



— Clerk's Office —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a City Council meeting due to the COVID-19 Pandemic.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

You may also view the meeting via a zoom webinar (Password: 122221):
<https://us02web.zoom.us/j/81328956022?pwd=b0hSaEg1WVlpcDExRlZUUmJlZzNEE1dz09>

Webinar ID: 813 2895 6022 Passcode: 122221

Or iPhone: 1-301-715-8592, 81328956022#, 122221# or 1-646-558-8656, 81328956022#, 122221#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799

If you have a question or would like to submit a public comment, but are unable to attend the City Council meeting due to concerns about COVID-19, please do one of the following:

- Call 515-962-5240 immediately before the public comment or public hearing;
- Submit an electronic public comment form by visiting our website at <http://www.indianolaiowa.gov/Public-Comment>
- Submit the form on page six (6) of the packet to:

City Clerk's Office
110 N 1st Street
Indianola, IA
50125

(May be dropped off at the Police Station – south entrance)

Forms received by 4:00 p.m. on the day of the meeting will be distributed to the City Council prior to the meeting. Comments received after the deadline will be sent to the City Council as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Clerk's office at least 48 hours in advance at 515-961-9410 or email cityclerk@indianolaiowa.gov to have reasonable accommodations provided.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



CITY OF INDIANOLA COUNCIL MEETING
March 23, 2021
6:00 p.m.
City Council Chambers
Agenda

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. **Page 5** Open Forum (Public comment)
5. **Consent**
 - A. Approval of agenda
 - B. **Page 7** Claims on the computer printout for March 23, 2021.
 - C. **Page 26** Resolution approving monthly transfers for March 2021.
 - D. **Page 29** March 1, 10 and 15, 2021 Minutes.
 - E. **Page 36** Resolution setting a public hearing and letting dates for the City's Square Streetscape project.
 - F. **Applications**
 1. **Page 42** Approval of a renewal refuse hauling permit for Waste Management, Inc.
 2. **Page 43** A renewal Class E liquor license with Sunday sales privileges for Indy 66, located at 1201 North Jefferson.
 - G. **Page 44** Approval of Pay Application Number 9 in the amount of \$1,872,561.42 to Williams Brothers Construction for the Water Resource Recovery Facility.
 - H. **Page 81** Approval of utility accounts to be written-off and submitted to the State Offset Program.
 - I. **Page 84** **Annual Sidewalk and Patio Agreements**
 1. **Page 85** Approval of agreement between The Sports Page Grill, Inc DBA The Brickhouse and the City of Indianola for a deck located at 107 North Buxton Street.
 2. **Page 91** Approval of a Sidewalk Use Agreement for The Local Vine, located at 126 W Ashland Avenue.
 3. **Page 96** Approval of a Sidewalk Use Agreement for Groggy Dog, located at 116 West Ashland Avenue.

4. **Page 101** Approval of a Sidewalk Use Agreement for West Hill Brewery, located at 219 West Salem Avenue.
5. **Page 106** Approval of a Sidewalk Use Agreement for On the Rocks, located at 100 North Howard Street.
- J. **Page 111** Resolution approving a request for a Plat of Survey for Joseph A. Greubel, located within two miles of the City of Indianola.
- K. **Page 123** Resolution approving a Plat of Survey for Terra Tender, Inc, located within two miles of the City of Indianola.
- L. **Page 133** Approval of Urban Revitalization Designations.
- M. **Page 134** Resolution approving the City of Indianola's Investment Policy.
- N. **Page 139** Resolution approving certain amendments to the City of Indianola Finance Policies.
- O. **Page 141** Receive and file the Fire Department's annual report.
- P. **Page 148** Approval of the Civil Service Commission list of applicants certified eligible for the position of police officer.
- Q. **Page 150** Resolution approving salaries.
6. **Page 152** City Treasurer's Report - Doug Shull
- A. **Page 157** Receive and file the EMS billing activity reports for January and February 2021.
7. Council Reports
- A. **Page 160** Consideration of the appointment of Tim Wilson to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2024.
8. Mayor's Report — Mayor Pam Pepper
- A. Community Update
1. **Page 165** Resolution declaring April 2021 as Child Abuse Prevention Month.
- B. Metro Advisory Report — Mayor Pam Pepper
9. Public Consideration
- A. Old Business
1. **Page 167** Resolution approving a contract for the Moats Park Restroom project.
2. **Page 177 West Highway 92 Tree Planting Project**
- a. **Page 178** Public hearing for the plans and specifications for the West Highway 92 Tree Planting Project.
- b. **Page 187** Resolution approving the plans and specifications and contract for the West Highway 92 Tree Planting Project.
3. **Page 190** Resolution adopting the Utility Refund Policy.
- B. New Business

1. **Page 194** Resolution approving Brush Facility services for 2021.
 2. **Page 199** Resolution approving the City's annual Fee Schedule.
 3. **Page 219** Resolution approving a request for an alternative method of approval for a site plan for DeYarman Ford, located at 2406 North Jefferson Way.
 4. **Page 238** Resolution approving a letter of support for an application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant.
10. Other Business
- A. City Manager's Report — Ryan Waller
1. **Page 242** 2021 Aquatic Center Opening Guidelines.
 2. **Page 244** Receive and file correspondence from February 26, March 5 and 12, 2021 weekly updates from City Manager, Ryan Waller.
- B. **Page 255** Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.
11. Adjourn

Meeting Date: 03/23/2021

Information

Subject

Open Forum (Public comment)

Information

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

(Indianola City Council Rules of Procedure)

Fiscal Impact

Attachments

Public Comment Form



CITY OF INDIANOLA PUBLIC COMMENT FORM

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

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

Please complete the following information:

Your Name: _____

Your Address: _____

Organization (if applicable): _____

City Council Meeting Date: _____

Agenda Item or topic if not on the agenda: _____

Comment: _____

Open Forum

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(Indianola City Council Rules of Procedure)

Meeting Date: 03/23/2021

Information

Subject

Claims on the computer printout for March 23, 2021.

