brand standards.

Education

2015 - 2017

B.A.S. – Business

Associates – Retail Management

Six Sigma Black Belt Certification

Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork
- Communication
- Training
- Understanding Metrics
- Project Management

Volunteer

- Lions Club
- Elks Club
- Habitat for Humanity
- Rise Against Hunger
- Goodwill

2009 - Current

Residential Contractor

Significant experience in the construction field related to residential homes.

This has included renovations, house flips, new construction and more. Have worked hands on completing specific contract duties, including but not limited to radiant heated floors, framing, tile, sheetrock, plumbing, ectara. I have most enjoyed being a general contractor over a new build from start to finish. Thanks to my keen eye for unique home design with comfort in mind, my outcomes are always met with great reviews. This experience has been greatly utilized in my day-to-day work as well.

2009 - 2019

Process Improvement Manager - *Goodwill of Central Iowa*

Provided leadership and support throughout all operations within 19 retail stores and ecommerce departments. Surpassed organizational, professional, and personal goals leading to increased sales and production growth year after year. Implemented and monitored KPI's, performed data analysis, and developed training and development guides for all levels of employees to ensure consistency and accuracy. Implemented and guided Kaizen events to increase efficiency and improve process flow throughout all locations. Created yearly budgets including payroll, sales, new goods, and production. Worked across multiple departments performing various duties including HR related tasks, logistics, maintenance, accounting, marketing, community development, and POS support.

Contact

15343 90th Ave

Indianola, IA 50125

(515) 689-4711

Hsinclair.ra@gmail.com

[linkedin.com/in/heather-sinclair-17a772129](https://www.linkedin.com/in/heather-sinclair-17a772129)

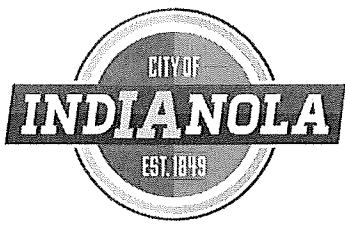


MEMORANDUM

To: Mayor and City Council
From:
Date: August 15, 2022
Subject: Consideration of the appointment of Joan Overton to the Sustainability Committee.

Recommendation: Roll call is in order.

Attachments: 1. Joan Overton



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: <i>Joan A. OVERTON</i>		Today's Date: <i>8-8-2022</i>
Street Address: <i>702 West Ashland Avenue</i>		
City, State, Zip: <i>Indianola, IA 50125</i>		Years Resided in Indianola: <i>about 60 years</i>
Email: <i>jaoverton22@gmail.com</i>		
Home Phone: _____	Cell Phone: <i>515-822-9267</i>	Work Phone: <i>X</i>
Occupation: <i>retired secondary science/math teacher (DMS schools)</i>		
Gender: <i>Female</i>	Age (Optional): <i>74</i>	Race (Optional): <i>Caucasian</i>
Have you previously volunteered on a City Board, here or elsewhere? <i>NO</i>		
Board Name:	Years Served:	City:
Application for (Name of Board/Commission or Committee): <i>Sustainability Committee</i>		
Why do you want to serve on this Board/Commission or Committee? <i>Energy conservation appeals to my fiscally conservative / non buy buy nature.</i>		
What will you contribute to this Board/Commission or Committee? <i>I have a science major & math minor so I enjoy new ideas & how they can be applied to help save money & be responsible for our resources.</i>		

Please attach additional pages if necessary.



MEMORANDUM

To: Mayor and City Council

From:

Date: August 15, 2022

Subject: Proclamation declaring August 21 - 27, 2022 as Water and Wastewater Workers of Iowa week.

Recommendation:

Attachments: 1. Wastewater and Water Workers Week - August



—Office of the Mayor—

PROCLAMATION
Water and Wastewater Workers of Iowa Week

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

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

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

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

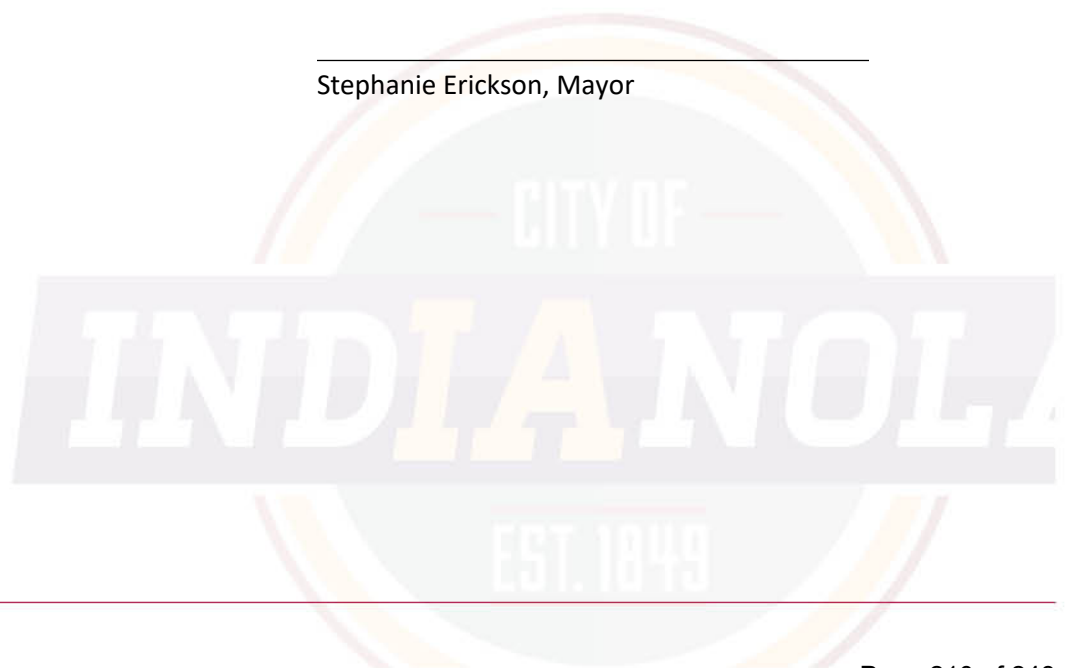
WHEREAS, Indianola is blessed to have such dedicated professionals at the City and IMU working around the clock to protect our community, the environment, and our natural resources; and

WHEREAS, Kim Reynolds, Governor of the State of Iowa, recently proclaimed August 21 -27, 2022 as Water and Wastewater Workers of Iowa Week.

NOW THEREFORE, I, Stephanie Erickson, Mayor of the City of Indianola, join Governor Reynolds in proclaiming the week of August 21-27, 2022 as Water and Wastewater Workers of Iowa Week and encourage our citizens to join me in recognizing the great work of our dedicated professionals here in Indianola.

PROCLAIMED this the 15th day of August 2022.

Stephanie Erickson, Mayor





MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Community and Economic Development Director

Date: August 15, 2022

Subject: Resolution approving a Major Site Plan application for retail sales (Pharmacy/Drug Store) at 2105 North 3rd Lane.

Introduction:

Background: Approval of a major site plan for Medicap Indianola located at 2105 North 3rd Lane is requested to allow for the construction of a 2,750 square foot structure with related site improvements.

Discussion: Downing Construction is requesting approval of a major site plan to allow for the construction of a new 2,750 square foot building and associated site improvements to the vacant site located at 2105 North 3rd Lane. The property is located within the C-2, Highway Commercial Zoning District.

This property proposes to have a 25' driveway entrance from North 3rd Lane. This proposed driveway entrance will be shared with the property to the south, which is currently vacant. This driveway will be spaced well over 50' from the intersections of East Trail Ridge Avenue/North 3rd Lane and the private drive to the south. North 3rd Lane is a 31' local roadway.

The property proposes to use trash receptacles (bins) which will be opaquely screened by an enclosure on the north side of the building. This enclosure is proposed to match other enclosures in the Summercrest Hills development. The proposed trash screen is opaque and painted to be compatible with the dominant architectural materials of the building. It is constructed with concrete piers, 6x6 posts and 1x6 painted horizontal boards. There will be HVAC equipment near the same area as the trash enclosure, which will be screened by shrubs and plantings. The building proposes to use can lights under the drive-through and lights that are required by the building code above building emergency egresses doors. However, there will not be any parking lot lighting. The drive-thru canopy clearance will be 14' and all structural and supporting columns are proposed to be wrapped in a material consistent with the primary building material of the principal building.

A stormwater management plan was submitted as part of this application. The grading of this site will have elevation that moves from the northeast corner to the southwest corner of the site. The stormwater will flow through the parking lot where it will eventually empty into a stormwater detention area at the southeast corner of the property. The parking lot will be constructed with 6" PCC on 12" of subgrade preparation, and surrounded by 6" PCC standard curb and gutter.

Chapter 165.07 stipulates that there must be one (1) parking spot per 250 square feet of gross floor area for retail sales uses. At 2,750 total square feet, this building would require 11 total parking

spaces. The site provides for 21 parking stalls, with one of those spaces being a handicap van accessible space. The parking lot provides for 24' drive aisle where the parking lot provides for two-way traffic, and a minimum of 16.5' drive aisles in the drive-thru area where there will be one-way traffic.

The total area of this site is 33,306 square feet, or 0.81 acres. With the 20% required open space, the site requires 7,061 square feet of open space, and provides for 17,337 square feet. Using the required open space of 20%, landscaping would require 4 deciduous shade trees, 8 deciduous ornamental trees, and 8 shrubs. The proposed site provides for 2 shade trees, 11 ornamental trees, and 31 shrubs. The applicant notes that due to the minimal lot area and the existing 15' P.U.E., there is no room for additional tree plantings. While 4 shade trees are required, the site does provide for a total of 6 shade trees, 4 of which are on the parking lot island. However, the landscaping requirement of 4 shade trees shall be in addition to landscaping required for parking lot landscaping.

Regarding the building design standards, each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations (windows and full glass doors) on the first level. EIFS shall not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located. All structures shall utilize Class 1 or 2 roofing materials. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:

- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

The primary facades are on the east and north sides. The applicant proposes to use a combination of cultured stone veneer (class 2), Nichiha Illumination Series fiber cement panels (class 2), and clear glass (class 1). The west elevation meets the façade materials requirement. However, no primary facades meet the 20% clear glass requirement. The applicant notes that for security reasons, the employee entrance door on the north elevation is a hollow metal door. For security, the applicant proposes to limit glass as the building is designed to be used as a pharmacy with controlled substances stored inside. The roof proposes to use a TPO membrane that will not be visible, making it a class 2 roofing material.

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. 2- Staff Report_Medicap
2. 1. Resubmittal E-mail
3. 3- Site-Development-Application_3_NW
4. 4- SP_1220598_Medicap Indianola
5. 5- 2022.06.24 - MEDICAP INDIANOLA - EXT. ELEVATIONS
6. 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.B. Consider recommendation on a major site plan application for Medicap Pharmacy located at 2105 North 3rd Lane

Proposed Use: Retail Sales (Pharmacy/Drug Store)

Applicant: Nick Welter, Downing Construction

Property Owner: JOMLT Properties LLC

Property Address: 2105 North 3rd Lane

Zoning: C-2 Highway Commercial Zoning District

Application Summary: Approval of a major site plan for Medicap Indianola located at 2105 North 3rd Lane is requested to allow for the construction of a 2,750 square foot structure with related site improvements.

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

Downing Construction is requesting approval of a major site plan to allow for the construction of a new 2,750 square foot building and associated site improvements to the vacant site located at 2105 North 3rd Lane. The property is located within the C-2, Highway Commercial Zoning District.

This property proposes to have a 25' driveway entrance from North 3rd Lane. This proposed driveway entrance will be shared with the property to the south, which is currently vacant. This driveway will be spaced well over 50' from the intersections of East Trail Ridge Avenue/North 3rd Lane and the private drive to the south. North 3rd Lane is a 31' local roadway.

The property proposes to use trash receptacles (bins) which will be opaquely screened by an enclosure on the north side of the building. This enclosure is proposed to match other like enclosures in the Summercrest Hills development. The proposed trash screen is opaque and painted to be compatible with the dominant architectural materials of the building. It is constructed with concrete piers, 6x6 posts and 1x6 painted horizontal boards. There will be HVAC equipment near the same area as the trash enclosure which will be screen by shrubs and plantings. The building proposes to use can lights under the drive through and lights that are required by building code above building emergency egresses doors; however, there will not be any parking lot lighting. The drive-thru canopy clearance will be 14' and all structural and supporting columns are proposed be wrapped in a material consistent with the primary building material of the principal building.

A stormwater management plan was submitted as part of this application. The grading of this site will have elevation that moves from the northeast corner to the southwest corner of the site. The stormwater will flow through the parking lot where it will eventually empty into a stormwater detention area to the southeast corner of the property. The parking lot will be constructed with 6" PCC on 12" of subgrade preparation, and surrounded by 6" PCC standard curb and gutter.

Chapter 165.07 stipulates that there must be one (1) parking spot per 250 square feet of gross floor area for retail sales uses. At 2,750 total square feet, this building would require 11 total parking spaces. The site provides for 21 parking stalls, with one of those spaces being a handicap van accessible space. The parking lot provides for 24' drive aisle where the parking lot provides for two-way traffic, and a minimum of 16.5' drive aisles in the drive thru area where there will be one-way traffic.