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	CITY HALL JANITORIAL SUPPLIES	03/04/2021	448.00	GENERAL FUND
A 6FT GEEK LLC	ACTIVITY CENTER PAPER TOWELS	03/04/2021	28.00	PARK & RECREATI
A 6FT GEEK LLC	JANITORIAL SERVICES	03/04/2021	1,325.00	LIBRARY FUND
Total A 6FT GEEK LLC:			1,801.00	
ACE HARDWARE				
ACE HARDWARE	TOP SOIL AND GRASS SEED	03/12/2021	21.97	SEWER FUND
Total ACE HARDWARE:			21.97	
AGRILAND FS INC				
AGRILAND FS INC	SEED - PICKARD SB FIELDS	03/08/2021	205.00	PARK & RECREATI
AGRILAND FS INC	PROPANE FOR GREENHOUSE	02/18/2021	956.90	PARK & RECREATI
Total AGRILAND FS INC:			1,161.90	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	02/19/2021	979.50	LIBRARY FUND
AIR-CON MECHANICAL CORP.	FIRE KITCHEN THERMOSTAT	02/25/2021	905.13	FIRE FUND
Total AIR-CON MECHANICAL CORP.:			1,884.63	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	STORYWALK BOOKS	02/26/2021	52.76	PARK & RECREATI
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	12/13/2020	52.99	POLICE FUND
AMAZON CAPITAL SERVICES	MICROWAVE FIOR SHOP	03/02/2021	132.59	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	COLLECTION MATERIALS	03/01/2021	644.98	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	03/01/2021	43.69	LIBRARY FUND
AMAZON CAPITAL SERVICES	MATERIALS & SUPPLIES	03/01/2021	24.74	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	03/01/2021	2,710.09	LIBRARY FUND
AMAZON CAPITAL SERVICES	SUMMER READING PROGRAM	03/01/2021	122.90	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	REFUND ON ITEMS LOST IN SHIPMENT	03/02/2021	114.83-	LIBRARY FUND
Total AMAZON CAPITAL SERVICES:			3,669.91	
AMERICAN BUSINESS PHONES				
AMERICAN BUSINESS PHONES	LIBRARY PHONE	02/18/2021	282.98	LIBRARY FUND
Total AMERICAN BUSINESS PHONES:			282.98	
AMERICAN RED CROSS				
AMERICAN RED CROSS	LEARN TO SWIM FACILITY FEE	01/27/2021	300.00	POOL (MEMORIAL)
AMERICAN RED CROSS	LIFEGUARDING CERTIFICATIONS REVIEW	02/24/2021	200.00	POOL (MEMORIAL)
Total AMERICAN RED CROSS:			500.00	
AUBERT'S TOWING				
AUBERT'S TOWING	ABANDONED TOW	01/29/2021	155.00	POLICE FUND
Total AUBERT'S TOWING:			155.00	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION - CITY MANAGER	03/01/2021	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	03/01/2021	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	03/01/2021	139.63	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	03/01/2021	11.33	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	03/01/2021	64.21	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P & R	03/01/2021	29.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	03/01/2021	21.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	03/01/2021	29.94	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	03/01/2021	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	03/01/2021	28.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	03/01/2021	19.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	03/01/2021	50.92	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	03/01/2021	46.41	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	03/01/2021	401.98	GENERAL FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			873.77	
BABCOCK, ROSEMARY				
BABCOCK, ROSEMARY	REFUND OVER PAYMENT	05/15/2019	97.34	AMBULANCE FUN
Total BABCOCK, ROSEMARY:			97.34	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVD	02/01/2021	18.12	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	02/09/2021	31.88	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	02/09/2021	36.23	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	02/10/2021	18.12	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	02/15/2021	14.49	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	02/25/2021	33.32	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			152.16	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	02/23/2021	29.67	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	02/01/2021	469.67	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	02/01/2021	46.32	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	02/08/2021	991.32	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	02/12/2021	578.50	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	02/12/2021	10.07	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS - FRIENDS SRP	02/12/2021	10.66	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	02/16/2021	314.91	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	02/16/2021	15.11	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	02/19/2021	331.30	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	02/19/2021	18.00	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	02/23/2021	448.60	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	02/23/2021	109.97	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	02/25/2021	459.18	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	02/25/2021	66.39	LIBRARY SPECIAL
Total BAKER AND TAYLOR:			3,840.33	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOK ON CD MEMORIAL FUND	02/02/2021	47.98	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	BOOK ON CD	02/05/2021	120.45	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD	02/18/2021	46.47	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD MEMORIAL FUND	02/18/2021	47.58	LIBRARY SPECIAL
Total BAKER AND TAYLOR SPOKEN WORD:			262.48	
BEACON ATHLETICS				
BEACON ATHLETICS	SOFTBALL FIELD DRAG	03/10/2021	612.48	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BEACON ATHLETICS:			612.48	
BOEGE, KATELYN				
BOEGE, KATELYN	3RD/4TH YTH BB	02/26/2021	12.50	PARK & RECREATI
BOEGE, KATELYN	5TH/6TH YTH BB	02/26/2021	12.50	PARK & RECREATI
BOEGE, KATELYN	3RD/4TH YTH BB	03/05/2021	12.50	PARK & RECREATI
BOEGE, KATELYN	5TH/6TH YTH BB	03/05/2021	12.50	PARK & RECREATI
BOEGE, KATELYN	3RD/4TH YTH BB	03/09/2021	12.50	PARK & RECREATI
BOEGE, KATELYN	5TH/6TH YTH BB	03/09/2021	12.50	PARK & RECREATI
BOEGE, KATELYN	3RD/4TH YTH BB 3-11-21	03/09/2021	12.50	PARK & RECREATI
Total BOEGE, KATELYN:			87.50	
BOEGE, LISA				
BOEGE, LISA	YOUTH BASKETBALL OFFICIAL	03/05/2021	30.00	PARK & RECREATI
Total BOEGE, LISA:			30.00	
BOLTON & MENK INC				
BOLTON & MENK INC	STREETSCAPE PROJECT ENGINEERING	02/26/2021	86,439.63	SQUARE STREETS
Total BOLTON & MENK INC:			86,439.63	
BRAVO GREATER DES MOINES				
BRAVO GREATER DES MOINES	2ND QRT FY21 CONTRIBUTION	03/02/2021	8,063.08	GENERAL FUND
Total BRAVO GREATER DES MOINES:			8,063.08	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	CODE ENFORCEMENT LEGAL FEES	02/25/2021	105.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	02/25/2021	75.00	GENERAL FUND
BRICK GENTRY P.C.	REVIEW MEAL PERIOD FLSA QUESTIONS	02/25/2021	75.00	FIRE FUND
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	02/25/2021	4,050.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	02/25/2021	1,380.00	GENERAL FUND
BRICK GENTRY P.C.	FEBRUARY PROSECUTIONS	02/25/2021	60.00	GENERAL FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS-POLICE	02/25/2021	3,915.00	POLICE FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEE	02/25/2021	165.00	ROAD USE TAX FU
BRICK GENTRY P.C.	LEGAL SERVICE FEE	02/25/2021	165.00	SEWER FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	02/25/2021	787.60	SEWER FUND
Total BRICK GENTRY P.C.:			10,777.60	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROAD STONE FOR GRAVEL ROADS	03/09/2021	2,864.19	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR GRAVEL ROADS	12/31/2020	29.12	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			2,893.31	
BUHROW, LUKE				
BUHROW, LUKE	CELL PHONE	03/16/2021	50.00	POLICE FUND
Total BUHROW, LUKE:			50.00	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES FOR PARK RESTRO	02/24/2021	247.25	PARK & RECREATI
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES FOR PICKARD REST	02/24/2021	284.05	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CENTRAL IOWA FASTENERS:			531.30	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVICE 2/22-3/21	02/22/2021	58.22	GENERAL FUND
Total CENTURYLINK:			58.22	
CHUMBLEY, JOYCE J.				
CHUMBLEY, JOYCE J.	J CHUMBLEY REFUND OVER PAYMENT	06/18/2020	200.00	AMBULANCE FUN
Total CHUMBLEY, JOYCE J.:			200.00	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID KIT	06/22/2021	110.37	ROAD USE TAX FU
Total CINTAS CORPORATION:			110.37	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	SALT STORAGE HOOP BUILDING REPAIR	03/03/2021	28.74	ROAD USE TAX FU
CIRCLE B CASHWAY	MATERIAL FOR DAMAGED MAIL BOX	03/08/2021	64.80	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			93.54	
CONFLUENCE INC.				
CONFLUENCE INC.	CONSULTING FOR ZONING CODE UPDATES	03/05/2021	7,341.45	GENERAL FUND
Total CONFLUENCE INC.:			7,341.45	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	02/18/2021	726.70	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			726.70	
CRYSTAL CLEAR WATER CO				
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	02/01/2021	32.00	SEWER FUND
Total CRYSTAL CLEAR WATER CO:			32.00	
D.A. DAVIDSON & CO.				
D.A. DAVIDSON & CO.	FINANCIAL ADVISOR SERVICES: 2021 SRF	03/01/2021	38,185.00	SEWER REVENUE
Total D.A. DAVIDSON & CO.:			38,185.00	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	BOOK COVERING SUPPLIES	02/01/2021	108.16	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			108.16	
DENMAN & COMPANY LLP				
DENMAN & COMPANY LLP	FY2020 AUDIT	02/27/2021	2,500.00	GENERAL FUND
Total DENMAN & COMPANY LLP:			2,500.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	PROPERTY TAX NOTICE	02/28/2021	118.08	GENERAL FUND
DES MOINES REGISTER MEDIA	PROPERTY TAX LEVY	02/28/2021	64.56	GENERAL FUND
DES MOINES REGISTER MEDIA	TRUNK OUTFALL SEWER	02/28/2021	57.35	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
DES MOINES REGISTER MEDIA	2-16 MINUTES	02/28/2021	385.22	GENERAL FUND
DES MOINES REGISTER MEDIA	SO PLANT LIFT STATION	02/28/2021	46.03	GENERAL FUND
DES MOINES REGISTER MEDIA	SALARIES FOR CITY	02/28/2021	97.42	GENERAL FUND
DES MOINES REGISTER MEDIA	MOATS PARK RESTROOM	02/28/2021	38.31	GENERAL FUND
DES MOINES REGISTER MEDIA	SEWER LOAN	02/28/2021	58.38	GENERAL FUND
DES MOINES REGISTER MEDIA	2-01 MINUTES	02/28/2021	259.11	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1651	02/28/2021	86.18	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			1,210.64	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	REPAIR VEHICLE	01/26/2021	40.21	POLICE FUND
Total DOWNEY TIRE PROS:			40.21	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX FEB 2021	02/28/2021	22.10	POLICE FUND
Total ELIXIR RX SOLUTIONS:			22.10	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BURE	INSPECTOR 1 ROB COLLIER	03/10/2021	50.00	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			50.00	
FIRSTNET				
FIRSTNET	EMS PHONES	02/19/2021	218.56	AMBULANCE FUN
Total FIRSTNET:			218.56	
FORMATION GROUP				
FORMATION GROUP	CITY HALL/LIBRARY ASESMENT	02/28/2021	3,215.00	CAPITAL PROJECT
Total FORMATION GROUP:			3,215.00	
GALLS LLC				
GALLS LLC	UNIFORMS	02/24/2021	807.50	POLICE FUND
GALLS LLC	JEREMY CROSS T-SHIRTS	03/02/2021	161.25	FIRE FUND
GALLS LLC	VANESSA WARREN UNIFORM	03/02/2021	46.90	AMBULANCE FUN
GALLS LLC	TANNER BISHOP EMS COAT	03/02/2021	302.68	AMBULANCE FUN
Total GALLS LLC:			1,318.33	
GOVERNMENT FINANCE OFFICERS ASSOC.				
GOVERNMENT FINANCE OFFIC	LENT-2021 GFOA CONF REGISTRATION	03/01/2021	420.00	GENERAL FUND
Total GOVERNMENT FINANCE OFFICERS ASSOC.:			420.00	
GREATER DM CONVENTION & VISITORS BUREAU				
GREATER DM CONVENTION &	2ND QTR PAYMENT	03/08/2021	8,063.08	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			8,063.08	
HADRONEX INC				
HADRONEX INC	SMARTFLOE RENEWAL 6/1/21-5/31/22	03/09/2021	3,579.00	SEWER FUND
Total HADRONEX INC:			3,579.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE	03/12/2021	50.00	POLICE FUND
Total HAWKINS, ROB:			50.00	
HENRY, D. LYNN				
HENRY, D. LYNN	3RD/4TH YOUTH BASKETBALL	02/26/2021	15.00	PARK & RECREATI
HENRY, D. LYNN	5TH/6TH YOUTH BASKETBALL	02/26/2021	15.00	PARK & RECREATI
HENRY, D. LYNN	3RD/4TH YTH BB	03/05/2021	15.00	PARK & RECREATI
HENRY, D. LYNN	5TH/6TH YTH BB	03/05/2021	15.00	PARK & RECREATI
HENRY, D. LYNN	3RD/4TH YTH BB	03/11/2021	15.00	PARK & RECREATI
Total HENRY, D. LYNN:			75.00	
HR GREEN INC				
HR GREEN INC	WRRF CONST ENG	02/22/2021	102,500.54	WWTP FACILITY C
Total HR GREEN INC:			102,500.54	
IA COMMUNITIES ASSURANCE POOL				
IA COMMUNITIES ASSURANCE	APPLE TREE INN SETTLEMENT-DEDUCTIBL	02/03/2021	5,000.00	CITY LIAB INS RES
Total IA COMMUNITIES ASSURANCE POOL:			5,000.00	
IMU - UTILITIES				
IMU - UTILITIES	UTILITIES	03/01/2021	54.54	PARK & RECREATI
IMU - UTILITIES	TELEPHONE SERVICES MARCH 2021	03/01/2021	639.34	GENERAL FUND
IMU - UTILITIES	INTERNET SERVICE MARCH 2021	03/01/2021	142.00	GENERAL FUND
IMU - UTILITIES	NORTH PLANT ELEC, WATER AND SEWER	03/01/2021	11,363.31	SEWER FUND
IMU - UTILITIES	LIFT STATION ELECTRIC	03/01/2021	5,604.11	SEWER FUND
IMU - UTILITIES	UTILITIES	03/01/2021	161.02	PARK & RECREATI
IMU - UTILITIES	UTILITIES	03/01/2021	25.32	PARK & RECREATI
IMU - UTILITIES	UTILITIES 206 N 1ST	03/01/2021	75.82	FIRE FUND
IMU - UTILITIES	IMU UTILITIES - AQUATIC CENTER	03/01/2021	322.39	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES	03/01/2021	25.73	PARK & RECREATI
IMU - UTILITIES	UTILITIES	03/01/2021	3,522.55	GENERAL FUND
IMU - UTILITIES	UTILITIES	03/01/2021	53.00	FIRE FUND
IMU - UTILITIES	UTILITIES	03/01/2021	13,827.67	GENERAL FUND
IMU - UTILITIES	UTILITIES	03/01/2021	31.02	PARK & RECREATI
IMU - UTILITIES	UTILITIES - ELECTRIC	03/01/2021	701.72	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES	03/01/2021	1,041.17	LIBRARY FUND
IMU - UTILITIES	UTILITIES	03/01/2021	405.14	PARK & RECREATI
IMU - UTILITIES	UTILITIES	03/01/2021	133.49	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ADULT SOFTBALL	03/01/2021	120.91	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	03/01/2021	572.42	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - YOUTH SOFTBALL	03/01/2021	95.26	PARK & RECREATI
IMU - UTILITIES	UTILITIES	03/01/2021	30.82	PARK & RECREATI
IMU - UTILITIES	UTILITIES	03/01/2021	201.62	FIRE FUND
IMU - UTILITIES	UTILITIES	03/01/2021	26.34	PARK & RECREATI
Total IMU - UTILITIES:			39,176.71	
INDIANOLA MECHANICAL LLC				
INDIANOLA MECHANICAL LLC	ACTIVITY CENTER TOILET REPAIR	03/09/2021	145.62	PARK & RECREATI
Total INDIANOLA MECHANICAL LLC:			145.62	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	MARCH 2021 UTILITY SERVICES	03/02/2021	5,000.00	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	MARCH 2021 UTILITY SERVICES	03/02/2021	710.50	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	MARCH 2021 UTILITY SERVICES	03/02/2021	710.75	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	SEWER CC PROCESSING JULY 2020-JAN 20	02/09/2021	11,397.91	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	STORM WATER CC PROCESSING JULY 2020	02/09/2021	647.61	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	RECYCLING CC PROCESSING JULY 2020-JA	02/09/2021	906.65	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			19,373.42	
INDOFF INCORPORATED				
INDOFF INCORPORATED	OFFICE SUPPLIES	02/19/2021	61.00	GENERAL FUND
Total INDOFF INCORPORATED:			61.00	
INTERSTATE ALL BATTERY CENTER				
INTERSTATE ALL BATTERY CEN	EQUIPMENT - BATTERIES	01/18/2021	295.05	FIRE FUND
INTERSTATE ALL BATTERY CEN	EMS COT BATTERIES REBUILDS	01/25/2021	119.98	AMBULANCE FUN
Total INTERSTATE ALL BATTERY CENTER:			415.03	
IOWA ASSOC OF MUN UTILITIES				
IOWA ASSOC OF MUN UTILITIE	LOCKOUT TAGOUT PROCEDURES FOR LIFT	02/24/2021	2,992.00	SEWER FUND
Total IOWA ASSOC OF MUN UTILITIES:			2,992.00	
IOWA FIRE CHIEFS ASSOC.				
IOWA FIRE CHIEFS ASSOC.	IOWA FIRE CHIEFS ASSOCIATION	03/11/2021	50.00	FIRE FUND
Total IOWA FIRE CHIEFS ASSOC.:			50.00	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	NEW SIGNS	02/19/2021	2,293.75	ROAD USE TAX FU
IOWA PRISON INDUSTRIES	NEW SIGNS FOR HOWARD AND BUXTON	03/09/2021	237.93	ROAD USE TAX FU
IOWA PRISON INDUSTRIES	CAMPGROUND SIGN	03/09/2021	80.80	PARK & RECREATI
Total IOWA PRISON INDUSTRIES:			2,612.48	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR MUN BLDG	03/01/2021	150.00	GENERAL FUND
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	03/01/2021	40.00	LIBRARY FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
ITRON INC.				
ITRON INC.	ITRON 7/20-9/20	06/11/2020	309.11	SEWER FUND
ITRON INC	ITRON 10/20-12/20	09/11/2020	309.12	SEWER FUND
Total ITRON INC.:			618.23	
JETCO INC				
JETCO INC	HEADWORKS PLC ISSUES	03/11/2021	1,200.50	SEWER FUND
Total JETCO INC:			1,200.50	
KARL CHEVROLET				
KARL CHEVROLET	SPECIALIZED EQUIPMENT	02/26/2021	16,671.35	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total KARL CHEVROLET:			16,671.35	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	03/10/2021	1,061.20	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,061.20	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	MONTHLY CONTRACTED SERVICES	03/11/2021	2,912.00	POLICE FUND
KIYA KODA HUMANE SOCIETY	MONTHLY CONTRACTED SERVICES	03/11/2021	2,912.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			5,824.00	
KOCH OFFICE GROUP				
KOCH OFFICE GROUP	SUPPLIES	02/26/2021	495.00	GENERAL FUND
Total KOCH OFFICE GROUP:			495.00	
KOSMAN, MISTI L.				
KOSMAN, MISTI L.	REFUND OF TIME OF SALE INSPECTION OV	03/10/2021	25.00	SEWER FUND
Total KOSMAN, MISTI L.:			25.00	
LAWSON PRODUCTS				
LAWSON PRODUCTS	EQUIPMENT REPAIR - HYDRAULIC HOSE DU	02/25/2021	82.45	ROAD USE TAX FU
LAWSON PRODUCTS	HARDWARE	03/03/2021	1.66	PARK & RECREATI
LAWSON PRODUCTS	GLOVES	03/04/2021	19.10	ROAD USE TAX FU
Total LAWSON PRODUCTS:			103.21	
LENT, ANDREW				
LENT, ANDREW	WELLNESS	03/08/2021	25.00	GENERAL FUND
Total LENT, ANDREW:			25.00	
MACLYN West				
MACLYN West	PR CONSULTANT SERVICES	02/26/2021	2,022.17	GENERAL FUND
Total MACLYN West:			2,022.17	
MACQUEEN EQUIPMENT				
MACQUEEN EQUIPMENT	SNOW BLOWER REPAIR	02/03/2021	291.60	ROAD USE TAX FU
MACQUEEN EQUIPMENT	UNIT 26 PARTS	02/24/2021	540.42	ROAD USE TAX FU
MACQUEEN EQUIPMENT	SNOW BLOWER REPAIR	03/02/2021	77.00	ROAD USE TAX FU
MACQUEEN EQUIPMENT	PARTS UNIT 26 SWEEPER	03/12/2021	1,196.64	ROAD USE TAX FU
MACQUEEN EQUIPMENT	REPAIR VEHICLE #30 SNOW BLOWER	02/18/2021	1,640.77	ROAD USE TAX FU
Total MACQUEEN EQUIPMENT:			3,592.43	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	03/11/2021	166.81	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN	02/28/2021	105.47	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			272.28	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	BOLTS, WASHERS, NUTS	02/23/2021	34.43	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MCCOY HARDWARE INC	4PK SANDPAPER	02/24/2021	5.93	PARK & RECREATI
MCCOY HARDWARE INC	4" CLEANOUT PLUG	02/26/2021	5.39	PARK & RECREATI
MCCOY HARDWARE INC	GASKET SEALANT, BOLT	03/03/2021	6.35	PARK & RECREATI
MCCOY HARDWARE INC	OFFICE SUPPLIES	03/08/2021	33.29	POLICE FUND
Total MCCOY HARDWARE INC:			85.39	
MEDPRO DISPOSAL LLC				
MEDPRO DISPOSAL LLC	MEDICAL WASTE DISPOSAL EMS	09/30/2021	157.50	AMBULANCE FUN
Total MEDPRO DISPOSAL LLC:			157.50	
MENARDS				
MENARDS	REPAIR HOOP BUILDING	03/08/2021	166.11	ROAD USE TAX FU
MENARDS	RETURN MAILBOX POST	03/08/2021	53.98-	ROAD USE TAX FU
Total MENARDS:			112.13	
METCALF, BRAD				
METCALF, BRAD	CELL BILL	02/24/2021	50.00	POLICE FUND
METCALF, BRAD	CELL BILL	02/24/2021	50.00	POLICE FUND
Total METCALF, BRAD:			100.00	
METLIFE - GROUP BENEFITS				
METLIFE - GROUP BENEFITS	DENTAL - CITY MANAGER	02/16/2021	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - HR	02/16/2021	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - IT	02/16/2021	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - FINANCE/CLERK	02/16/2021	231.05	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - COMM DEV	02/16/2021	127.56	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - STREETS	02/16/2021	403.89	ROAD USE TAX FU
METLIFE - GROUP BENEFITS	DENTAL - SEWER	02/16/2021	268.69	SEWER FUND
METLIFE - GROUP BENEFITS	DENTAL - EE LIABILITY	02/16/2021	1,464.00	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - COBRA	02/16/2021	27.57	HEALTH INSURAN
METLIFE - GROUP BENEFITS	DENTAL - POLICE	02/16/2021	780.09	POLICE FUND
METLIFE - GROUP BENEFITS	DENTAL - FIRE	02/16/2021	66.84	FIRE FUND
METLIFE - GROUP BENEFITS	DENTAL - AMBULANCE	02/16/2021	378.76	AMBULANCE FUN
METLIFE - GROUP BENEFITS	DENTAL - P & R	02/16/2021	185.77	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL - PARKS	02/16/2021	161.70	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL - LIBRARY	02/16/2021	259.26	LIBRARY FUND
Total METLIFE - GROUP BENEFITS:			4,614.44	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	FUEL HEAT CITY HALL	02/22/2021	1,582.98	GENERAL FUND
MID AMERICAN ENERGY CO.	FUEL HEAT - ACTIVITY CENTER	02/23/2021	537.11	PARK & RECREATI
MID AMERICAN ENERGY CO.	UTILITIES - GAS	02/23/2021	892.07	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	NATURAL GAS	02/23/2021	583.27	LIBRARY FUND
MID AMERICAN ENERGY CO.	FUEL HEAT BUILDING	03/01/2021	221.31	POLICE FUND
Total MID AMERICAN ENERGY CO.:			3,816.74	
MILLER ELECTRICAL SERVICES				
MILLER ELECTRICAL SERVICE	GFI OUTLET IN BREAKROOM	03/04/2021	116.42	GENERAL FUND
Total MILLER ELECTRICAL SERVICES:			116.42	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MISSOURI VALLEY ELECTRICAL				
MISSOURI VALLEY ELECTRICAL	DEVELOPMENT AGREEMENT - MO VALLEY	03/17/2021	16,570.00	STREET CAPITAL
Total MISSOURI VALLEY ELECTRICAL:			16,570.00	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPMENT	EQUIPMENT REPAIR - BACKHOE	02/22/2021	583.61	ROAD USE TAX FU
MURPHY TRACTOR & EQUIPMENT	EQUIPMENT PARTS - BACKHOE	03/01/2021	97.37	ROAD USE TAX FU
MURPHY TRACTOR & EQUIPMENT	BACKHOE REPAIR	03/03/2021	123.58	ROAD USE TAX FU
Total MURPHY TRACTOR & EQUIPMENT:			804.56	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE ADJ	02/18/2021	37.71	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - P & R	02/18/2021	200.30	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - CITY MANAGER	02/18/2021	49.62	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - HR	02/18/2021	43.25	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - SEWER	02/18/2021	227.93	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - EE LIABILITY	02/18/2021	1,178.28	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - POLICE	02/18/2021	906.58	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE	02/18/2021	83.08	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE ADJ	02/18/2021	6.66	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE	02/18/2021	470.79	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IT	02/18/2021	83.88	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FINANCE/CLERK	02/18/2021	166.75	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - COMM DEV	02/18/2021	128.78	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - STREETS	02/18/2021	257.25	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - PARKS	02/18/2021	147.73	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - LIBRARY	02/18/2021	160.45	LIBRARY FUND
Total MUTUAL OF OMAHA:			4,060.30	
NAPA AUTO PARTS				
NAPA AUTO PARTS	REMAN HALDEX VALVE	11/11/2020	119.32	FIRE FUND
NAPA AUTO PARTS	CREDIT	11/12/2020	19.00	FIRE FUND
NAPA AUTO PARTS	HAND TOOLS FUEL SAWS FANS	11/25/2020	263.88	FIRE FUND
NAPA AUTO PARTS	DETERGENT WASH	12/10/2020	29.99	FIRE FUND
NAPA AUTO PARTS	SURFACE CLEANING DISC	12/31/2020	34.00	FIRE FUND
NAPA AUTO PARTS	MUDD FLAPS FOR 335	01/08/2021	34.58	FIRE FUND
NAPA AUTO PARTS	OIL FOR 339, 338 245, 247, 248 AND 246	01/08/2021	191.84	FIRE FUND
NAPA AUTO PARTS	248 FUEL FILTER	01/11/2021	68.98	AMBULANCE FUN
NAPA AUTO PARTS	WIPER BLADES FOR 330	01/12/2021	55.74	FIRE FUND
NAPA AUTO PARTS	GREASE	03/05/2021	6.38	SEWER FUND
Total NAPA AUTO PARTS:			785.71	
NORTH CENTRAL LABS OF WISCONSIN				
NORTH CENTRAL LABS OF WISCONSIN	LAB SUPPLIES	03/04/2021	338.98	SEWER FUND
Total NORTH CENTRAL LABS OF WISCONSIN:			338.98	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CONCRETE	CONCRETE FOR SALLY PORT REPAIRS	02/02/2021	206.25	GENERAL FUND
Total NORWALK READY-MIXED CONCRETE:			206.25	
NUTGRASS, SUSAN				
NUTGRASS, SUSAN	PROGRAM REFUND	02/18/2021	33.38	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total NUTGRASS, SUSAN:			33.38	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	PARTS FOR DUMP TRUCK REPAIR	01/05/2021	275.20	ROAD USE TAX FU
O'HALLORAN INTERNATIONAL	EQUIPMENT REPAIR - DUMP TRUCK	02/23/2021	1,815.68	ROAD USE TAX FU