The total area of this site is 33,306 square feet, or 0.81 acres. With the 20% required open space, the site requires 7,061 square feet of open space, and provides for 17,337 square feet. Using the required open space of 20%, landscaping would require 4 deciduous shade trees, 8 deciduous ornamental trees, and 8 shrubs. The proposed site provides for 2 shade trees, 11 ornamental trees, and 31 shrubs. The applicant notes due to the minimal lot area and the existing 15' P.U.E., there is no room for additional tree plantings. While 4 shade trees are required, the site does provide for a total of 6 shade trees, 4 of which are in the parking lot island. However, the landscaping requirement of 4 shade trees shall be in addition to landscaping required for parking lot landscaping

Regarding the building design standards, each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations (windows and full glass doors) on the first level. EIFS shall not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located. All structures shall utilize Class 1 or 2 roofing materials. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:

- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

The primary facades are on the east and north sides. The applicant proposes to use a combination of cultured stone veneer (class 2), Nichiha Illumination Series fiber cement panels (class 2), and clear glass (class 1). The west elevation meets the façade materials requirement, however, the two primary facades do not meet the 20% clear glass requirement. The applicant notes that for security reasons, the employee entrance door on the north elevation is a hollow metal door. For security, the applicant proposes to limit glass as the building is designed to be used as a pharmacy with controlled substances stored inside. The roof proposes to use a TPO membrane that will not be visible, making it a class 2 roofing material.

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 that shows the proposed use and proposed site improvements will comply with the minimum requirements of the C-2 Zoning District, sans the shade tree requirement and the clear glass design standards. The applicant has asked that the shade tree requirement be waived due to the size of the site, and the clear glass requirement be waived due to security reason for the building. 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 33,306 square feet, or 0.81 acres. The site plan has been reviewed as to proposed setbacks, open space, and off-street parking. Additionally, Strand Associates have reviewed the proposed Stormwater Management Plan submitted by the applicant. After these reviews, staff has no concerns regarding the size of the property and its proposed use.

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 proposed use and 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 may increase with the proposed improvements. However, this is a newer subdivision that was designed for these vacant lots to be developed commercially. As such, it is not anticipated traffic congestion would unduly increase.

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

The proposed use will not unduly burden the existing public utilities available in this area. The proposed site improvements do connect sanitary sewer and water service to the existing mains along East Trail Ridge Avenue. As previously mentioned, a storm-water management plan has been submitted and reviewed and concluded there will not be an increased risk to flooding from the proposed improvements.

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 C-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 proposed use and 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.

Charlie Dissell

From: Joe Butler <joeb@downingconstruct.com>
Sent: Tuesday, July 19, 2022 3:57 PM
To: Charlie Dissell
Subject: Medicap Indianola - P&Z resubmit

Charlie,

Thank you taking my call earlier today to discuss the status of the approval for the proposed Medicap Pharmacy project. City code (Section 165.09(7)(B)(6)(b)), states:

At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations (windows and full glass doors) on the first level.

We have 2 street facing facades. The front entrance façade faces North 3rd. The city code states at least one street facing façade and the façade containing the main entry, IF different from the street façade. Our front entry is a street façade so every effort was made to make the east facing façade meet this requirement.

Per our call, we are resubmitting the previous plans and asking for an façade variance specific to the % of glass per the city ordinance for the following 2 reasons:

- 1.) The overall height of the building is being driven by the city ordinance mandating a 14' clear height under the drive thru. This pushed the overall height of the building up which created unnecessary building height, structure, and non-glass façade. This added façade skews the % of the glass shown compared to what the % would have been with a typical building height. We have successfully completed other Medicap Pharmacy projects in Central Iowa with drive thru clearances of 10'. Because of extended lead times on critical items (roof trusses, siding materials, etc.) we cannot go back and lower the building at this point. I strongly recommend the city reconsider the drive thru height requirement for future projects.
- 2.) The use of the building is specifically designed for the sale of prescription medication which makes it a frequent target of criminal burglaries. The glass that is currently shown is the maximum size and location for controlled security of this facility. We have added architectural features to the building with bump outs, awnings, siding color variations, etc. to provide façade variation inline with the intent of the city ordinance in lieu of glass due to these reasons.

We will have project representation at the August 9, Planning and Zoning Commission meeting if there are any questions or discussion items for this project.

Please feel free to include this email in the commission packet as needed.

If you have any questions or need anything from me prior to the meeting, please let me know.
Please confirm receipt of this email.

Thanks,



MR HEX WOHU

FHR

#

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CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SITE DEVELOPMENT 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
(Email) nickw@downingconstruct.com

☐ 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: Summercrest Hill Plat 4, Lot 2, except the south 133.48 feet
- ☒ Filing Fee: \$225, plus OEC
- ☒ Current Zoning: C-2 Highway Commercial
- ☒ 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

Digitally signed by Nick Welter
DN: cn=Nick Welter, o=Downing, cn=Nick Welter
Reason: I am the author of this document
Date: 2022.05.23 11:45:00-05'

Name (printed) Nick Welter - Downing Construction

Date 05/23/2022

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

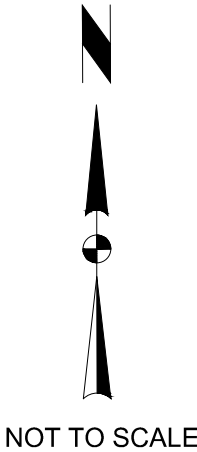
SITE PLAN
FOR
MEDICAP INDIANOLA
2105 NORTH 3RD LANE
CITY OF INDIANOLA, WARREN COUNTY, IOWA

OWNER
GRX HOLDINGS, LLC
2929 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

APPLICANT
DOWNING CONSTRUCTION, INC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: NICK WELTER
PHONE: 515-961-5386



VICINITY MAP



INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION PLAN
- C300 GRADING AND EROSION CONTROL PLAN
- C400 UTILITY PLAN
- C500 PLANTING PLAN

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.

Jon L. Hanson, P.E. _____ Date _____

License Number P15562

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:

MEDICAP INDIANOLA

TITLE SHEET

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 122.0598.01
Sheet C100

3	PER CITY COMMENTS	JRC	06/27/22
2	PER OWNER COMMENTS	JRC	06/22/22
1	PER CITY COMMENTS	TLS	06/15/22
MARK	REVISION	DATE	BY
Engineer: JRC	Checked By: MAA	Scale: 1" = 600'	
Technician: TLS	Date: 05-27-2022	T-R-S: TTN-RRW-SS	
Project No: 122.0598.01		Sheet C100	

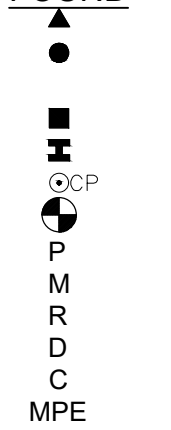
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LEGEND

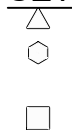
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(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



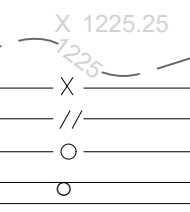
SET



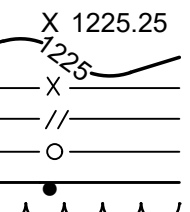
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



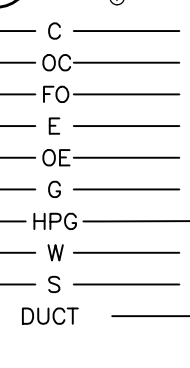
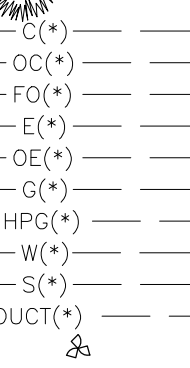
Deciduous Tree \ \ Shrub



Coniferous Tree \ \ Shrub

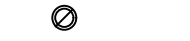


Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

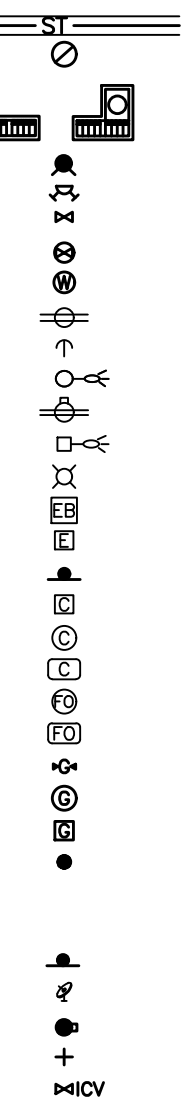
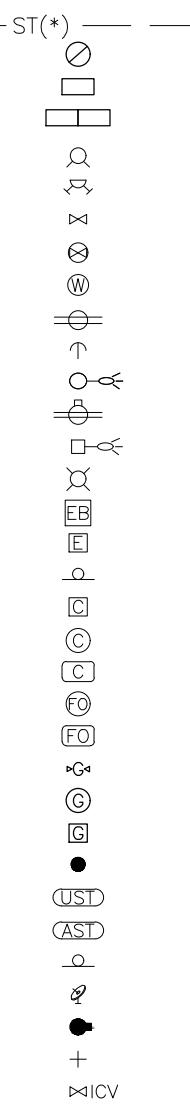


(*) Denotes the survey quality service level for utilities

Sanitary Manhole



Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
- CONSTRUCTION OF ALL WATER MAIN IMPROVEMENTS SHALL CONFORM TO IMU RULES AND REGULATIONS. CONSTRUCTION OF ALL STREET AND ALL OTHER UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ANY SPECIFIC SOILS REPORTS PREPARED FOR THE PROPERTY.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY. FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, IMU AND CITY OF INDIANOLA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THIS PROJECT.
- CONTRACTOR TO PROVIDE ANY NECESSARY POTHOLING AND FIELD CONFIRMATION OF EXISTING UTILITIES TO CONFIRM CONSTRUCTABILITY OF PROPOSED SITE IMPROVEMENTS AND NOTIFY ENGINEER AND OWNER OF DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION UNLESS INDICATED DIFFERENTLY ON SITE PLANS.

NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY ADDRESS

2105 NORTH 3RD LANE

ZONING

C-2 - HIGHWAY COMMERCIAL

PROPERTY DESCRIPTION

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

GENERAL USE

RETAIL SALES (PHARMACY/DRUG STORE)

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT =18'-0"
FLOOR SF =2,750 SF

PARKING REQUIREMENTS

RETAIL SALES
1 SPACE PER 250 SF OF GROSS FLOOR AREA

REQUIRED:
1 SPACE PER 250 SF (2,750 / 250) =11 SPACES REQUIRED
=21 SPACES PROVIDED (INCLUDES 1 ACCESSIBLE SPACE)

BUILDING SETBACKS

FRONT YARD =40'
SIDE YARD =10'
REAR YARD =10'

IMPERVIOUS SURFACE

TOTAL LOT AREA =35,306 SF (0.81 AC)
TOTAL DISTURBED AREA =22,453 SF (0.52 AC)

PROPOSED BUILDING FOOTPRINT =2,750 SF

PROPOSED PAVEMENTS =15,218 SF

TOTAL IMPERVIOUS AREA (OVERALL) =17,968 SF

OPEN SPACE
=REQUIRED 7061 SF (20%)
=PROVIDED 17,338 SF (49%)

ERU CALCULATIONS

17,968 SF IMPERVIOUS= 5.28 ERU'S

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551903014.

FO1-FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER 515-962-5283 KRIPPERGER@INDIANOLAIAOWA.GOV
FO2-FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
UNDERGROUND ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5305 MMETCALF@INDIANOLAIAOWA.GOV
GAS MAIN	MIDAMER-GAS CRAIG RANFELD 515-252-6632 MECDSDDESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	INDIANOLA MUNICIPAL UTILITIES LOU ELBERT 515-962-5330 LELBERT@INDIANOLAIAOWA.GOV
NO RESPONSE	CITY OF INDIANOLA RICK GRAVES 515-961-9416 RGRAVES@INDIANOLAIAOWA.GOV
NO RESPONSE	MEDIACOM KEVIN COLLINS 515-246-6668 KCOLLINS1@MEDIACOMCC.COM

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N=7412847.43 E=18543653.79 Z=943.31 SET CUT "X" ON TOP OF CURB AT SOUTH END OF CASEY'S PARKING LOT, APPROXIMATELY 3' EAST OF INTAKE, AT SW CORNER OF SITE.
CP2	N=7413225.05 E=18543663.88 Z=947.472 SET CUT "X" ON TOP OF WEST CURB OF HARDEE'S ENTRANCE, APPROXIMATELY 10' NORTH OF SIDEWALK NORTH OF E. TRAIL RIDGE AVE.
CP3	N=7413208.08 E=18543911.70 Z=952.01 SET CUT "X" ON TOP OF CURB OF E. TRAIL RIDGE AVE. ON EXTENDED CENTERLINE OF N. 3RD LANE, APPROXIMATELY 15' NORTH OF SANITARY MANHOLE.
CP4	N=7412841.89 E=18543940.02 Z=949.858 FOUND CUT "X" ON TOP OF CURB ON EAST SIDE OF N. 3RD LANE, AT DOUBLE INTAKES, SE CORNER OF SITE.
CP5	N=7413005.45 E=18543807.72 Z=950.18 SET 1/2" REBAR WITH RED PLASTIC CAP AT CENTER OF SITE.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500	ELEV=953.46 NORTHEAST UPPER FLANGE BOLT ON WATEROUS HYDRANT AT SE CORNER OF N. 3RD LANE AND E. TRAIL RIDGE AVE.
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DATE OF SURVEY

APRIL 29, 2022

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPEAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MEDICAP INDIANOLA