O'HALLORAN INTERNATIONAL	UNIT 24 REPAIR DUMPTRUCK	03/09/2021	1,304.28	ROAD USE TAX FU
Total O'HALLORAN INTERNATIONAL:			3,395.16	
OPN ARCHITECTS INC				
OPN ARCHITECTS INC	CITY HALL/LIBRARY ASSESSMENT	02/28/2021	7,143.83	CAPITAL PROJECT
Total OPN ARCHITECTS INC:			7,143.83	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	SHOP SUPPLIES	02/22/2021	16.47	ROAD USE TAX FU
O'REILLY AUTO PARTS	OIL, AIR, HYDRAULIC FILTERS	02/25/2021	164.69	PARK & RECREATI
O'REILLY AUTO PARTS	FUEL FILTER	03/01/2021	6.47	PARK & RECREATI
O'REILLY AUTO PARTS	OIL FILTERS	03/04/2021	21.10	PARK & RECREATI
O'REILLY AUTO PARTS	OIL FILTERS	03/05/2021	13.32	PARK & RECREATI
O'REILLY AUTO PARTS	REPAIR VEHICLE FILTERS	03/08/2021	439.11	ROAD USE TAX FU
O'REILLY AUTO PARTS	PART FOR #44 SKIDSTEER	03/10/2021	38.97	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			700.13	
OXFORD TREE SERVICE				
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRINDING	02/26/2021	1,711.25	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL 1104 ANN PARKWAY	02/26/2021	1,110.00	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRINDING	02/26/2021	1,480.00	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL SUMMERSET TRAIL	02/26/2021	1,356.05	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRINDING	02/26/2021	1,202.50	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRINDING	03/03/2021	1,110.00	PARK & RECREATI
Total OXFORD TREE SERVICE:			7,969.80	
PAPER 101				
PAPER 101	PAPER	03/09/2021	32.80	PARK & RECREATI
PAPER 101	PAPER	03/09/2021	32.80	GENERAL FUND
PAPER 101	PAPER	03/09/2021	32.80	SEWER FUND
PAPER 101	PAPER	03/09/2021	196.80	POLICE FUND
PAPER 101	PAPER	03/09/2021	456.20	GENERAL FUND
PAPER 101	PAPER	03/09/2021	164.00	FIRE FUND
Total PAPER 101:			915.40	
PARK, KRIS				
PARK, KRIS	3RD/4TH YTH BB	02/26/2021	15.00	PARK & RECREATI
PARK, KRIS	5TH/6TH YTH BB	02/26/2021	15.00	PARK & RECREATI
PARK, KRIS	3RD/4TH YTH BB`	03/05/2021	15.00	PARK & RECREATI
PARK, KRIS	5TH/6TH YTH BB	03/05/2021	15.00	PARK & RECREATI
PARK, KRIS	3RD/4TH YTH BB	03/12/2021	15.00	PARK & RECREATI
PARK, KRIS	5TH/6TH YTH BB	03/12/2021	15.00	PARK & RECREATI
Total PARK, KRIS:			90.00	
PARKER, DENNIS				
PARKER, DENNIS	3RD/4TH YTH BB	02/26/2021	15.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
PARKER, DENNIS	5TH/6TH YTH BB	02/26/2021	15.00	PARK & RECREATI
Total PARKER, DENNIS:			30.00	
PEOPLES COMPANY OF INDIANOLA				
PEOPLES COMPANY OF INDIAN	REFUND OVERPAYMENT	03/03/2021	63.29	DOWNTOWN REV
Total PEOPLES COMPANY OF INDIANOLA:			63.29	
PER MAR SECURITY				
PER MAR SECURITY	ACTIVITY CENTER FIRE ALARM MONITORIN	03/08/2021	148.02	PARK & RECREATI
Total PER MAR SECURITY:			148.02	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	MONTHLY MAINTENANCE	03/03/2021	53.50	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			53.50	
PETTY CASH - BRUSH				
PETTY CASH - BRUSH	OPENING CASH 2021	03/02/2021	300.00	GENERAL FUND
Total PETTY CASH - BRUSH:			300.00	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	EQUIPMENT REPAIR - SNOW REMOVAL	02/01/2021	52.00	ROAD USE TAX FU
PIERCE BROTHERS REPAIR	EQUIPMENT REPAIR - SNOW REMOVAL	02/01/2021	52.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			104.00	
PITNEY BOWES				
PITNEY BOWES	QUARTERLY RENTAL	03/07/2021	153.57	GENERAL FUND
Total PITNEY BOWES:			153.57	
PRICKETT, RODNEY W.				
PRICKETT, RODNEY W.	REFUND OVER PAYMENT	09/18/2020	536.88	AMBULANCE FUN
Total PRICKETT, RODNEY W.:			536.88	
PROSCREENING LLC				
PROSCREENING LLC	BAKER SCREENING	03/01/2021	79.00	POOL (MEMORIAL)
PROSCREENING LLC	GUERTS SCREENING	03/01/2021	45.00	POOL (MEMORIAL)
Total PROSCREENING LLC:			124.00	
PURCHASE POWER				
PURCHASE POWER	POSTAGE MACHINE	02/21/2021	503.50	GENERAL FUND
Total PURCHASE POWER:			503.50	
QUALITY PLUMBING				
QUALITY PLUMBING	SUMP PUMP REPAIR	02/08/2021	200.00	LIBRARY FUND
Total QUALITY PLUMBING:			200.00	
QUILL CORPORATION				
QUILL CORPORATION	OFFICE SUPPLIES	02/16/2021	112.93	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
QUILL CORPORATION	OFFICE SUPPLIES	02/17/2021	5.59	POLICE FUND
Total QUILL CORPORATION:			118.52	
RAMAKER & ASSOCIATES INC				
RAMAKER & ASSOCIATES INC	POOL SLIDE STEPS INSPECTION	02/26/2021	4,000.00	CAPITAL PROJECT
Total RAMAKER & ASSOCIATES INC:			4,000.00	
RAY'S WINDOW CLEANING				
RAY'S WINDOW CLEANING	ACTIVITY CENTER WINDOW CLEANING	03/04/2021	60.00	PARK & RECREATI
Total RAY'S WINDOW CLEANING:			60.00	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	3/10/21 - 3/31/22 SERVICE	03/16/2021	34.13	GENERAL FUND
Total RECORD-HERALD & INDIANOLA TRIBUNE:			34.13	
ROGERS SEPTIC MAINTENANCE & REPAIR				
ROGERS SEPTIC MAINTENANC	SEED SLUDGE FOR AERATION BASIN	03/11/2021	400.00	SEWER FUND
Total ROGERS SEPTIC MAINTENANCE & REPAIR:			400.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	RESPIRATOR AND SUPPLIES	10/16/2020	3,502.00	VEHICLE RESERV
SANDRY FIRE SUPPLY LLC	MSA FACE OICE HARNESSSES	02/26/2021	255.50	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			3,757.50	
SECURE SHRED SOLUTIONS LLC				
SECURE SHRED SOLUTIONS L	SHREDDING	03/01/2021	100.00	GENERAL FUND
Total SECURE SHRED SOLUTIONS LLC:			100.00	
SHULL, DOUG				
SHULL, DOUG	MONTHLY CONTRACTED SERVICES	03/11/2021	83.33	GENERAL FUND
SHULL, DOUG	MONTHLY CONTRACTED SERVICES	03/11/2021	83.33	GENERAL FUND
Total SHULL, DOUG:			166.66	
SIMMERING-CORY				
SIMMERING-CORY	DECEMBER 2020 SUPPLEMENT	01/09/2021	462.00	GENERAL FUND
Total SIMMERING-CORY:			462.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	TRAFFIC SIGNAL UPDATE ENGINEERING	02/26/2021	3,113.48	STREET CAPITAL
SNYDER & ASSOCIATES INC	CITYWIDE SIGN DATABASE	02/26/2021	1,248.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	W CLINTON AVE CULVERT ENGINEERING	02/26/2021	12,202.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	MOATS PARK RR ENGINEERING	02/26/2021	2,600.00	CAPITAL PROJECT
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW- ALL CREATURES SMAL	02/28/2021	1,228.25	SQUARE STREETS
Total SNYDER & ASSOCIATES INC:			20,391.73	
SOUTH CENTRAL IOWA LANDFILL				
SOUTH CENTRAL IOWA LANDFI	FALL CLEAN UP 2020	02/26/2021	488.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SOUTH CENTRAL IOWA LANDFILL:			488.00	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	PEST CONTROL	02/09/2021	81.37	LIBRARY FUND
Total SPRINGER PROFESSIONAL HOME SERVICES:			81.37	
SPRINGSHARE LLC				
SPRINGSHARE LLC	SCHEDULING SOFTWARE	02/26/2021	799.00	LIBRARY FUND
Total SPRINGSHARE LLC:			799.00	
STOREY-KENWORTHY CO.				
STOREY-KENWORTHY CO.	OFFICE FURNITURE	02/17/2021	4,359.44	LIBRARY SPECIAL
STOREY-KENWORTHY CO.	OFFICE CHAIR REPLACEMENTS (3)	02/17/2021	798.06	LIBRARY FUND
Total STOREY-KENWORTHY CO.:			5,157.50	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	RENT BROOM TO CLEAR ROCK	03/10/2021	165.00	SEWER FUND
Total SUNDOWN EQUIPMENT:			165.00	
SUTHERLAND, CHESTER				
SUTHERLAND, CHESTER	C SUTHERLAND REFUND OVER PAYMENT	03/06/2020	50.00	AMBULANCE FUN
Total SUTHERLAND, CHESTER:			50.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2021	85.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	02/24/2021	17.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2021	97.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	ACCT #583 NORTH PLANT	02/24/2021	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 SOUTH PLANT	02/24/2021	54.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			335.00	
THEISEN'S				
THEISEN'S	MOTOR OIL, TRANS/HYRAULIC OIL	03/01/2021	83.85	PARK & RECREATI
THEISEN'S	GRASS SEED TO REPAIR YARD DAMAGE FR	03/03/2021	129.98	ROAD USE TAX FU
THEISEN'S	BLACK JACK FOR ROOF	03/04/2021	79.83	SEWER FUND
Total THEISEN'S:			293.66	
TOMPKINS INDUSTRIES INC.				
TOMPKINS INDUSTRIES INC.	SHOP SUPPLIES	02/17/2021	88.59	ROAD USE TAX FU
Total TOMPKINS INDUSTRIES INC.:			88.59	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	CONTRACT	03/01/2021	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-POLICE	03/01/2021	16.66	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-FIRE	03/01/2021	16.67	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-LIBRARY	03/01/2021	16.67	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-P&R ADMIN	03/01/2021	16.67	PARK & RECREATI
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-COM DEV	03/01/2021	16.67	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-CITY ADMIN	03/01/2021	16.67	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-STREETS	03/01/2021	16.66	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG-SEWER	03/01/2021	16.66	SEWER FUND
Total TRUENORTH COMPANIES LC:			133.33	
U.S. POSTMASTER				
U.S. POSTMASTER	POSTAGE SPRING MAGAZINE	03/15/2021	2,500.00	GENERAL FUND
Total U.S. POSTMASTER:			2,500.00	
ULINE				
ULINE	LAMINATOR FOR OFFICE A HURT	02/18/2021	379.43	FIRE FUND
Total ULINE:			379.43	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	02/01/2021	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	RETURN TO WORK EVALUATION	02/26/2021	84.00	FIRE FUND
Total UPHDM OCCUPATIONAL MEDICINE:			84.00	
VAN METER INC				
VAN METER INC	HEADWORKS POWER MODULE	02/16/2021	165.24	SEWER FUND
Total VAN METER INC:			165.24	
VERIZON WIRELESS				
VERIZON WIRELESS	WPC WIRELESS	02/26/2021	40.01	SEWER FUND
Total VERIZON WIRELESS:			40.01	
VETTER EQUIPMENT CO				
VETTER EQUIPMENT CO	MIRROR FOR CASE-IH 45C TRACTOR	02/22/2021	24.00	PARK & RECREATI
VETTER EQUIPMENT CO	OIL FILTERS, OIL	03/03/2021	89.33	PARK & RECREATI
Total VETTER EQUIPMENT CO:			113.33	
WALLER, RYAN				
WALLER, RYAN	CELL PHONE	03/15/2021	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	RECORDING	03/03/2021	352.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			352.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	PRISONER FEES FEB 2021	03/08/2021	1,170.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WARREN COUNTY SHERIFF:			1,170.00	
WARREN COUNTY TREASURER				
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	346.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	254.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	380.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	117.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	31.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	489.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	497.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	477.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	294.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	323.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	411.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	171.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES 205 E BOSTON	03/12/2021	537.00	GENERAL FUND
WARREN COUNTY TREASURE	PROPERTY TAXES - 506 W 2ND	03/02/2021	89.00	REAL PROPERTY I
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	2.00	REAL PROPERTY I
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	31.00	REAL PROPERTY I
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	1.00	GENERAL FUND
WARREN COUNTY TREASURE	PROPERTY TAXES	03/02/2021	5.00	GENERAL FUND
Total WARREN COUNTY TREASURER:			4,455.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES	02/24/2021	20,722.07	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	02/24/2021	3,686.40	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIESD - GARBAGE	02/24/2021	38.29	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING SERVICE	02/24/2021	6.83	LIBRARY FUND
Total WASTE MANAGEMENT OF IOWA:			24,453.59	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES	03/01/2021	45.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			45.00	
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	WRRF PAY APP #9	03/12/2021	1,872,561.42	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			1,872,561.42	
WILLIAMS, ROBERT R.				
WILLIAMS, ROBERT R.	M WILLIAMS REFUND OVER PAYMENT	09/03/2020	58.50	AMBULANCE FUN
Total WILLIAMS, ROBERT R.:			58.50	
WILSON, LISA				
WILSON, LISA	WELLNESS	03/08/2021	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	
YMCA OF GREATER DSM				
YMCA OF GREATER DSM	EMPLOYER EXPENSE	03/04/2021	375.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	03/04/2021	1,009.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total YMCA OF GREATER DSM:			1,384.00	
Grand Totals:			2,395,549.29	

City Council: _____

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE - FIRE DEPT	02/12/2021	153.09	AMBULANCE FUN
U.S. CELLULAR	CELL PHONES - 1 STREET	02/12/2021	133.68	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE - PARK	02/12/2021	32.85	PARK & RECREATI
U.S. CELLULAR	CELL PHONES - 2 - SEWER	02/12/2021	119.21	SEWER FUND
U.S. CELLULAR	CELL PHONE COM DEV	02/12/2021	3.53	GENERAL FUND
Total U.S. CELLULAR:			442.36	
Grand Totals:			442.36	

City Council: _____

Meeting Date: 03/23/2021

Information

Subject

Resolution approving monthly transfers for March 2021.

Information

Each month the City transfers money between funds for cost allocation. The attached resolution approves the transfers for the month of March.

Fiscal Impact

Attachments

Resolution Approving Transfers
Transfers

City of Indianola
RESOLUTION 2021-
RESOLUTION APPROVING MONTHLY TRANSFERS

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 March 2021; and

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

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

Passed and approved this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

FY 2021 Monthly Recurring Transfers

March 2021			
	DEBIT	(CREDIT)	
610-8300-69101	\$ 4,666.67		Transfer Out to General Fund
001-9100-49102		\$ 4,666.67	Transfer In from Sewer PILOT
610-8300-69101	\$ 8,666.67		Transfer Out to Police Fund
011-1100-49101		\$ 8,666.67	Transfer In from Sewer PILOT
610-8300-69615	\$ 6,625.83		Transfer Out to City Manager
001-6150-49615		\$ 6,625.83	Transfer In from Sewer
110-2100-69615	\$ 6,625.83		Transfer Out to City Manager
001-6150-49615		\$ 6,625.83	Transfer In from Streets/RUT
610-8300-69625	\$ 2,774.25		Transfer Out to Human Resources
001-6250-49625		\$ 2,774.25	Transfer In from Sewer
110-2100-69625	\$ 2,774.25		Transfer Out to Human Resources
001-6250-49625		\$ 2,774.25	Transfer In from Streets/RUT
610-8300-69170	\$ 6,612.67		Transfer Out to Community Development
001-1700-49170		\$ 6,612.67	Transfer In from Sewer
110-2100-69170	\$ 6,612.67		Transfer Out to Community Development
001-1700-49170		\$ 6,612.67	Transfer In from Streets
001-1700-69621	\$ 1,430.00	CD	Transfer Out Info & Tech
001-6100-69621	\$ 1,057.83	M/C	Transfer Out Info & Tech
001-6150-69621	\$ 604.75	CM	Transfer Out Info & Tech
001-6200-69621	\$ 1,867.33	FIN	Transfer Out Info & Tech
001-6250-69621	\$ 604.92	HR	Transfer Out Info & Tech
011-1100-69621	\$ 5,469.17	PD	Transfer Out Info & Tech
015-1500-69621	\$ 1,089.92	FD	Transfer Out Info & Tech
016-1600-69621	\$ 6,176.25	EMS	Transfer Out Info & Tech
041-4100-69621	\$ 3,525.83	LIB	Transfer Out Info & Tech
042-4200-69621	\$ 981.92	Parks Admin	Transfer Out Info & Tech
042-4300-69621	\$ 2,975.83	Parks	Transfer Out Info & Tech
110-2100-69621	\$ 1,927.83	RUT	Transfer Out Info & Tech
610-8300-69621	\$ 1,621.50	Sewer	Transfer Out Info & Tech
001-6210-49621		\$ 29,333.08	Transfer In--Info & Tech
650-9000-69620	\$ 766.92	Storm Sewer	Transfer Out Clerk
610-8300-69620	\$ 4,218.25	Sewer	Transfer Out Clerk
670-8400-69620	\$ 766.92	Recycling	Transfer Out Clerk
001-6200-49620		\$ 5,752.09	Transfer In City Clerk
110-2100-69823	\$ 15,833.33		Transfer out for Street Lighting
001-2300-49823		\$ 15,833.33	Transfer in for Street Lighting
710-8300-69610	\$ 158,333.33		Transfer Out for Sewer Operations
610-8300-49610		\$ 158,333.33	Transfer In from Sewer Fee Revenue
		\$ 254,610.67	\$ 254,610.67

Prepared By:

Date

Meeting Date: 03/23/2021

Information

Subject

March 1, 10 and 15, 2021 Minutes.

Information

Fiscal Impact

Attachments

March 1 Minutes

March 10 Minutes

March 15 Minutes

City of Indianola - Regular Session – March 1, 2021

The Indianola City Council met in regular session at 6:00 p.m. on March 1, 2021 in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greg Marchant, Greta Southall and Mayor Pepper. Absent: None.

Michelle Feters Steen, 610 E Scenic Valley Ave, requested a Yield sign at 610 E Scenic Valley apartments and questioned the location of the entrance to Dollar Tree. Charlie Dissell, Community and Economic Development Director stated the Dollar Tree driveway is on their only legal access point.

Item 5B, claims on the computer printout, was pulled from the consent agenda on a request by Council Member Hulen.

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

- Approval of agenda
- February 16, 2021 Minutes
- Resolution 2021-048 setting a public hearing for the plans, specifications, form of contract and estimate of costs for the West Highway 92 Tree Planting Project.
- Approval of a noise permit application for Warren County Speedway.
- Approval of a new tobacco and cigarette permit for Dollar General Store #22960, located at 201 North Jefferson Way.
- Approval of a renewal Class C liquor license with Class B wine permit, Class C beer permit and Sunday sales privileges for Dollar General Store #6777, located at 1803 W 2nd Avenue.
- Resolution 2021-049 approving change order number three for the Water Resource Recovery Facility project.
- Receive and file the Police Department's annual report.
- Receive and file the City of Indianola's Fiscal Year 20 audit.

Kling moved to approve item 5B, claims on the computer printout, and Southall seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Abstain: Hulen. Whereas the Mayor declared the motion carried.

City Treasurer Doug Shull provided the Council with the October - December 2020 Treasurer's Reports, stating funds look great but the rate of return on investments has plummeted. Council Member Parker moved to receive and file the report and Schroder seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Marchant moved and Kling seconded to receive and file the EMS billing activity report for October - December 2020. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Dan Anderson, chair of the Indianola Fine Arts and Beautification Commission and Mark True, president of the North River Arts Council, requested \$5250 for the commission to participate in a strategic plan study in order to further the level of arts in our community. Council approved the request with Parker noting that increasing art in our community will help us to better compete with other metro communities. Staff was directed to form an agreement with the North River Arts Council.

Mayor Pepper stated the Contractor's breakfast was well attended. She attended the IMU Board of Trustees meeting and learned no rate increases are budgeted but could be discussed in the fall. Mayor Pepper also reminded the community of the state-wide tornado drill on March 24, the special election, and pothole repairs being performed by the Public Works Department.

Council Member Southall moved to open the Public Hearing on the proposed plans, specifications, form of contract and estimate of costs on the Water Resource Recovery Facility (WRRF) trunk sewer and south plant lift station projects and Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. City Manager Ryan Waller explained the contracts are part of the capital improvement plan. No other public comments were offered, and the Deputy City Clerk reported no written comments had been submitted.