PROJECT INFORMATION

INDIANOLA, IA

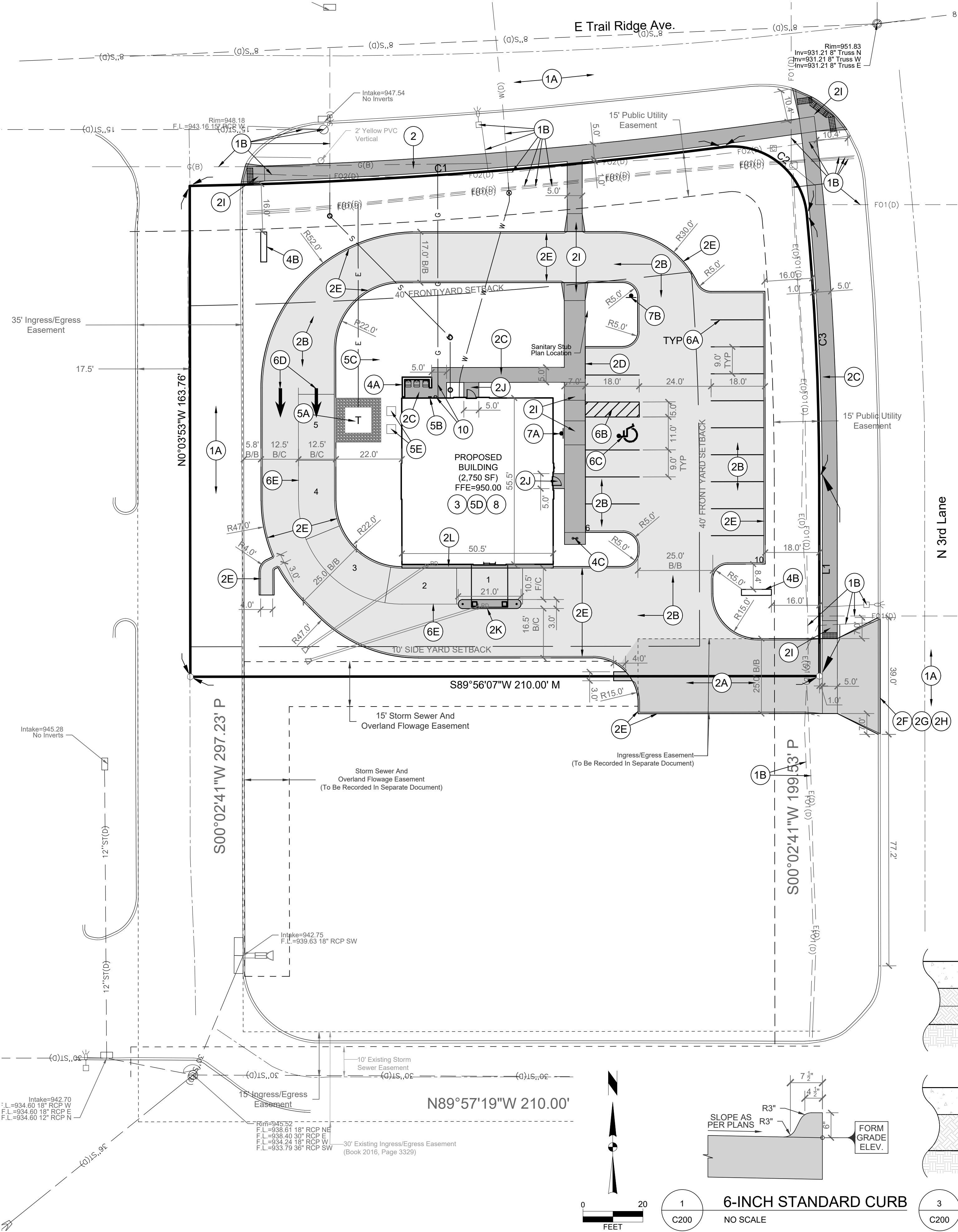
SNYDER & ASSOCIATES, INC. |



Project No: 122.0598.01

Sheet C101

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DIMENSION PLAN GENERAL NOTES

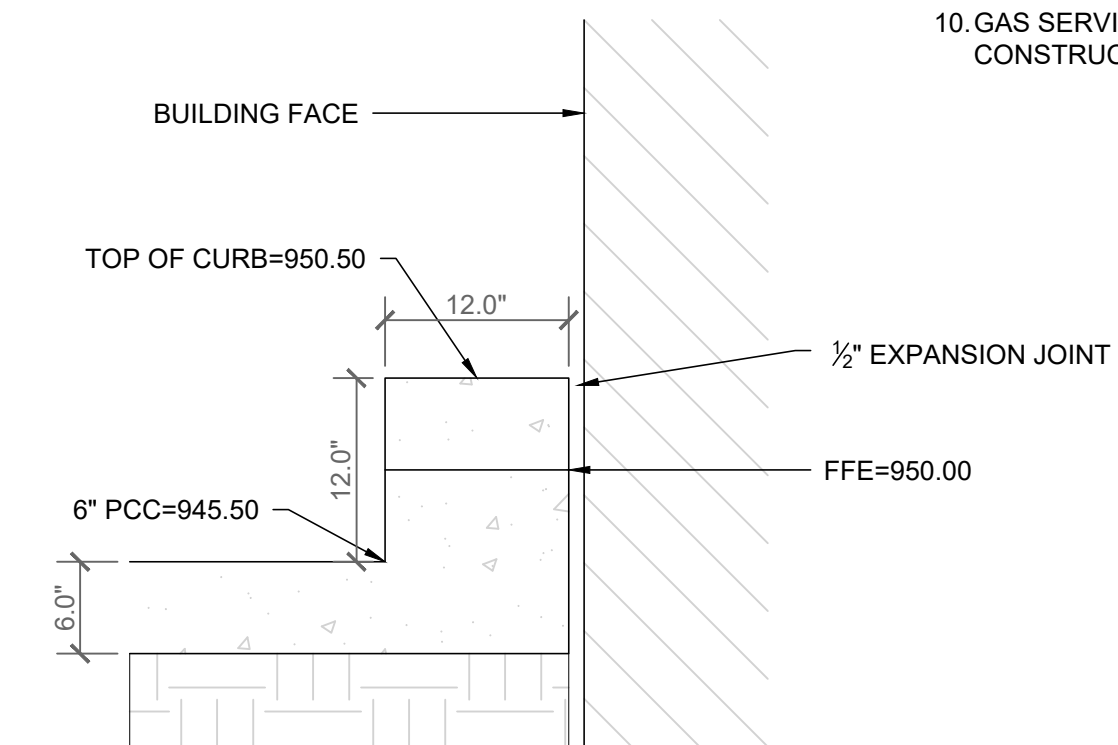
- UTILITY WARNING:** THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION.** CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN.** DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.** CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL. COORDINATE TRAFFIC CONTROL REQUIREMENTS WITH CITY OF INDIANOLA PUBLIC WORKS DEPARTMENT.**
- THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.**
- SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.**

PAVEMENT LEGEND

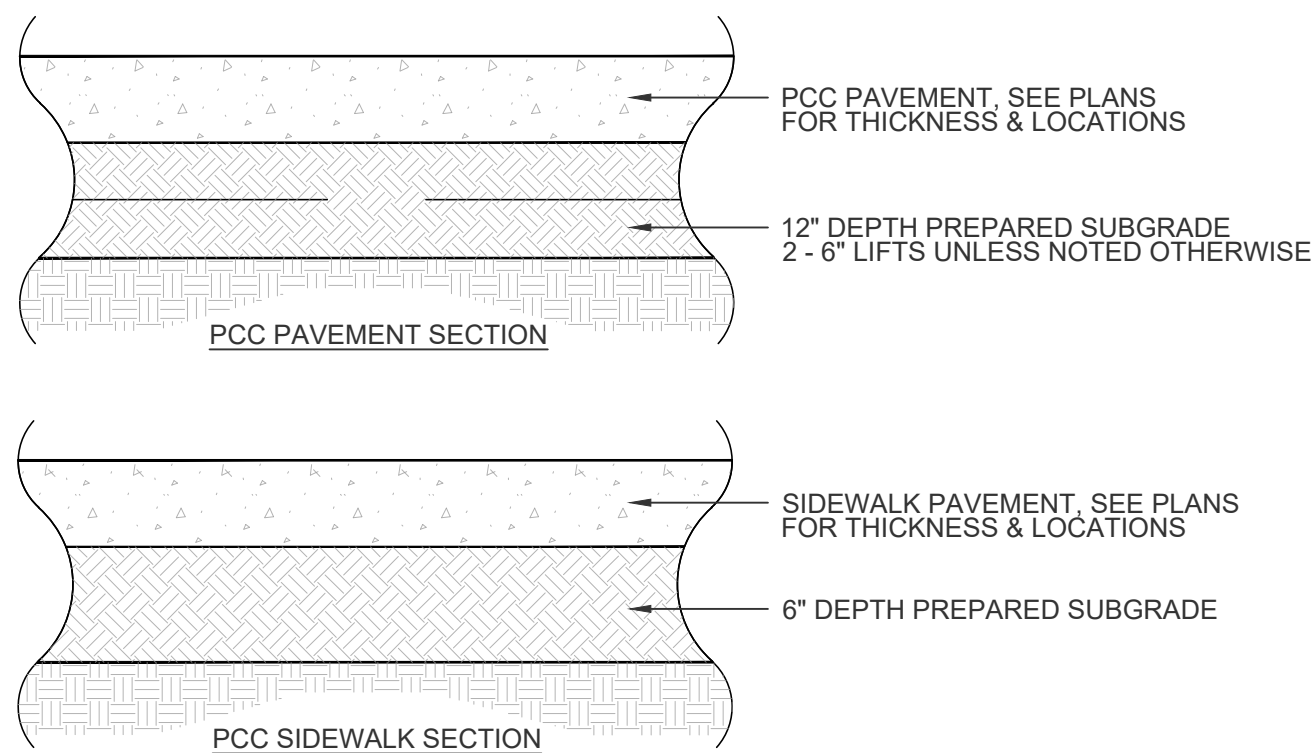
- 5" PCC SIDEWALK
- 6" PCC PAVEMENT
- 7" PCC PAVEMENT

DIMENSION PLAN CONSTRUCTION NOTES

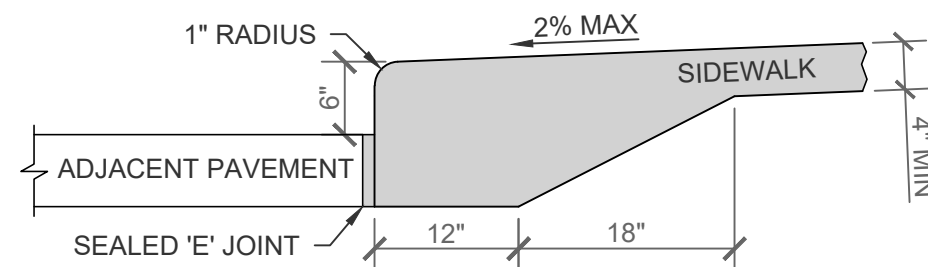
- EXISTING FEATURES, PROTECT THE FOLLOWING:**
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
- PAVEMENTS, PROVIDE THE FOLLOWING:**
 - 7" DEPTH PCC DRIVES ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 6" DEPTH PCC DRIVES AND PARKING AREA ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 5" DEPTH PCC SIDEWALK ON 6" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - INTEGRAL CURB AND SIDEWALK.
 - 6" PCC STANDARD CURB AND GUTTER.
 - GRIND CURB AT DRIVEWAY LOCATION.
 - SUDAS TYPE A DRIVEWAY WITH FLARED APPROACH.
 - CONNECT TO EXISTING PAVEMENT SLAB WITH BT-5 JOINT.
 - PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING WHERE DEPICTED ON PLANS.
 - PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - PCC RAISED ISLAND. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - DRIVE THRU CURB. SEE DETAILS THIS SHEET.
- REFER TO ARCHITECTURAL/BUILDING PLANS FOR DETAILED INFORMATION REGARDING BUILDING AND STRUCTURAL CONSTRUCTION.**
- SITE AMENITIES, PROVIDE THE FOLLOWING:**
 - TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - BIKE RACK.
- SITE ELECTRICAL:**
 - TRANSFORMER PAD. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION WITH INDIANOLA MUNICIPAL UTILITIES (IMU).
 - ELECTRICAL METER. COORDINATE LOCATION AND INSTALLATION WITH ARCHITECTURAL PLANS AND UTILITY PROVIDER.
 - ELECTRICAL SERVICE. COORDINATE WITH LOCAL UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - EXTERIOR LIGHTING, IF PROVIDED, TO BE ORIENTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS TO NOT LET LIGHT EXIT FROM PROPERTY. REFER TO ARCHITECTURAL PLANS REGARDING ANY PROPOSED LIGHTING.
 - GROUND AIR CONDITIONER UNITS. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:**
 - PAINTED PARKING STALL LINE.
 - PAINTED 45° STRIPING AT 3' O.C.
 - PAINTED STATE OF IOWA APPROVED HANDICAP SYMBOL.
 - PAINTED DIRECTIONAL ARROWS.
 - PAINTED 4" WIDE LANE LINES.
- SIGNAGE, PROVIDE THE FOLLOWING PER ADAAG REQUIREMENTS:**
 - BLUE SIGN WITH HANDICAP SYMBOL. SECURE SIGNS TO 2" SQUARE STEEL CHANNEL POST.
 - POST MOUNTED 'ONE WAY' SIGNAGE.
- SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION, STOOP LOCATIONS AND DETAILED CONSTRUCTION.**
- COORDINATE ELECTRICAL, GAS, TELEPHONE AND CABLE SERVICES WITH PROVIDERS PRIOR TO CONSTRUCTION.**
- GAS SERVICE AND METER. COORDINATE LOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECTURAL PLANS.**