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

Resolution 2021-050 awarding a construction contract for the WRRF trunk sewer and outfall sewer improvement project was introduced on a motion by Kling and seconded by Southall. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Schroder and seconded by Parker to approve Resolution 2021-051 awarding a construction contract for the WRRF south plant lift station project. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Schroder moved to approve Resolution 2021-052 approving a Professional Services Agreement with HR Green for Phase 2 Construction Services for the Influent Trunk Sewer and Outfall Sewer Improvements Project in an amount not to exceed \$300,000. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The Public Hearing on the maximum property tax dollars for the Fiscal Year 22 budget was opened on a motion by Kling and seconded by Hulen. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. City Clerk/CFO Andrew Lent said state law dictates the public hearing and resolution. The general fund and employee benefits are decreasing while the debt levy is increasing. Due to growth in the community, the property tax levy is remaining flat. No other public comments were offered, and the Deputy City Clerk reported no written comments had been submitted.

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

It was moved by Marchant and seconded by Kling to approve Resolution 2021-053 approving the maximum property tax dollars for the Fiscal Year 22 budget. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2021-054 setting a Public Hearing for the Fiscal Year 22 budget was introduced on a motion by Marchant and seconded by Hulen. The hearing will be held March 25, 2020 at 6:00 pm at Indianola City Hall. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-055 adopting the 2021 City of Indianola Supplement to the Statewide Urban Design and Specifications (SUDAS). Council Member Parker seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2021-056 concerning duties and responsibilities associated with the integration of construction projects between Warren County, Iowa and the City of Indianola, Warren County, Iowa was introduced on a motion by Marchant and seconded by Parker. In discussion, Dissell stated the City has made a lot of commitments to the County; this resolution memorializes the commitments. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved to adopt Resolution 2021-057 accepting public improvements and four-year maintenance bonds for storm sewer and streets for North 17th Street and Marchant seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Waller reported that a recycling issue has led to staff working on a policy about recycling credits from Waste Management being passed on to customers.

Deputy Clerk Jackie Raffety stated that, due to the inconvenience and disruption to businesses, staff is recommending waiving fees for patio and sidewalk agreements for 2021. She also recommended allowing The Brickhouse to set their patio up prior to the April 1 date in the agreement. Council approved both requests.

Hulen moved and Parker seconded to receive and file correspondence from February 12 and 19, 2021 weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

At 7:00 pm Parker moved to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. The motion was seconded by Southall. On roll call, the vote was AYES: Hulen, Parker, Kling,

Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Parker at 7:11 pm to exit the closed session. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken on items discussed in closed session.

Meeting adjourned at 7:11 pm on a motion by Parker and seconded by Southall.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Special Joint Session – City Council and IMU Board of Trustees – March 10, 2021

The City Council and IMU Board of Trustees met in special session at 6:00 p.m. on March 10, 2021, in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following Council members were present: Heather Hulen, John Parker, Gwen Schroder, Greta Southall (via Zoom), Greg Marchant and the following Board Members were present:, Deb Richardson, Adam Voigts and Mike Rozga and Lesley Forbush and Lori Smith via Zoom. Absent: Council Member Bob Kling.

Gail Webb and Alesha Wilhite of Holmes Murphy gave a presentation regarding health insurance. Highlights of the presentation included a review of current benefits, the budget and fund balance, medical benchmarking and 2021 considerations.

Staff, Council and Board Members discussed the fund balance.

Marchant moved and Parker seconded to adjourn the meeting at 7:11 pm.

Pam Pepper, Mayor

Adam Voigts, Chairperson, IMU Board

ATTEST:

Andrew J. Lent, City Clerk/CFO

Indianola City Council Special Meeting – March 15, 2021

The City Council met in special session at 6:00 p.m. on March 15, 2021, in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, and Mayor Pepper and via Zoom Gwen Schroder, and Greg Marchant. Absent: Greta Southall and Bob Kling.

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

- Approval of agenda
- Resolution 2021-058 approving Amendment Number 1 to the marketing agreement with Utility Services Partners Private Label, Inc dba Service Line Warranties of America.

Council Member Marchant moved to open the Public Hearing on the proposed Fiscal Year 22 Budget and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. City Clerk/CFO Andrew Lent gave a budget presentation. Staff and Council highlighted the tax amount per dollar that goes to the City, changes to how multi-family homes will be taxed for next fiscal year and the yearly budget process. No other public comments were offered, and the Deputy City Clerk reported no written comments had been submitted.

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

Resolution 2021-059 approving the Fiscal Year 22 budget was introduced on a motion by Marchant and seconded by Parker. On roll call, the vote was AYES: Hulen, Parker, Schroder, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Hulen moved and Marchant seconded to adjourn the meeting at 6:22 pm.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 03/23/2021

Information

Subject

Resolution setting a public hearing and letting dates for the City's Square Streetscape project.

Information

Fiscal Impact

Attachments

Streetscape Memorandum

Notices

Resolution Setting Hearing



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: March 15, 2021
Re: Resolution setting public hearing and letting dates for the City Square Reconstruction (Streetscape project)

At its March 23rd meeting, the City Council will be asked to set a public hearing and letting date for the City Square Reconstruction project, which is more commonly referred to as the Streetscape project. As the City Council is aware, the City has contracted with Bolton and Menk who are in the process of creating design documents for the Streetscape Project. Recently, the 90% design documents were completed. The following dates have been proposed:

- March 23, 2021: Notice to Bidders released
- April 14, 2021: Sealed proposals will be opened, and bids tabulated
- April 19, 2021: Public hearing held by the Indianola City Council on the proposed plans, specifications, form of contract and estimate of cost.

Additionally, the Council will receive an update on the Streetscape project at its Study Session on March 23rd. I will attend the March 23rd Council meeting if you have any questions.



NOTICE TO BIDDERS

City Square Reconstruction
City of Indianola
Indianola, IA

Time and Place for Filing Sealed Proposals. Sealed bids for the work comprising the repair or improvement as stated below must be filed before 11:00 A.M. on April 14, 2021, in the office of the City Clerk, 110 N 1st Street, Indianola, IA 50125.

Time and Place Sealed Proposals Will be Opened and Considered. Sealed proposals will be opened and bids tabulated at 11:00 A.M. on April 14, 2021, in the office of the City Clerk, City of Indianola, 110 N 1st Street, Indianola, IA 50125 with the results being reported to the City of Indianola at its meeting at 6:00 P.M. on April 19, 2021 at which time the City Council may take action on the proposals submitted or at such time as may then be fixed. The City of Indianola City Council reserves the right to reject any or all bids, to waive informalities or technicalities in any bid, and to enter into such contract, or contracts, as it shall deem to be to the best interest of the City of Indianola.

Time for Commencement and Completion of Work. Work on the improvement shall commence upon approval of the contract by the City Council and as stated in the Notice to Proceed. All work under the Contract must be substantially complete on or before August 30, 2022. Liquidated damages as set forth in Section 00500 – Contract.

Bid Security. Each bidder shall accompany its bid with bid security, as defined in Iowa Code Section 26.8, as security that the successful bidder will enter into a contract for the work bid upon. The bidder's security shall be in an amount equal to 10 percent of the total amount of the bid. The bid shall contain no condition except as provided in the specifications.

If the bidder fails to execute the contract and to furnish an acceptable performance, payment, and maintenance bond or provide a Certificate of Insurance within ten (10) days after acceptance of the bid by the City, the bid security may be forfeited or cashed by the City as liquidated damages.

Contract Documents. Copies of the project documents are available for a price of \$25 per set. This fee is refundable, provided the plans and specifications are returned complete and in reusable condition, and they are returned within fourteen (14) calendar days after the award of the project. Please make your check payable to Bolton & Menk, Inc. and send it to 430 East Grand, Suite 101, Des Moines, IA 50309. Complete digital project bidding documents are available at www.bolton-menk.com or www.questcdn.com. You may view the digital plan documents for free by entering Quest project #7594665 on the website's Project Search page. Documents may be downloaded for \$0.00. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, viewing, downloading, and working with this digital project information.

Preference of Products and Labor. By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa, to the extent lawfully required under Iowa statutes.

Sales Tax Exemption Certificates. The bidder shall not include sales tax in the bid. The City of Indianola will distribute tax exemption certificates and authorization letters to the Contractor and all subcontractors who are identified. The Contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials. These tax exemption certificates and authorization letters are applicable only for this specific project under the Contract.

PROJECT DESCRIPTION: The project is located in the city of Indianola, Iowa

Division 1

Division 1 construction includes approximately 19500 square yards (SY) of pavement removal, 4835 SY of sidewalk removal, 3175 SY of 7" P.C.C. pavement, 8150 SY of 8" PCC pavement, 240 SY of 8" colored concrete, 5610 SY of permeable interlocking pavers, 5200 SY of subgrade preparation, 19500 SY of modified subbase, 610 SY of 6" driveway pavement, 5700 SY of sidewalk pavement, 815 Linear Feet (LF) of sanitary sewer main, 5 sanitary sewer manhole replacements, 1975 LF of 8" watermain and fittings, 2300 LF of 15-inch storm sewer, 450 LF of 24-inch storm sewer, 400 LF of 36-inch storm sewer, 3900 LF of 6" subdrain, 18 storm sewer manholes, 32 drainage structures, miscellaneous grading, streetscape elements, survey, traffic control, and other associated work.

Division 2

Division 2 consists of traffic control revisions at the intersection of Buxton Street and 1st Avenue and Highway 92 and Buxton Street. Construction includes curb and driveway removal, revising traffic signal at Highway 92 and Buxton Street, pavement markings, and other associated work.

The Notice is given by order of the City Council of the City of Indianola

NOTICE OF PUBLIC HEARING
CITY SQUARE RECONSTRUCTION
CITY OF INDIANOLA
INDIANOLA, IA

Public Hearing on Proposed Contract Documents and Estimated Costs for Repair or Improvement. A public hearing will be held by the City of Indianola on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the improvement at its meeting at 6:00 P.M. on April 19, 2021, at 110 N 1st Street, Indianola, IA 50125.

PROJECT DESCRIPTION: The project is located in the city of Indianola, Iowa.

Division 1

Division 1 construction includes approximately 19500 square yards (SY) of pavement removal, 4835 SY of sidewalk removal, 3175 SY of 7" P.C.C. pavement, 8150 SY of 8" PCC pavement, 240 SY of 8" colored concrete, 5610 SY of permeable interlocking pavers, 5200 SY of subgrade preparation, 19500 SY of modified subbase, 610 SY of 6" driveway pavement, 5700 SY of sidewalk pavement, 815 Linear Feet (LF) of sanitary sewer main, 5 sanitary sewer manhole replacements, 1975 LF of 8" watermain and fittings, 2300 LF of 15-inch storm sewer, 450 LF of 24-inch storm sewer, 400 LF of 36-inch storm sewer, 3900 LF of 6" subdrain, 18 storm sewer manholes, 32 drainage structures, miscellaneous grading, streetscape elements, survey, traffic control, and other associated work.

Division 2

Division 2 consists of traffic control revisions at the intersection of Buxton Street and 1st Avenue and Highway 92 and Buxton Street. Construction includes curb and driveway removal, revising traffic signal at Highway 92 and Buxton Street, pavement markings, and other associated work.

At said hearing, the City Council will consider the plans, specifications, proposed form of contract, and estimated total cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said City Council will also receive and consider any objections to said plans, specifications, estimate of cost, and form of contract made by any interested party.

City of Indianola
RESOLUTION NO 2021-

**RESOLUTION SETTING PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATE OF COST AND LETTING DATES FOR THE CITY
SQUARE RECONSTRUCTION PROJECT**

WHEREAS, the City Council of the City of Indianola, Iowa (the “City”) desires to reconstruct the City Square, more commonly referred to as the “Streetscape Project”; and

WHEREAS, a letting date for the acceptance of bids should be held and a time and place for the letting thereon should be fixed; and

WHEREAS, a public hearing upon the proposed plans, specifications, form of contract and estimate of cost should be held and a time and place for hearing thereon should be fixed.

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

1. That the letting date for the acceptance of bids shall be held at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 11:00 a.m. on April 14, 2021, at which time sealed proposals will be opened and bids tabulated.
2. That the Mayor and Clerk be and hereby are authorized and instructed to give notice to bidders.
3. That a public hearing be held by the Indianola City Council on the proposed plans, specifications, form of contract and estimate of cost at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on April 19, 2021, at which time the City Council will consider any objections to the proposed project and will hear all interested persons.
4. That the Mayor and Clerk be and hereby are authorized and instructed to give notice of said public hearing, as required by law.

Passed and Approved this 23rd day of March 2021.

Pam Pepper, Mayor

Andrew J. Lent, City Clerk

Meeting Date: 03/23/2021

Information

Subject

Approval of a renewal refuse hauling permit for Waste Management, Inc.

Information

This is a renewal of Waste Management's refuse permit. The paperwork is in order for approval.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 03/23/2021

Information

Subject

A renewal Class E liquor license with Sunday sales privileges for Indy 66, located at 1201 North Jefferson.

Information

Council will need to consider a renewal Class E liquor license with Sunday sales privileges for Indy 66, located at 1201 North Jefferson. Owners are Lee Adams, Daniel Moellers and Christine Adams. All paperwork is in order and staff has approved.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 03/23/2021

Information

Subject

Approval of Pay Application Number 9 in the amount of \$1,872,561.42 to Williams Brothers Construction for the Water Resource Recovery Facility.

Information

As of this Pay Application, Williams Brothers Construction Inc has been paid 32.5% of the contract. Items included in this application are through February 28, 2021 and include site work, Headworks, and work on the grit building, peak flow treatment, oxidation ditches, secondary clarifiers, disinfection building, aerobic digester, and stored materials.

Updates on the project may be found on the City website at
<http://www.indianolaiaowa.gov/632/Wastewater-Treatment-Plant-Updates>

Fiscal Impact

Attachments

Pay Application



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

▷ HRRGREEN.COM

March 12, 2021

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

**Re: Indianola Water Resource Recovery Facility (WRRF)
City of Indianola
Contractor's Application for Payment No. 9**

Dear Rick:

Attached is an electronic copy of Payment Application No. 9 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through February 28, 2021 and summarized as follows:

- **General Requirements:** Nothing this period;
- **Site Work:** Electrical Site Wiring, Erosion Control, Rock Backfill;
- **100-Electrical Service Building:** Nothing this period;
- **120-Admin Vehicle Storage:** Nothing this period;
- **210-Headworks:** Rebar, Concrete Base Slab, Walls Forming, Process Piping;
- **230-Grit Building:** Concrete Formwork;
- **250-Equalization Tank:** Nothing this period;
- **270-Peak Flow Treatment:** Rebar, Housekeeping Pads, Precast Roof, Bulk Chemical Storage Tanks, Cloth Media Filters;
- **320-Oxidation Ditches:** Concrete Walls;
- **350-Secondary Treatment Building:** Nothing this period;
- **380-Secondary Clarifiers:** Concrete for Sumps;
- **420-UV Disinfection Building:** Rebar, Concrete for Slab on Grade, CMU Block;
- **520-Aerobic Digester:** Rebar, Concrete for Base Slab;
- **550-Solids Processing Building:** Nothing this period;
- **570-Biosolids Storage:** Nothing this period;
- **Stored Materials:** HVAC Duct Work for Bldg 100; Metal Building material and HVAC Duct Work for Bldg 120; HVAC Duct Work for Bldg 210; Metal Building material and HVAC Duct Work for Bldg 270; HVAC Duct Work for Bldg 350; CMU, and HVAC Duct Work for Bldg 420; HVAC Duct Work for Bldg 550;

The total for Pay Application No. 9 is \$1,872,561.42. As of this Pay Application, WBCI has been paid 32.5% of the contract. The total work completed and stored to date is 34.2% of the total contract which breaks down to work completed of 27% with the remainder in stored materials. As of this Pay Application, 43% of the time has been used. WBCI appears to be behind schedule based on work completed and time remaining. However, WBCI's most recent progress schedule shows project completion before the contractual completion dates.



We have reviewed Payment Application No. 9 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. 9 as submitted by Williams Brothers Construction Inc. Please execute the pay application and distribute copies to all parties.

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

Sincerely,
HR Green, Inc.

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

Joseph Frankl, P.E.
Project Manager

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

J:\2019\191899\Construction\Payment\Pay_Estimates\#9\ltr-031021-Williams_Brothers_Pay_Request_9.docx



**WILLIAMS
BROTHERS**
CONSTRUCTION INC.

March 8, 2021

HR Green Inc.

RE: Application for payment No. 9
Indianola Water Resource Recovery Facility

Attn.: James Rasmussen

Enclosed is our Pay Application No. 8 for work completed through February 28, 2021 consisting of:

1. Application for payment -- One (1) email copy
2. Waiver of Lien -- Our partial waiver of lien for the current application for payment.

We will appreciate your processing this application for payment and request that you notify us, by copy of your letter of transmittal and page one (1) of the application for payment, when this pay request has been submitted to the Owner.

Sincerely,

WILLIAMS BROTHERS CONSTRUCTION INC.

By Misty Dietrich
Misty Dietrich

Encl.

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

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

Telephone:
 Fax:

PROJECT Indianola Water Resource Recovery Facility

Application No. 9
 Period To: February 28, 2021
 PROJECT NOS.:

Distribution to:
 OWNER
 ENGINEER

FROM CONTRACTOR: Williams Brothers Construction Inc. VIA ENGINEER HR Green Inc.
 P.O. Box 1366
 Peoria, Illinois 61654
 Ph 309/688-0416; Fax 309/688-0891
 email -- (misty) (anthony) @wbci.us

5525 Merle Hay Road, Suite 200
 Johnston, IA 50131
 Attn: James Rusmussen

Phone: 515-278-2913
 Fax:

App'l date February 28, 2021
 Contract date:
 Substantial completion date:
Invoice 2 21 530 9

CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	45,600,000.00
2. Net Change by Change Orders.....	2,842.00
3. CONTRACT SUM TO DATE	45,602,842.00
4. TOTAL COMPLETED AND STORED TO DATE.....	15,617,238.10
(Column G on G702)	
5. RETAINAGE:	
a. 5 % of 100% of Contract.....	(615,618.16)
(Columns D + E on G703)	
b. 5 % of Stored Material.....	(165,243.75)
(Columns F on G703)	
Total Retainage (Line 5a + 5b or	0.00
Total in Column I of G703)	(780,861.91)
6. TOTAL EARNED LESS RETAINAGE	14,836,376.19
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	(12,963,814.77)
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	1,872,561.42
9. BALANCE TO FINISH, INCLUDING RETAINAGE	30,766,465.81
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Ow 1-2	2,842.00	
Total approved this Month		
TOTAL	2,842.00	0.00
NET CHANGES by Change Order		2,842.00

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

CONTRACTOR: Williams Brothers Construction Inc.

By: Jacqueline Smith Date: February 28, 2021

Jacqueline Smith, Treasurer

State of: Illinois

County of: Peoria

Subscribed and sworn to before me this day of February 28, 2021

Notary Public: Misty N. Dietrich "OFFICIAL SEAL" MISTY N. DIETRICHNotary Public, State of Illinois
My Commission Expires 07-23-2022