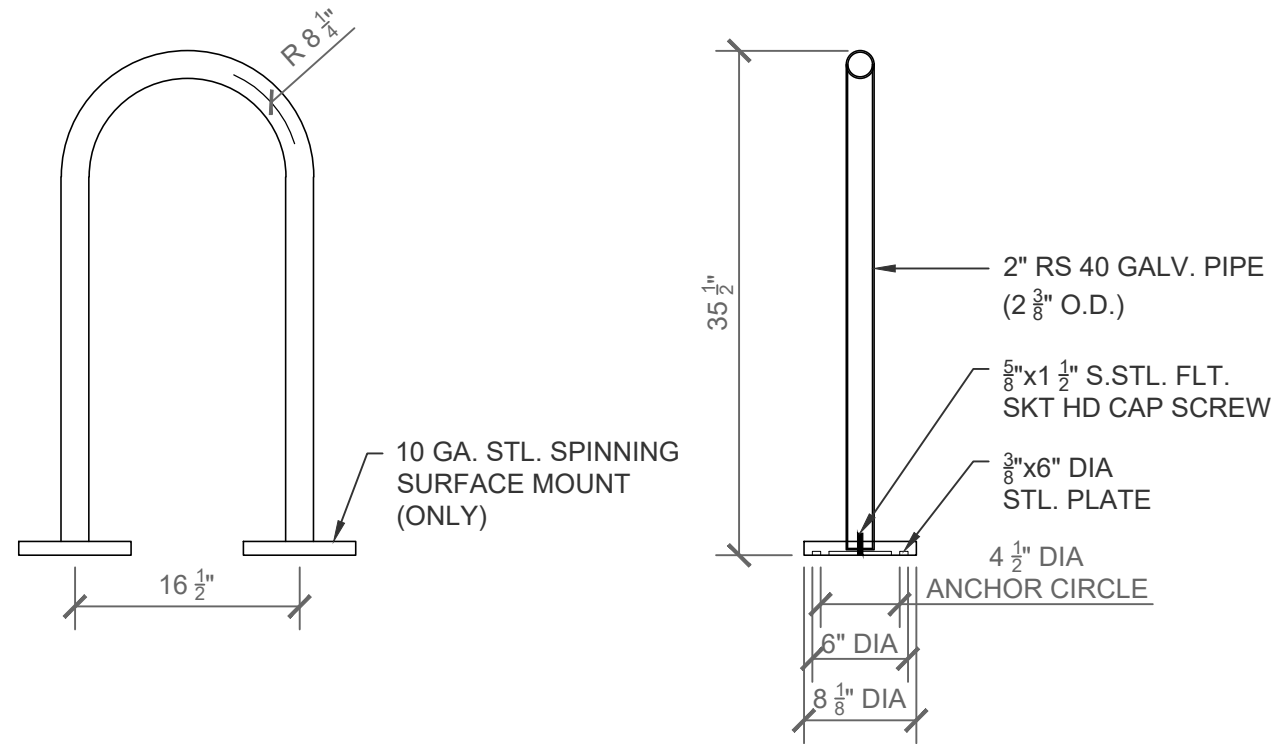
2 DRIVE THRU CURB DETAIL
NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE



4 INTEGRAL SIDEWALK AND CURB DETAIL
NO SCALE



- FINISH OPTIONS:**
COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER COATING. COLOR AS PER OWNER.
- NOTES:**
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
2. 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR SURFACE MOUNT.

5 LOOP BIKE RACK
NO SCALE

MEDICAP INDIANOLA

DIMENSION PLAN



Project No: 122.0598.01

Sheet C200

INDIANOLA, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Sheet C200

Project No: 122.0598.01

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515-364-2020 | www.snyder-associates.com

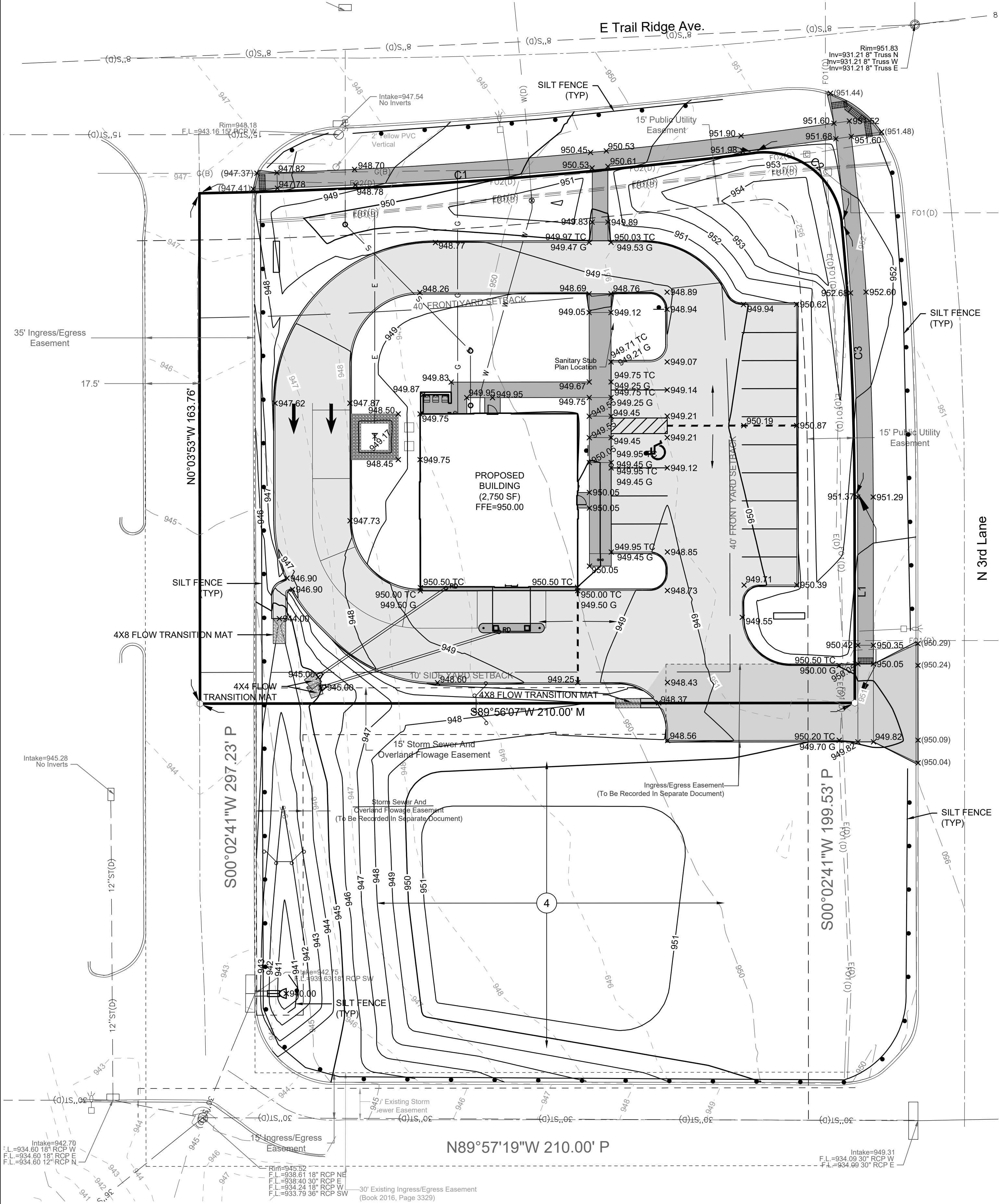
SNYDER & ASSOCIATES, INC.



Project No: 122.0598.01

Sheet C200

V:\proj\2022\122.0598\122.0598-01\CAD\DWG\122.0598-01-01.dwg, JAKE R. CAMPBELL, GRADING AND EROSION CONTROL PLAN, 2022/06/27, 2:12 PM, ANSI FULL BLEED (18.00" X 22.00" INCHES)



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES

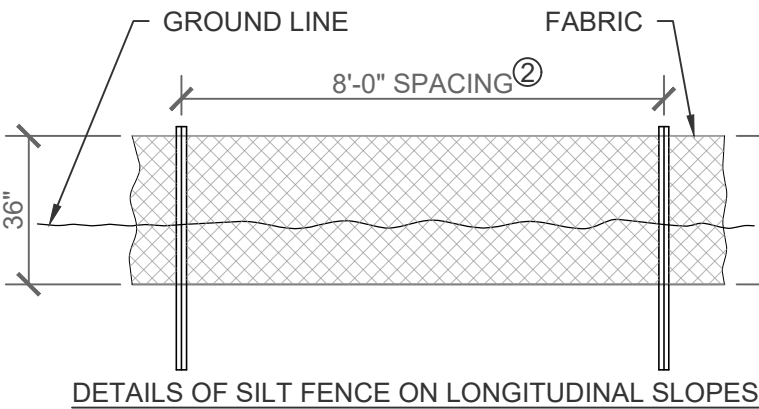
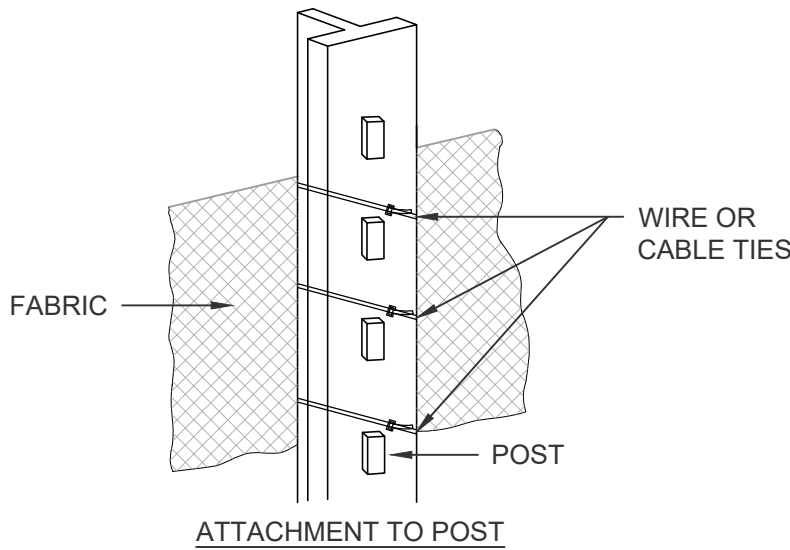
SEEDING AND MULCHING =0.6 AC
SILT FENCE =880 LF

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

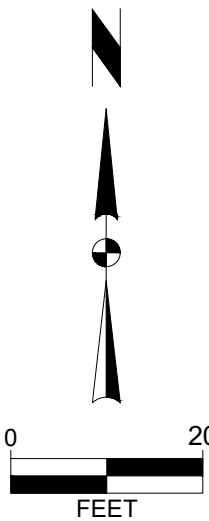
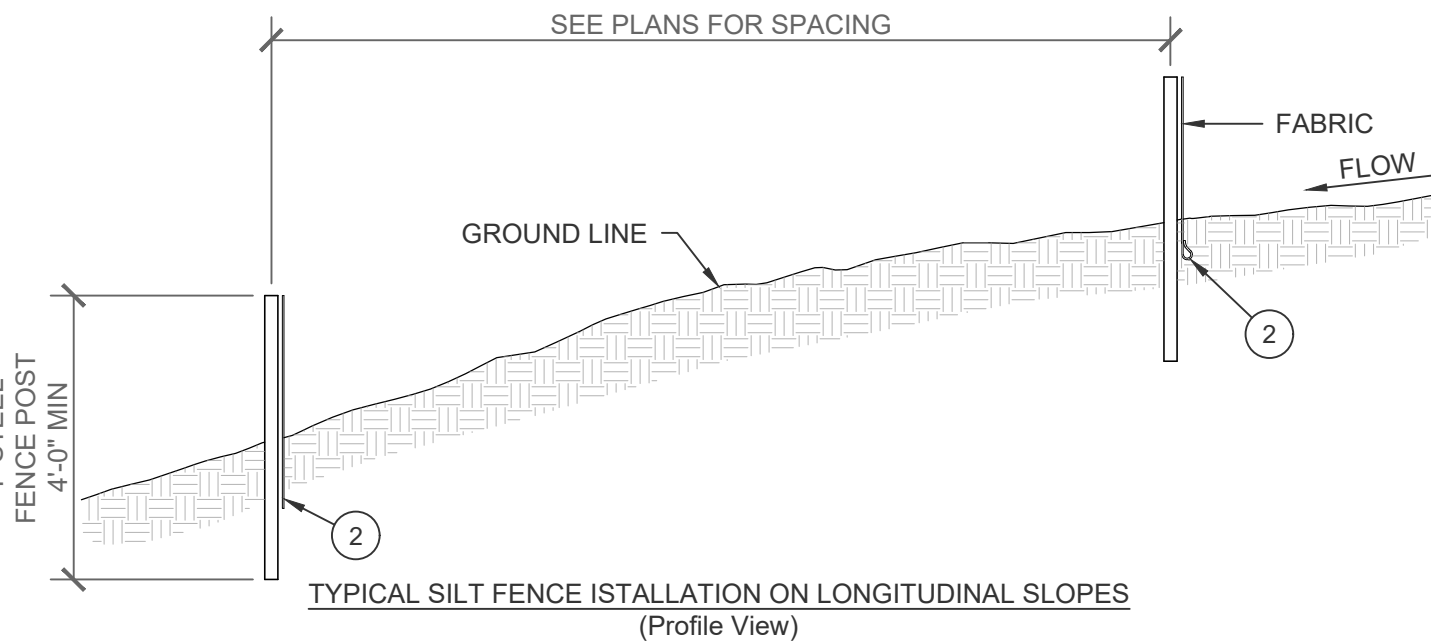
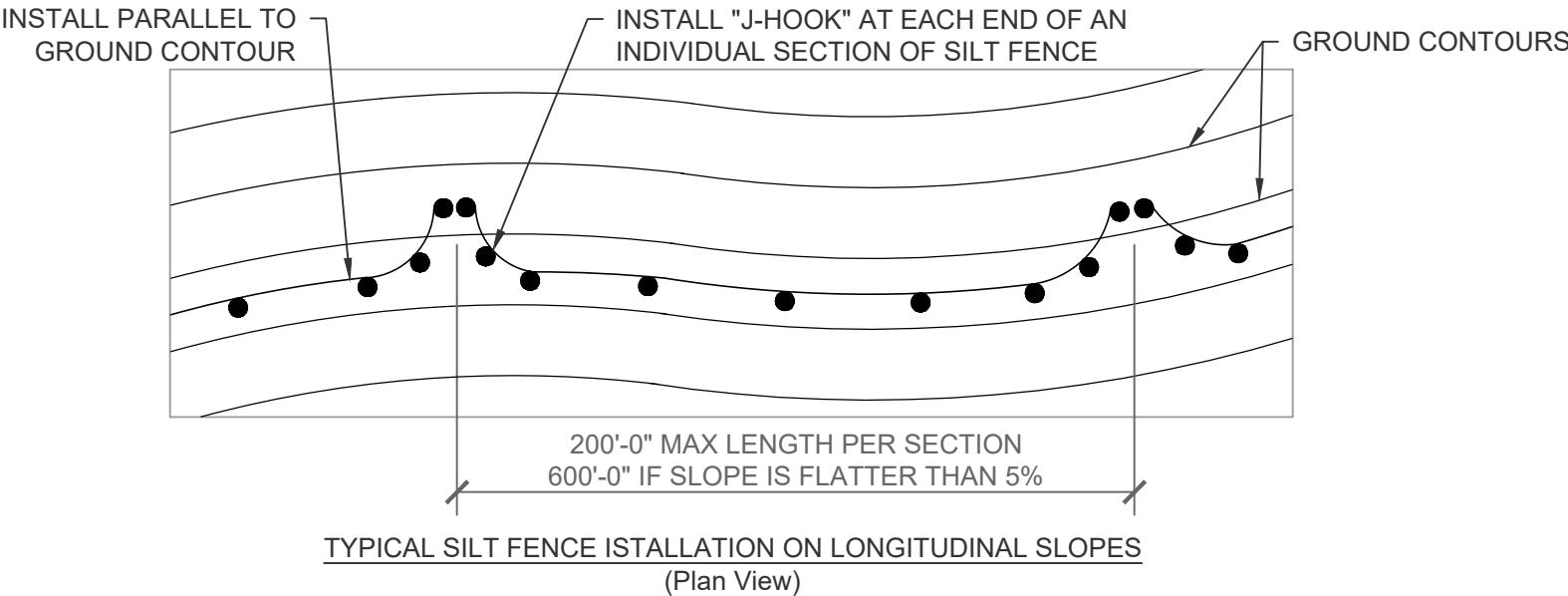
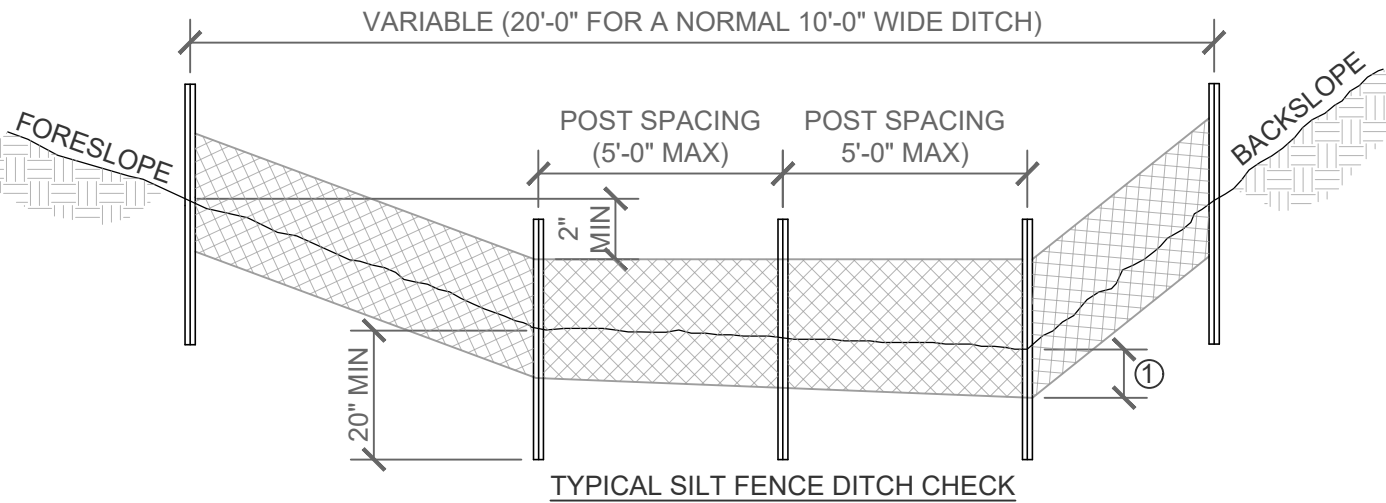
BM500 ELEV=953.46
NORTHEAST UPPER FLANGE BOLT ON WATEROUS HYDRANT
AT SE CORNER OF N. 3RD LANE AND E. TRAIL RIDGE AVE.

1. INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
2. REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



SILT FENCE DETAIL

NO SCALE



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GRADING AND EROSION CONTROL PLAN

INDIANOLA, IA

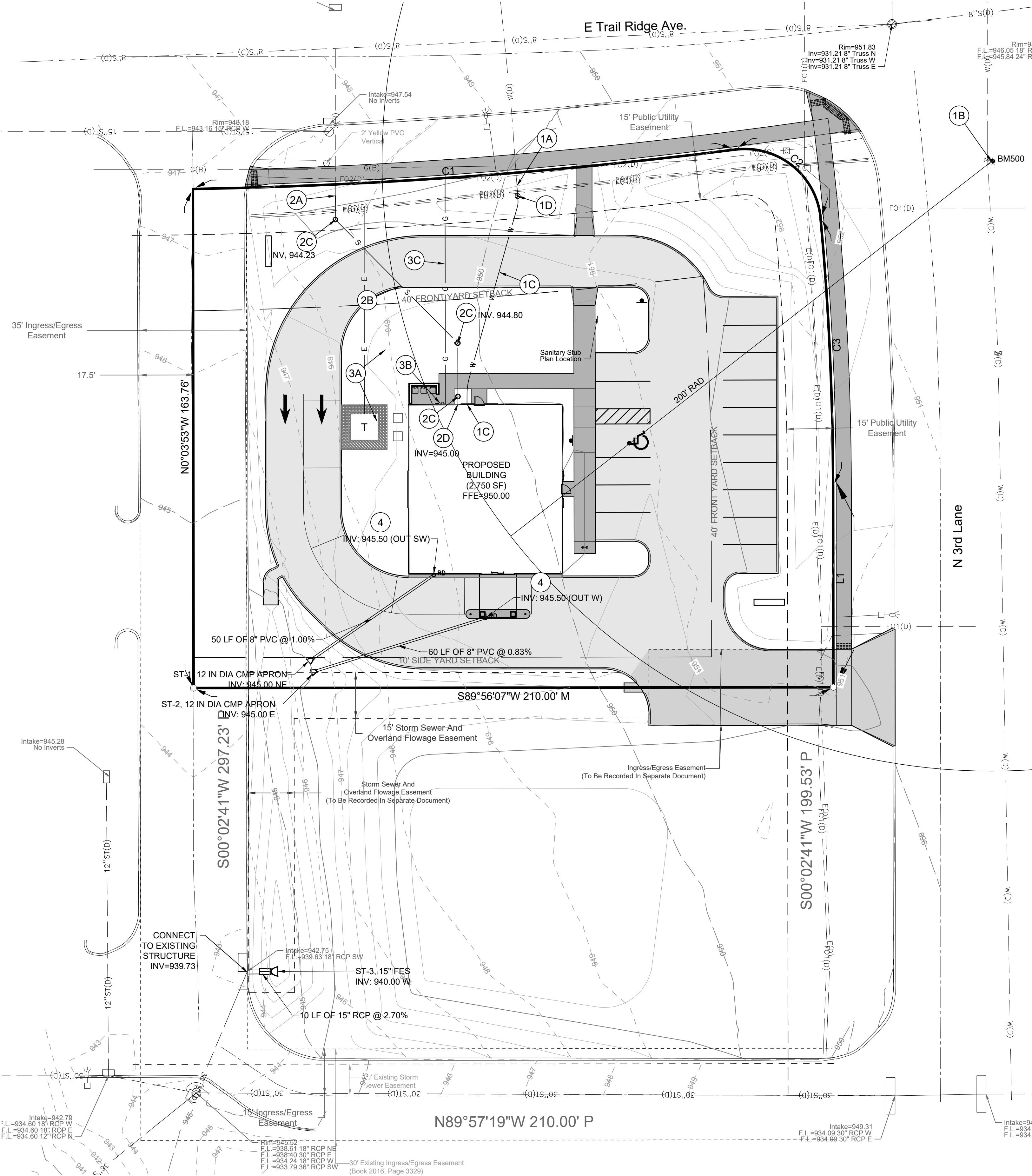
SNYDER & ASSOCIATES, INC. I



Project No: 122.0598.01

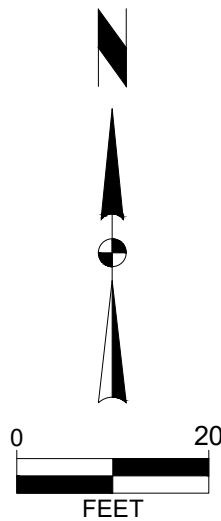
Sheet C300

V:\proj\1220598\1220598-01\CAD\DWG\1220598-01\INDIANOLA\INDIANOLA-01\INDIANOLA-01-01.dwg JANE R. CAMPOS UTILITY PLAN 20220627 2:13 PM. ANS FULL BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

1. WATER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 8" WATER MAIN SERVICE STUB. THE EXISTING WATER SERVICE SIZE IS ASSUMED TO BE 6". CONTRACTOR TO CONFIRM. PROVIDE REDUCER FITTING AS NEEDED TO MAKE THE 1" CONNECTION. COORDINATE CONNECTION WITH THE CITY OF INDIANOLA WATER DEPARTMENT.
 - B. EXISTING HYDRANT ASSEMBLY.
 - C. 1" WATER SERVICE. PROVIDE TRACER WIRE IF PLASTIC WATER SERVICE IS INSTALLED. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION TO ENTER THE BUILDING.
 - D. 1" DOMESTIC CURB STOP ENCASED IN MINIMUM 12" OF CONCRETE.
2. SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 6" SANITARY SERVICE STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. USE 45° BENDS AS NEEDED TO ACHIEVE DESIGN FLOWLINE ELEVATION AT BUILDING.
 - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE (1" PER FOOT). PROVIDE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION.
 - C. SANITARY CLEANOUT (SUDAS TYPE SW-203).
 - D. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
3. SITE UTILITIES, COORDINATE UTILITY SERVICES WITH LOCAL PROVIDERS AND ARCHITECTURAL AND MECHANICAL PLANS.
 - A. ELECTRICAL SERVICE AND TRANSFORMER. COORDINATE EXACT LOCATION WITH OWNER AND FRANCHISE UTILITY OWNER PRIOR TO CONSTRUCTION.
 - B. ELECTRICAL AND GAS METER LOCATION. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
 - C. COORDINATE GAS SERVICE WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
4. ROOF DRAIN. PROVIDE ROOF DRAINS AND STORM PIPING AS DEPICTED ON PLANS. COORDINATE LOCATION AND OUTLET ELEVATION WITH ARCHITECTURAL PLANS.



MEDICAP INDIANOLA

UTILITY PLAN

INDIANOLA, IA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0598.01

Sheet C400

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

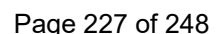
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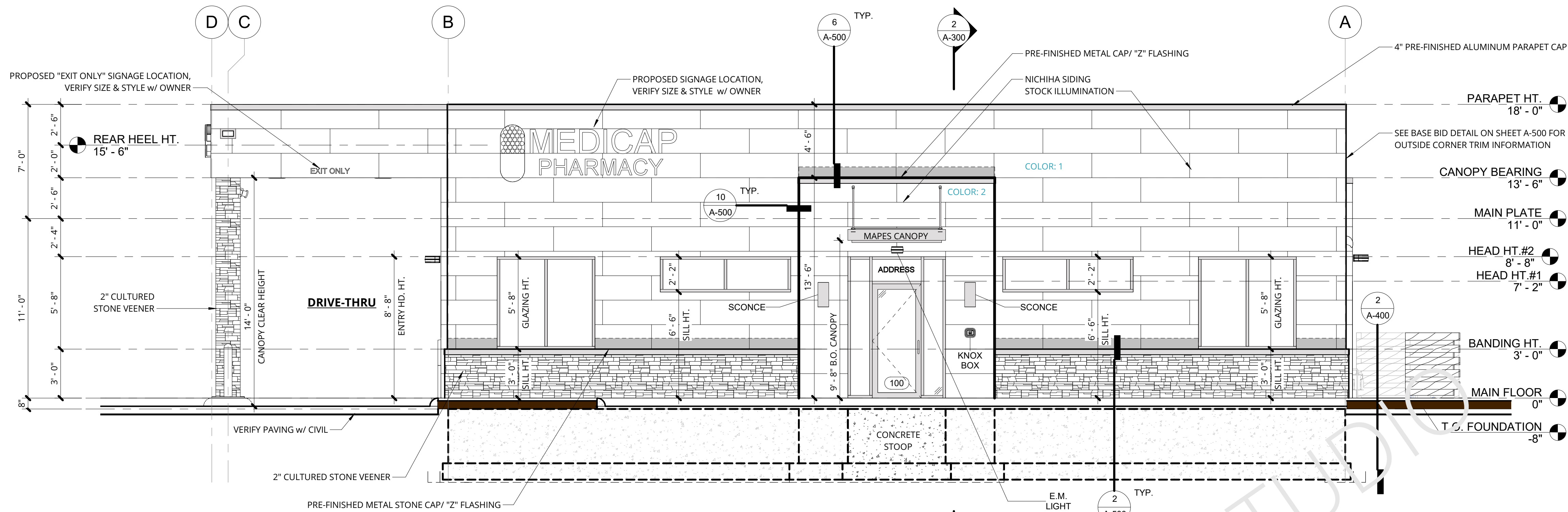
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MARK	REVISION	DATE	BY
3	PER CITY COMMENTS	06/27/22	JRC
2	PER OWNER COMMENTS	06/22/22	JRC
1	PER CITY COMMENTS	06/15/22	TLS

Engineer: JRC
Checked By: MAA
Technician: TLS

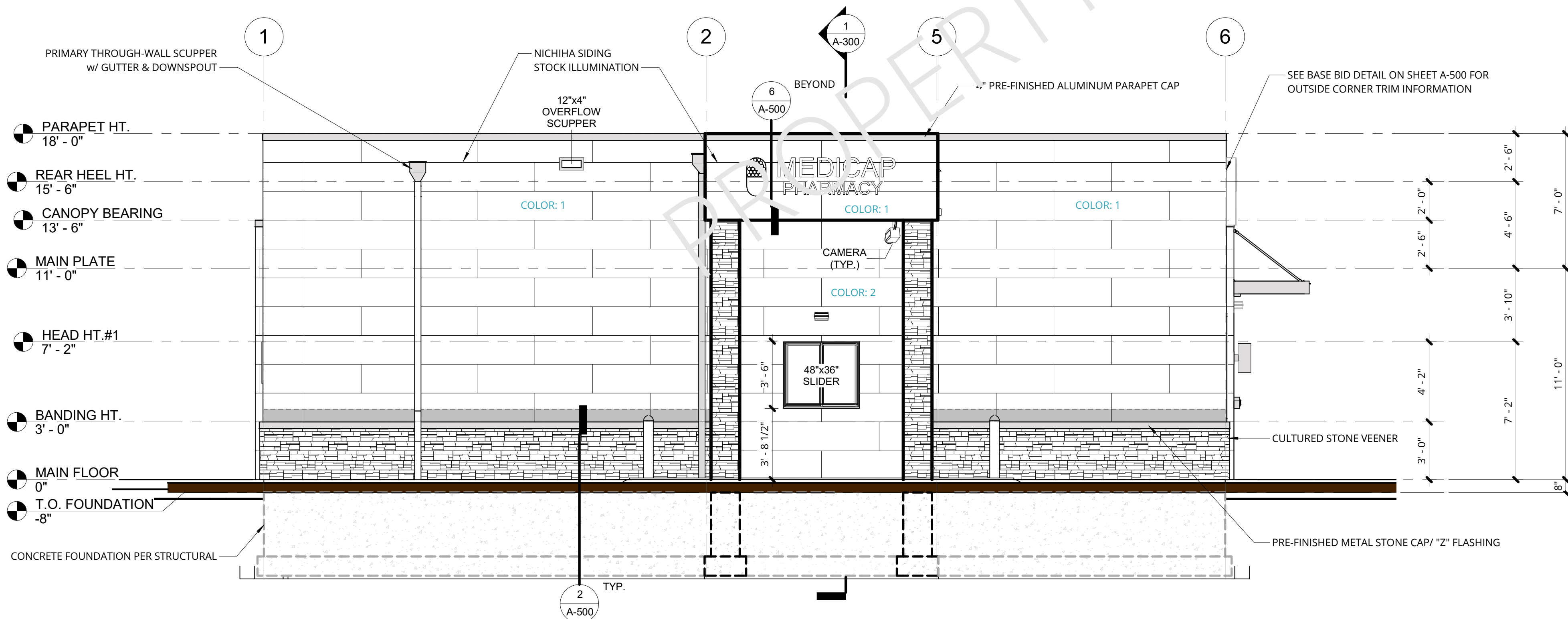
Scale: 1" = 20'
Date: 05-27-2022
T-R-S: TTN-RRW-SS





EAST (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH (DRIVE-THRU) ELEVATION

SCALE: 1/4" = 1'-0"

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509 East Scenic Valley Ave.
Indianola, Iowa 50125
p: 515.961.5386
f: 515.961.0468
www.downingconstruct.com
www.downingplanroom.com

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T.B.D.
INDIANOLA, IA

CONSTRUCTION DOCUMENT SET - PLANS FOR CONSTRUCTION

DELIVER

COMMIT

DEVELOP

DISCOVER/ ANALYZE

DRAWN BY: Precon. Team

ORIGINAL
CONSTRUCTION DOCUMENT
XX/XX/XXXX

REVISIONS

04/20/2022 - DD Set
04/21/2022 - DD Set
04/25/2022 - DD Revisions
05/18/2022 - Bid Set
05/19/2022 - Permit Set
--/--/----

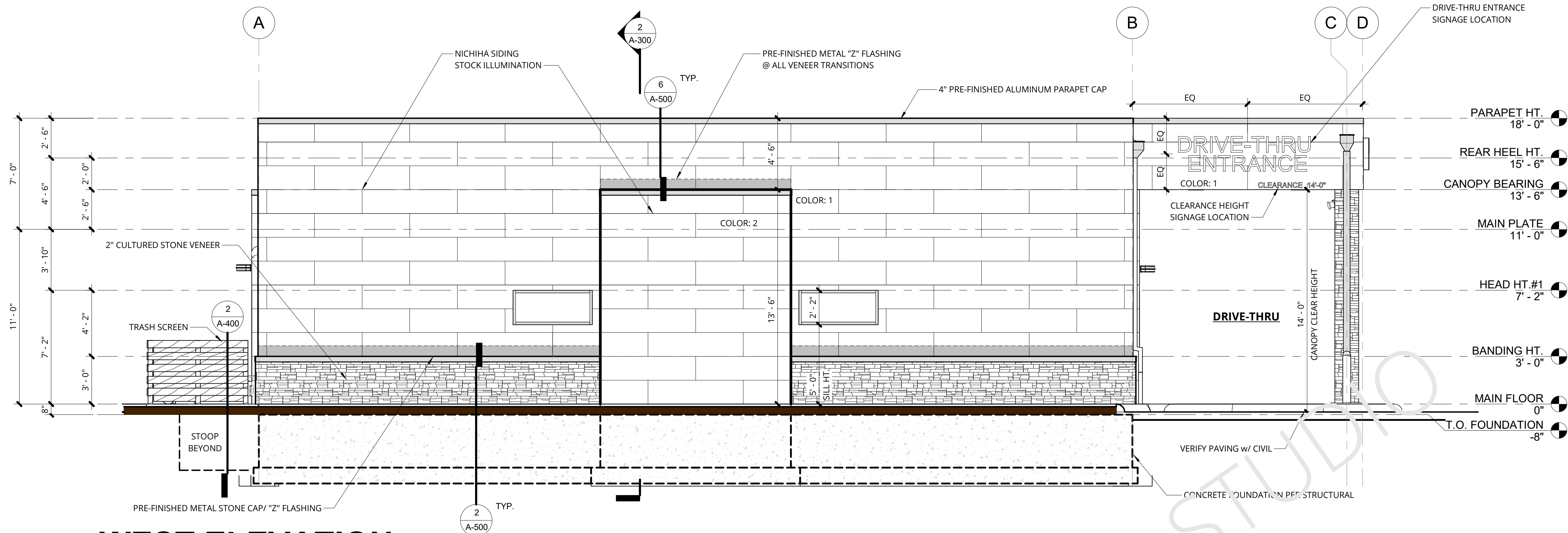
PLAN NO. = 90-124

DWG. LIST

EXTERIOR
ELEVATIONS

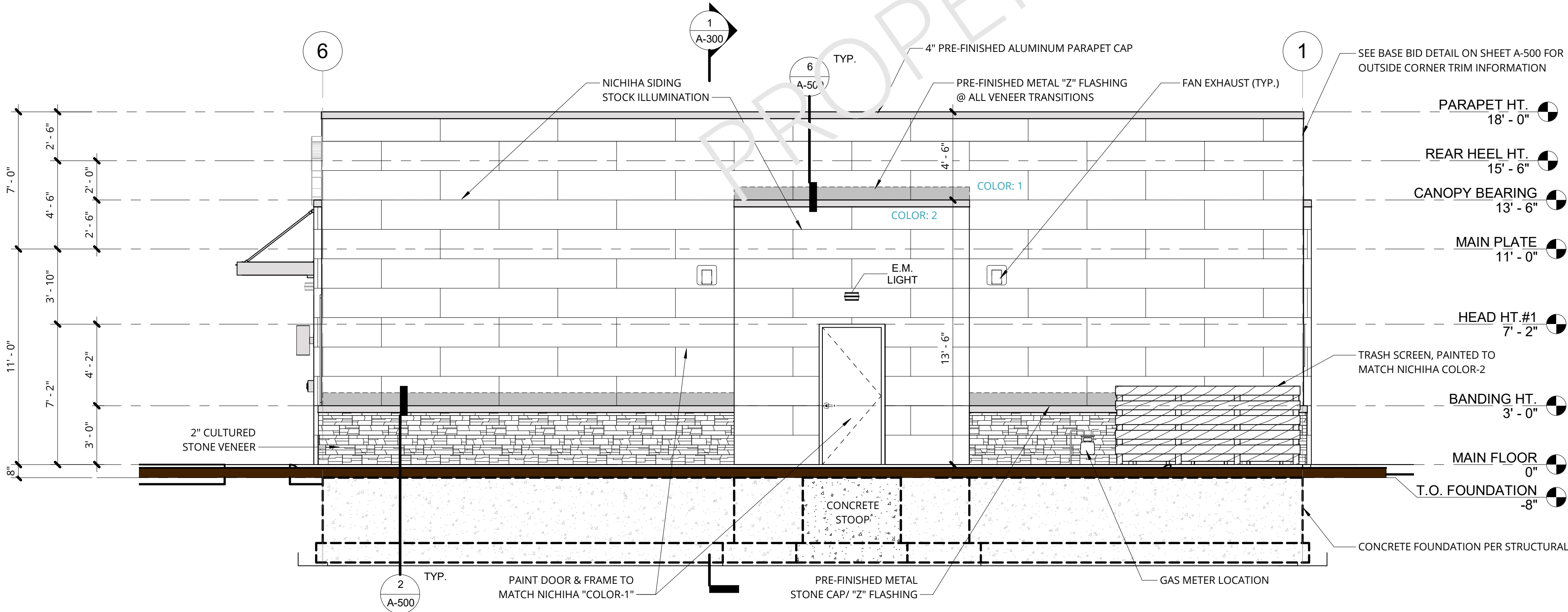
SHEET NO.

A-200



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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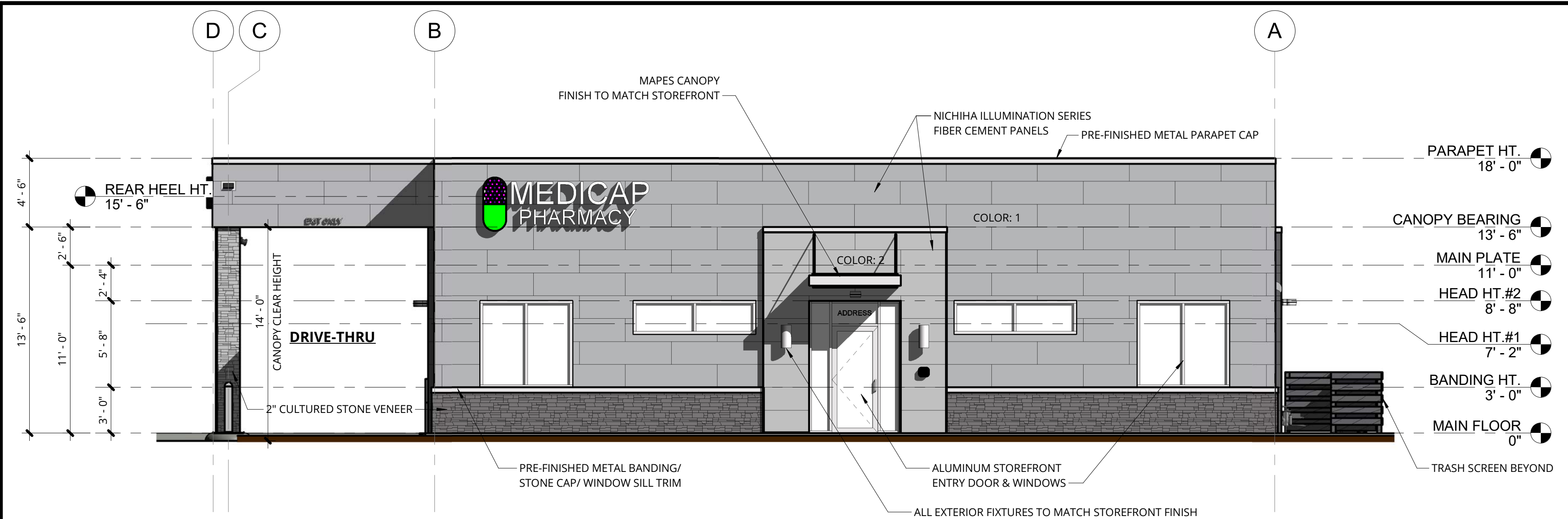
PLAN NO. = 90-124

DWG. LIST

EXTERIOR
ELEVATIONS

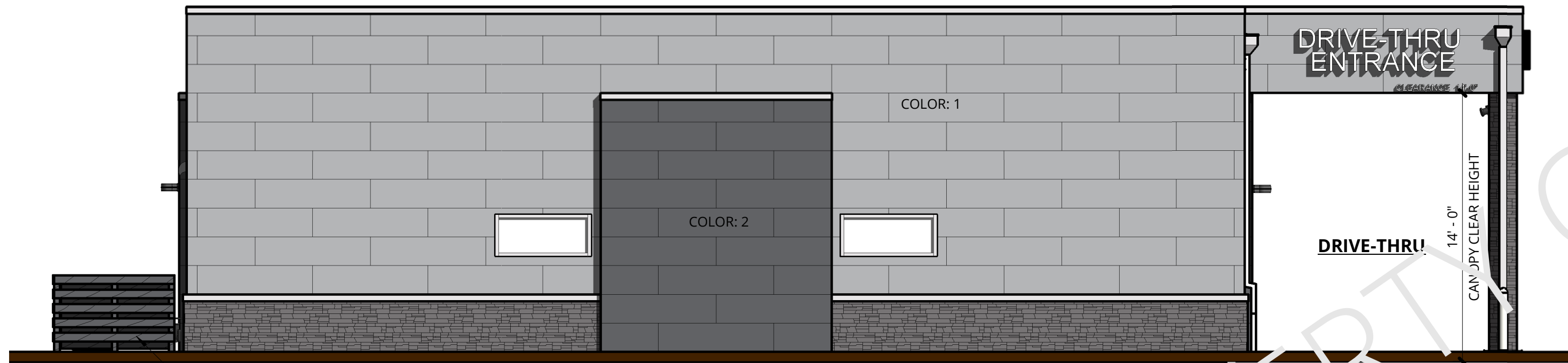
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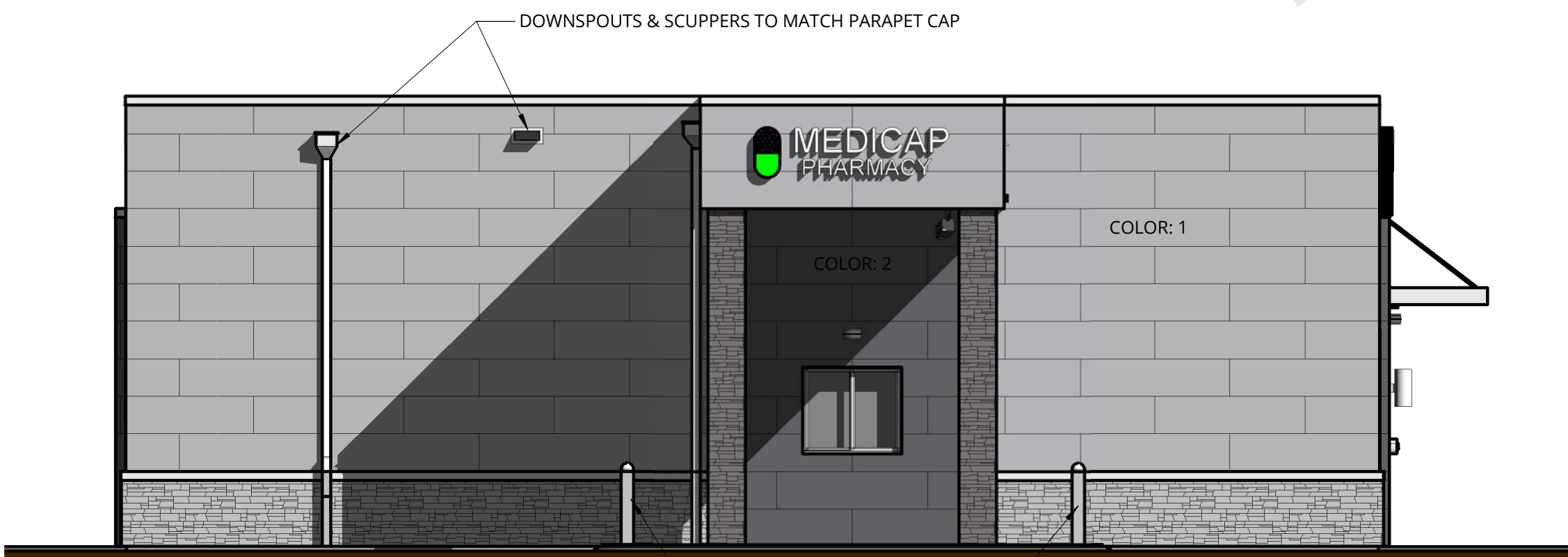
1 COLOR - EAST (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"



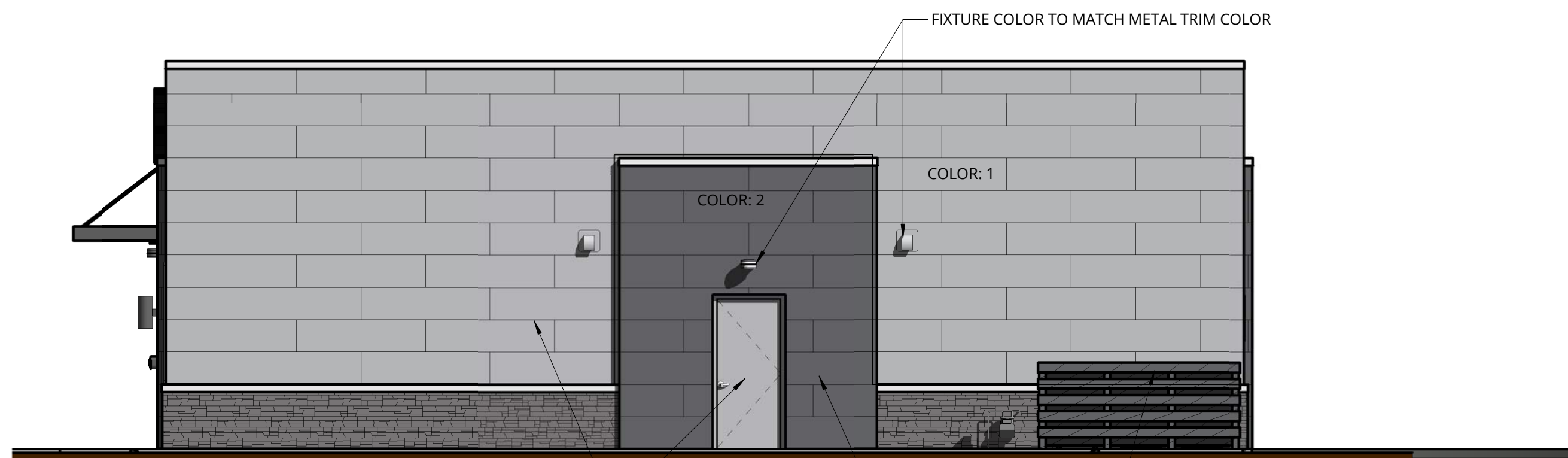
2 COLOR - WEST ELEVATION

SCALE: 3/16" = 1'-0"



3 COLOR - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



4 COLOR - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING DESIGN STANDARDS:

FOR STREET FACING ELEVATIONS:
MUST USE AT LEAST (3) DIFFERENT CLASS-1 OR CLASS-2 MATERIALS = 75%
AND NOT MORE THAN 25% OF CLASS-3 OR CLASS-4 MATERIALS. CLASS 4 FACADE MATERIALS SHALL NOT EXCEED 5% OF ANY PRIMARY FACADE AREA.

CLASS-1 MATERIALS USED ON THIS PROJECT:
- CULTURED STONE

CLASS-2 MATERIALS USED ON THIS PROJECT:
- NICHIIHA CEMENT FIBER BOARD COLOR 1
- NICHIIHA CEMENT FIBER BOARD COLOR 2

FRONT ELEVATION: (EAST)

(CLASS-1) STONE VENEER	13 %
(CLASS-2) NICHIIHA COLOR 1	62 %
(CLASS-2) NICHIIHA COLOR 2	10 %
GLAZING	15 %

WEST ELEVATION

(CLASS-1) STONE VENEER	13 %
(CLASS-2) NICHIIHA COLOR 1	70 %
(CLASS-2) NICHIIHA COLOR 2	15 %
GLAZING	2 %

SOUTH ELEVATION

(CLASS-1) STONE VENEER	13 %
(CLASS-2) NICHIIHA COLOR 1	70 %
(CLASS-2) NICHIIHA COLOR 2	16 %
GLAZING	1 %

NORTH ELEVATION

(CLASS-1) STONE VENEER	13 %
(CLASS-2) NICHIIHA COLOR 1	70 %
(CLASS-2) NICHIIHA COLOR 2	15 %
HM DOOR	2 %

EXTERIOR MATERIAL SELECTIONS

NOTE:
THESE SELECTIONS ARE PROVIDED TO SHOW
"COLOR AND DESIGN INTENT".

FINAL SELECTIONS CAN/ OR WILL BE MADE BY THE
OWNER AS THIS PROJECT PROGRESSES.

PARAPET CAPS & VISIBLE METAL TRIM

FIRESTONE or EQUAL
- MATCH STOREFRONT
- ANODIZED CLEAR ALUM.

ROOFING: TPO

ANY MANUFACTURER
- TPO
- WHITE

ROOFING: SOFFIT PANELS

FIRESTONE or EQUAL
- MATCH NICHIIHA COLOR-2
- INCLUDES: TRIM

NICHIIHA: COLOR-1

NICHIIHA FIBER CEMENT
- ILLUMINATION SERIES
- COLOR: FOG
- INSTALLATION
- STAGGERED 1/2

NICHIIHA: COLOR-2

NICHIIHA FIBER CEMENT
- ILLUMINATION SERIES
- COLOR: NICKEL
- INSTALLATION
- STAGGERED 1/2

TRASH SCREEN

1x6 EXTERIOR GRADE
- PAINT TO MATCH NICHIIHA
- COLOR-2

DRIVE-THRU WINDOW CLAD EXTERIOR FINISH

ANY MANUFACTURER
- MATCH STOREFRONT or
- WHITE
- INCLUDES:
- VISIBLE FLASHINGS

STOREFRONT EXTERIOR FINISH

KAWNEER
- ANODIZED
- ALUMINUM CLEAR
- INCLUDES
- VISIBLE FLASHINGS

STONE BANDING CAP TRIM/ WDW. SILL TRIM

FIRESTONE or EQUAL
- MATCH STOREFRONT
- (ANODIZED ALUM. CLEAR)

CULTURED STONE VENEER

ANY MANUFACTURER
- SELECTION = T.B.D.
- SUBMIT FOR APPROVAL
- BASIS OF DESIGN:
- VIOLA CHARCOAL

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T.B.D.

INDIANOLA, IA

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05/19/2022 - Permit Set
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PLAN NO. = 90-124

DWG. LIST

COLOR EXTERIOR
ELEVATIONS

SHEET NO.

A-202

City of Indianola
RESOLUTION NO. 2022-

**A RESOLUTION APPROVING A MAJOR SITE PLAN APPLICATION FOR RETAIL SALES
(PHARMACY/DRUG STORE) AT 2105 NORTH 3RD LANE**

WHEREAS, on May 23, 2022, Nick Welter of Downing Construction, on behalf of GRX Holdings, LLC, submitted a major site plan application to allow for the construction of new a 2,750 square foot building that is proposed to house a retail sales use on property located at 2105 North 3rd Lane; 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 August 9, 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 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: August 15, 2022
Subject: Resolution approving a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.

Introduction:

Background: Kevin Halterman currently owns the parcel at 2110 Country Club Road, which is about 0.27 acres in size. Mr. Halterman proposes to split off a 0.57-acre parcel to the east and south of 2110 Country Club Road for the purposes of increasing the size of the property (to 0.84 acres) and constructing a new residential structure.

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 residential structure which meets the low-density residential designation would be appropriate.

Letters were mailed to property owners within 200 feet of this property on June 2, 2022.

Discussion:

Budget Impact:

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

Attachments:

1. 1-Staff Report_ Plat of Survey
2. 2- Application for Plat Survey
3. 3- 1836Survey
4. RESOLUTION_plat of survey_Halterman



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.E. Consider recommendation on request for approval of a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.

Application Type: Plat of Survey

Applicant: Kevin Halterman

Property Owner: Indianola Country Club

Comprehensive Plan Designation: Parks and Recreation

Application Summary: Request for plat of survey approval to create one (1) residential parcel.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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

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

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

ANALYSIS

Kevin Halterman currently owns the parcel at 2110 Country Club Road, which is about 0.27 acres in size. Mr. Halterman proposes to split off a 0.57-acre parcel to the east and south of 2110 Country Club Road for the purposes of increasing the size of the property (to 0.84 acres) and constructing a new residential structure.

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 residential structure which meets the low-density residential designation would be appropriate.

Letters were mailed to property owners within 200 feet of this property 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 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) 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 Pkwy
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-240-5743 (Email) kevinh@mybankpsb.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 Kevin D. Halterman
Name (printed) KEVIN D. HALTERMAN

Date 5.4.22

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

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

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 13, T 76N, R 24W,
CITY OF INDIANOLA, WARREN COUNTY, IOWA.

OWNER: INDIANOLA COUNTRY CLUB
1610 COUNTRY CLUB RD., INDIANOLA IA 50125

SURVEY FOR: KEVIN HALTERMAN

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

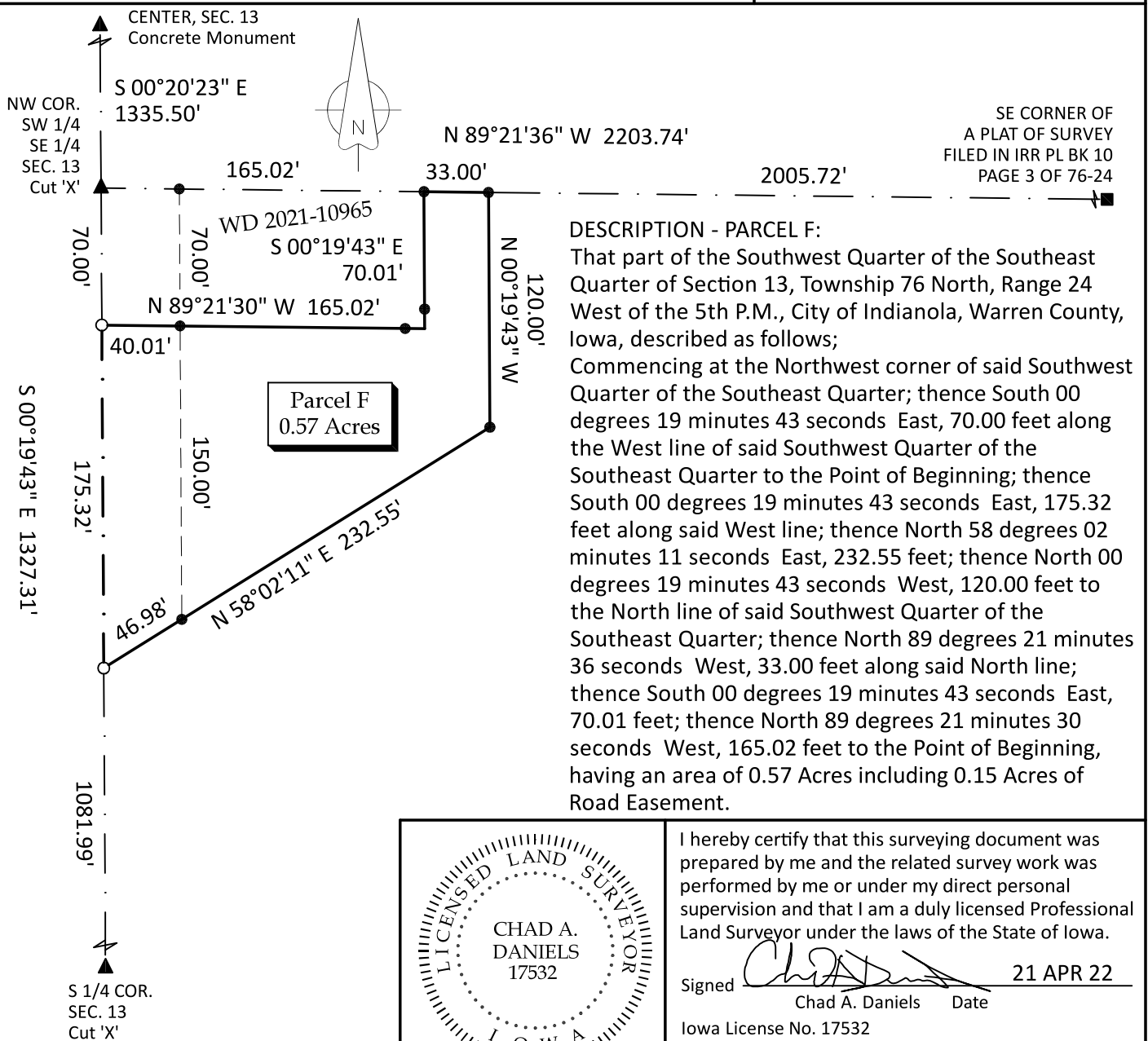
() - Recorded Distance/Bearing
 — — — — 40' Road Easement
 — . — . — Section line
 — x — x — Fence line

Monuments

- ▲ - Found section corner
- - Found/Set 1/2" red plastic capped rebar, #17532
- - Found/Set Mag Nail w/ brass washer, #17532
- - Found 5/8" Yellow CR #3754

A horizontal number line with three tick marks. The first tick mark is labeled '0'. The second tick mark is labeled '80'. The third tick mark is labeled '160 FEET'.

BASIS OF BEARINGS IS IA RCS ZONE 8



I hereby certify that this surveying document was prepared by me 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.

Signed Chad A. Daniels 21 APR 22
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1

PROJ. NO. 1836

DATE OF SURVEY: 21 APR 2022

PAGE 1 of 1

RESOLUTION NO. 2022-_____

**RESOLUTION APPROVING A PLAT OF SURVEY FOR KEVIN HALTERMAN,
LOCATED ADJACENT TO 2110 COUNTRY CLUB BOULEVARD**

WHEREAS Kevin Halterman has submitted a Plat of Survey for a parcel of land located adjacent to 2110 County Club Boulevard and legally described as:

DESCRIPTION - PARCEL F:

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; and,

WHEREAS, the property is in the R-1, Single-Family Residential Detached Zoning District; and,

WHEREAS, on June 14, 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 Kevin Halterman, is hereby approved.

Passed and approved at Indianola, Iowa this 15th day of August 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Ben Reeves, City Manager
Date: August 15, 2022
Subject: First consideration of an Ordinance amending Chapter 71.04 of the Code of Ordinances of the City of Indianola.

Recommendation: Roll call is in order.

Attachments:

1. Chapter 71.04 Ordinance Memo
2. Parking on Square



— City Manager —

To: Mayor & Council
From: Benjamin Reeves, City Manager
Date: August 15, 2022
Subject: Overnight Parking on the Square

The City of Indianola was contacted by Warren County Sheriff, Joe Carico, seeking an exception to City Code 71.04 ALL NIGHT PARKING PROHIBITED. With the overlapping schedules of overnight dispatchers and jail personnel with daytime court personnel, it would be beneficial to the Sheriff to have an ability to allow overnight parking on the Square for approximately 4-6 positions.

The Sheriff does recognize the needs of our Streets Department to clear snow and maintain the storm drainage systems of the Square. He is willing to work with the Indianola Streets Department and Indianola Police Department to alternate the parking and/or to relocate vehicles to accommodate the city's street maintenance needs.

In addition to a staff review, this request was reviewed by the Downtown Commission and received a positive recommendation.

Similar to the City of Indianola's relationship with Simpson College, staff recommends a modification to Section 71.04 to allow the Police Chief, or designee, the ability to issue a permit authorizing overnight parking as presented in the attached.



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE
OF THE CITY OF INDIANOLA, IOWA,
REGARDING PARKING REGULATIONS ON THE SQUARE

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the all-night parking regulations on the Square.

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

Section 1: The following section be and is hereby amended by adding the underlined language as follows:

71.04 ALL NIGHT PARKING PROHIBITED.

No person shall park a vehicle on the public Square or on each street intersecting with the public Square for a distance of one block from the intersection of the street with the public Square between the hours of 2:00 a.m. to 5:00 a.m. Notwithstanding the foregoing, the Police Chief, or designee, may issue a permit authorizing overnight parking in said areas.

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

Section 3: Effective Date. 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: Ben Reeves, City Manager
Date: August 15, 2022
Subject: First consideration of an Ordinance amending Chapter 71.02 of the Code of Ordinances, City of Indianola, Iowa.

Recommendation: Roll call is in order.

Attachments:

1. Chapter 71.02 Ordinance Memo
2. Chapter 71.02_Iowa Ave_N 9 Stop Sign



— City Manager —

To: Mayor & Council
From: Benjamin Reeves, City Manager
Date: August 15, 2022
Subject: Possible consideration of a 4-way stop at the intersection of 9th and Iowa Streets

We have received a request for the installation of a 4-way stop at the Intersection of North 9th Street and Iowa Avenue to enhance the overall vehicular and pedestrian safety of this intersection.

However, it is my understanding that, pursuant to the Manual on Uniform Traffic Control Devices (MUTCD) Standards, neither traffic counts nor the number of historic traffic accidents at this intersection would warrant the installation of a 4-way stop at this time.

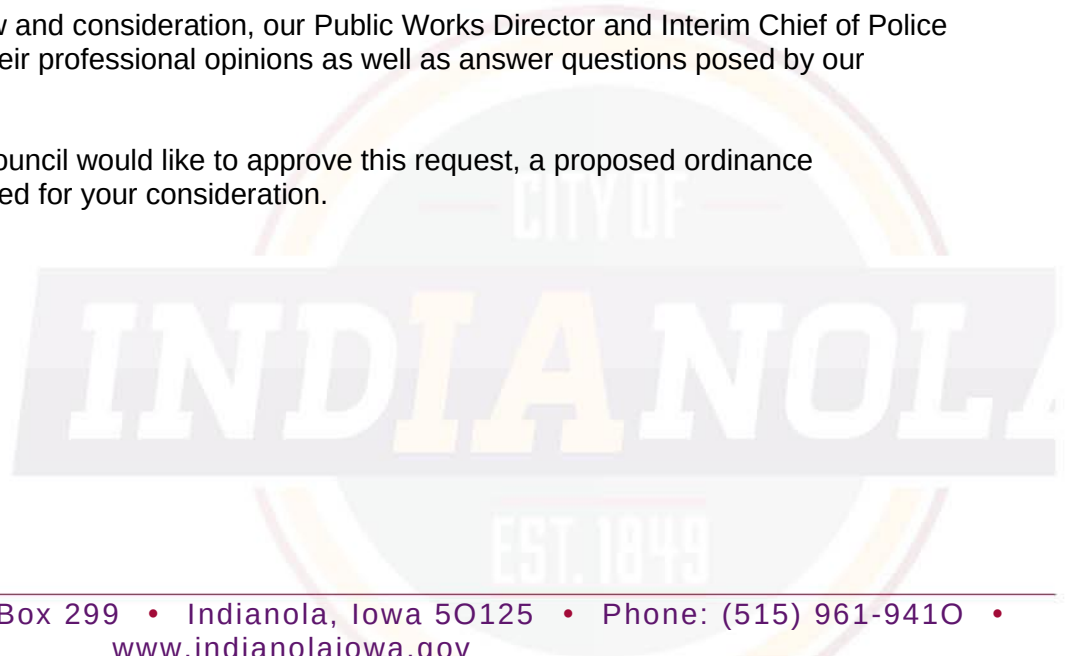
While strict adherence to MUTCD Standards is recommended, there are provisions within those standards which allow for the review of extenuating circumstances that may provide justification for the possible installation of a 4-way traffic control device. For this intersection, some of those extenuating circumstances include, but are not limited to:

- Crossing of Two Collector Streets (e.g., Intuitive anticipation of a 4-Way Stop by North/South Travelers)
- School Crossing (i.e., Cross pedestrian traffic)
- Proximity to the Summerset Trail Corridor (i.e. Cross pedestrian traffic)
- Traffic Speeds on Iowa Street
- On-Street Parking along 9th Street (i.e., Visibility)
- etc.

These extenuating circumstances do not necessarily illustrate a clear need for the installation of a 4-way traffic control device. However, collectively, they do rise to the level wherein it would be appropriate for the City Council to discuss the merits of this policy related decision.

To assist you in your review and consideration, our Public Works Director and Interim Chief of Police will be available to share their professional opinions as well as answer questions posed by our elected leaders.

In the event that the City Council would like to approve this request, a proposed ordinance modification has been drafted for your consideration.



ORDINANCE NO

**AN ORDINANCE AMENDING CITY CODE 71.02 OF THE CITY OF INDIANOLA, IOWA
TO ESTABLISH A STOP INTERSECTION**

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

Section 1: The following section be and is hereby amended by inserting the underlined language as follows:

71.02 Stop and Yield Intersections

The following intersections are hereby established as stop and yield intersections and signs shall be erected at the designated entrances:

INTERSECTION	ENTRANCES
<u>Iowa Avenue and North 9th Street</u>	<u>East and West</u>

Section 2: Repealer. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section 3: Effective Date. This Ordinance shall be in full force and effect on _____, after its passage, approval, and publication as provided by law.

Passed and approved by the Indianola City Council on the _____ day of _____ 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No _____ was adopted by the Council for the City of Indianola, Iowa on _____ 2022 and was published on _____ 2022.

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: August 15, 2022

Subject: Enter into closed session in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: August 15, 2022

Subject: Enter into closed session in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

Recommendation: Roll call is in order.

Attachments: None