My Commission expires: April 1, 2018

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED 1,872,561.42

(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: 3/10/2021

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

1		CONTINUATION SHEET										Application No.	9	PER. TO:	February 28, 2021			
2												APPL. DATE:	February 28, 2021		ENGINEER'S PROJECT NO:	0.00		
3	Spec		Build	City of Indianola					SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.		NO	Water Resource Recovery Facility					SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
										45,600,000.00					34%		(0.00)	
										684.10								
7	Div. #01	General Requirements																
8	01	0000	1	Mobilization					August Winter & Sons, Inc.	185,000.00	74,000.00	0.00		74,000.00	40%	111,000.00	3,700.00	
9	01	0000	1	Demobilization					August Winter & Sons, Inc.	5,000.00					0%	5,000.00	0.00	
10	01	0000	1	Div #1					Price Electric	177,000.00	120,360.00	0.00		120,360.00	68%	56,640.00	6,018.00	
11	01	0000	1	Demobilization					Williams Brothers Const. Inc.	101,250.00					0%	101,250.00	0.00	
12	01	0000	1	Submittal Exchange					Williams Brothers Const. Inc.	28,321.27	28,321.27	0.00		28,321.27	100%	0.00	1,416.06	
13	01	0000	1	Mobilization					Williams Brothers Const. Inc.	1,687,500.00	843,750.00	0.00		843,750.00	50%	843,750.00	42,187.50	
14	01	0000	1	Bond /Insurance					Williams Brothers Const. Inc.	1,147,500.00	1,147,500.00	0.00		1,147,500.00	100%	0.00	57,375.00	
15	Site Work																0.00	
16	03	0000	0	Site Structures											0%	0.00	0.00	
17	03	0000	0	Rebar					M/L Harris Rebar (Ambassador Steel)	30,025.00					0%	30,025.00	0.00	
18	03	0000	0	Concrete					M Norwalk Ready Mix Concrete Inc.	27,279.62					0%	27,279.62	0.00	
19	03	0000	0	Form & place											0%	0.00	0.00	
20	03	0000	0	Walls					L Williams Brothers Const. Inc.	208,278.78					0%	208,278.78	0.00	
21	03	0000	0	Base Slabs					L Williams Brothers Const. Inc.	19,164.60					0%	19,164.60	0.00	
22	03	0000	0	SOG					L Williams Brothers Const. Inc.	12,675.15	1,267.52	(0.00)		1,267.52	10%	11,407.64	63.38	
23	03	0000	0	Precast Hollowcore Slabs					L Williams Brothers Const. Inc.	3,473.55					0%	3,473.55	0.00	
24	03	0000	0	Suspended Slab					L Williams Brothers Const. Inc.	8,468.55					0%	8,468.55	0.00	
25	03	0000	0	Mechanical Curbs					L Williams Brothers Const. Inc.	1,999.35					0%	1,999.35	0.00	
26	03	0000	0	Concrete					M Norwalk Ready Mix Concrete Inc.	392,918.50					0%	392,918.50	0.00	
27	03	0000	0	Pavement					L Williams Brothers Const. Inc.	787,570.42					0%	787,570.42	0.00	
28	03	0000	0	Sidewalk					L Williams Brothers Const. Inc.	72,666.10					0%	72,666.10	0.00	
29	03	1000	0	Site Bridge					M Molin Concrete Products	7,782.00					0%	7,782.00	0.00	
30	03	1000	0	Site Bridge					L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00	0.00	
31	08	3100	0	Access Doors and Panels					M Nystrom	425.00					0%	425.00	0.00	
32	08	3100	0	Access Doors and Panels					L Williams Brothers Const. Inc.	1,470.85					0%	1,470.85	0.00	
33	10	4400	0	Fire Protection Specialties					M Johnson Specialty Sales, Ltd.	1,525.00					0%	1,525.00	0.00	
34	10	4400	0	Fire Protection Specialties					L Williams Brothers Const. Inc.	889.20					0%	889.20	0.00	
35	22	0500	0	24" CMP Flared End Section					J and K Contracting	5,741.96	2,870.98	0.00		2,870.98	50%	2,870.98	143.55	
36	22	0500	0	12" PVC Storm Sewer					J and K Contracting	41,393.52	23,297.40	0.00	6,550.00	29,847.40	72%	11,546.12	1,492.37	
37	22	0500	0	SW-508 Modified Intake					J and K Contracting	12,088.35	9,066.26	0.00		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	0.00		27,198.79	75%	9,066.26	1,359.94	
39	22	0500	0	SW-512 Intake					J and K Contracting	6,392.82		0.00	1,066.68	1,066.68	17%	5,326.14	53.33	
40	22	0500	0	42" RCP Flared End Section					J and K Contracting	14,050.56	14,050.56	0.00	0.00	14,050.56	100%	0.00	702.53	
41	22	0500	0	SW-501 Intake					J and K Contracting	5,928.62					0%	5,928.62	0.00	
42	22	0500	0	6" PVC Site Sanitary Sewer					J and K Contracting	76,522.60		0.00	1,410.50	1,410.50	2%	75,112.10	70.53	
43	22	0500	0	60" SW-301 Manhole					J and K Contracting	256,987.28	128,493.64	0.00		128,493.64	50%	128,493.64	6,424.68	
44	22	0500	0	12" CMP Flared End Section					J and K Contracting	2,327.56					0%	2,327.56	0.00	
45	22	0500	0	4" PVC Site Sanitary Sewer					J and K Contracting	10,070.25	1,157.50	0.00		1,157.50	11%	8,912.75	57.88	
46	22	0500	0	12" PVC EQ Overflow					J and K Contracting	13,982.40		0.00	3,693.85	3,693.85	26%	10,288.55	184.69	
47	22	0500	0	8" PVC Site Sanitary Sewer					J and K Contracting	16,713.39					0%	16,713.39	0.00	
48	22	0500	0	6" PVC RDT Supernatant					J and K Contracting	50,333.86	50,333.86	0.00		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	0.00		23,445.52	100%	0.00	1,172.28	
50	22	0500	0	6" PVC RDT Drain					J and K Contracting	6,304.07					0%	6,304.07	0.00	
51	22	0500	0	SW-403 Overflow Structure					J and K Contracting	14,606.14	14,606.14	0.00		14,606.14	100%	0.00	730.31	
52	22	0500	0	4" Roof Drain					J and K Contracting	5,949.64					0%	5,949.64	0.00	
53	22	0500	0	8" Roof Drain					J and K Contracting	7,413.93					0%	7,413.93	0.00	
54	22	0500	0	60" EQ Basin Manhole					J and K Contracting	14,937.54					0%	14,937.54	0.00	
55	22	0500	0	15" Sanitary Sewer Cleanout					J and K Contracting	4,602.30					0%	4,602.30	0.00	
56	22	0500	0	15" Solid Drain					J and K Contracting	41,087.14					0%	41,087.14	0.00	
57	22	0500	0	8" Solid Drain					J and K Contracting	55,959.82	12,376.90	0.00	1,720.40	14,097.30	25%	41,862.52	704.87	

1	2	CONTINUATION SHEET												
		Application No. 9											PER TO: February 28, 2021	
		APPL DATE: February 28, 2021											ENGINEER'S PROJECT NO.: 0.00	
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
58	22	0500	0	10" Solid Drain	J and K Contracting	32,848.20	8,472.75	0.00	2,464.00	10,936.75	33%	21,911.45	546.84	
59	22	0500	0	6" Footing Drain	J and K Contracting	120,618.96	72,371.38	0.00	0.00	72,371.38	60%	48,247.58	3,618.57	
60	22	0500	0	24" PVC Storm Sewer	J and K Contracting	3,612.42					0%	3,612.42	0.00	
61	22	0500	0	30" RCP Storm Sewer	J and K Contracting	32,716.47	17,244.06	0.00		17,244.06	53%	15,472.41	862.20	
62	22	0500	0	24" PVC Oxidation Ditch Influent	J and K Contracting	79,907.16	79,907.16	0.00		79,907.16	100%	0.00	3,995.36	
63	22	0500	0	84" Aerobic Digester Flow Combiner	J and K Contracting	24,754.39					0%	24,754.39	0.00	
64	22	0500	0	10" PVC Clarifer Drain	J and K Contracting	43,542.36		0.00	10,479.10	10,479.10	24%	33,063.26	523.96	
65	22	0500	0	72" Oxidation Ditch Manhole	J and K Contracting	29,292.51					0%	29,292.51	0.00	
66	22	0500	0	6" Perimeter Subdrain	J and K Contracting	32,357.00		0.00	5,606.80	5,606.80	17%	26,750.20	280.34	
67	22	0500	0	42" RCP Storm Sewer	J and K Contracting	20,027.29	20,027.29	0.00	0.00	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	0.00		6,889.80	100%	0.00	344.49	
69	22	0500	0	48" SW-401 Manhole	J and K Contracting	11,565.90		0.00	9,817.20	9,817.20	85%	1,748.70	490.86	
70	22	0500	0	6" Roof Drain	J and K Contracting	6,632.64	197.40	0.00	0.00	197.40	3%	6,435.24	9.87	
71	22	0500	0	SW-562 Intake	J and K Contracting	4,296.70					0%	4,296.70	0.00	
72	22	0500	0	12" PVC Aerobic Digester Drain	J and K Contracting	22,949.64					0%	22,949.64	0.00	
73	22	0500	0	48" SW-301 Manhole w/ Drop Connection	J and K Contracting	22,052.35					0%	22,052.35	0.00	
74	22	0500	0	48" SW-301 Manhole	J and K Contracting	85,972.64	33,066.40	(0.00)	3,204.60	36,271.00	42%	49,701.64	1,813.55	
75	22	0500	0	12" PVC PFT Drain	J and K Contracting	13,356.04	13,356.04	0.00		13,356.04	100%	0.00	667.80	
76	22	0500	0	24" PVC PFT Influent	J and K Contracting	103,978.00		0.00	67,809.94	67,809.94	65%	36,168.06	3,390.50	
77	22	0500	0	14" PVC Grit Influent	J and K Contracting	73,300.40	70,006.00	0.00	0.00	70,006.00	96%	3,294.40	3,500.30	
78	22	0500	0	96" SW-301 Overflow Drain Manhole	J and K Contracting	21,326.79	21,326.79	0.00		21,326.79	100%	0.00	1,066.34	
79	22	0500	0	72" SW-301 Manhole	J and K Contracting	67,779.20					0%	67,779.20	0.00	
80	22	0500	0	24" PVC Grit Influent	J and K Contracting	168,639.48	168,639.48	0.00		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	(0.00)	0.00	27,207.32	27,207.32	31%	59,398.76	1,360.37	
82	22	0500	0	30" DIP Oxidation Ditch Effluent Concrete Encased	J and K Contracting	10,334.70	10,334.70	0.00		10,334.70	100%	0.00	516.74	
83	22	0500	0	10" DIP Clarifier Sludge Return	J and K Contracting	35,077.18		0.00	5,337.87	5,337.87	15%	29,739.31	266.89	
84	22	0500	0	6" PVC Clarifier Scum	J and K Contracting	29,894.94					0%	29,894.94	0.00	
85	22	0500	0	4" PVC WAS	J and K Contracting	12,251.52		0.00	2,932.30	2,932.30	24%	9,319.22	146.62	
86	22	0500	0	24" DIP PFT Effluent Concrete Encased	J and K Contracting	4,554.48	4,554.48	0.00		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	0.00		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	0.00		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		0.00	50,000.00	50,000.00	61%	32,568.28	2,500.00	
90	22	0500	0	12" DIP Secondary Clarifier Effluent	J and K Contracting	47,511.36					0%	47,511.36	0.00	
91	22	0500	0	16" DIP Secondary Clarifier Effluent	J and K Contracting	35,965.95		0.00	11,926.40	11,926.40	33%	24,039.55	596.32	
92	22	0500	0	20" PVC Oxidation Ditch Influent	J and K Contracting	41,235.70		(0.00)	5,251.52	5,251.52	13%	35,984.18	262.58	
93	22	0500	0	24" PVC PFT Effluent	J and K Contracting	43,732.08	42,732.08	0.00		42,732.08	98%	1,000.00	2,136.60	
94	22	0500	0	6" PVC Equalization Pump Station Return	J and K Contracting	20,510.05	19,357.80	0.00		19,357.80	94%	1,152.25	967.89	
95	22	0500	0	30" DIP Oxidation Ditch Effluent	J and K Contracting	138,246.57		0.00	89,119.81	89,119.81	64%	49,126.76	4,455.99	
96	22	0500	0	16" PVC Return Activated Sludge	J and K Contracting	78,619.34		0.00	40,153.72	40,153.72	51%	38,465.62	2,007.69	
97	22	0500	0	12" PVC Site Sanitary Sewer	J and K Contracting	96,409.45	34,696.66	0.00	17,035.03	51,731.69	54%	44,677.76	2,586.58	
98	22	0500	0	42" PVC Influent Trunk Sewer	J and K Contracting	230,353.20	174,510.00	0.00	48,860.00	223,370.00	97%	6,983.20	11,168.50	
99	22	0500	0	8" Fire	J and K Contracting	52,634.80	40,712.00	0.00	11,264.62	51,976.62	99%	658.18	2,598.83	
100	22	0500	0	6" Fire	J and K Contracting	166,088.98	44,836.48	0.00	77,783.03	122,619.51	74%	43,469.47	6,130.98	
101	22	0500	0	6" Potable Water	J and K Contracting	32,732.42					0%	32,732.42	0.00	
102	22	0500	0	30" PVC Effluent Outfall Sewer	J and K Contracting	34,783.23	13,387.36	0.00	5,308.66	18,696.02	54%	16,087.21	934.80	
103	22	0500	0	4" Water	J and K Contracting	200,185.59	52,528.41	0.00	54,268.92	106,797.33	53%	93,388.26	5,339.87	
104	22	0500	0	6" Irrigation	J and K Contracting	89,328.96	15,876.00	0.00	32,826.66	48,702.66	55%	40,626.30	2,435.13	
105	22	0500	0	2" Water	J and K Contracting	37,158.03	4,397.40	0.00		4,397.40	12%	32,760.63	219.87	
106	22	0500	0	Fire Hydrant	J and K Contracting	59,582.43	19,860.81	0.00	17,020.02	36,880.83	62%	22,701.60	1,844.04	
107	22	0500	0	24" DIP PFT Influent Concrete Encased	J and K Contracting	5,012.63	5,012.63	0.00		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	0.00		6,205.68	100%	0.00	310.28	
109	22	0500	0	4" PVC Biosolids	J and K Contracting	11,402.00	5,701.00	0.00		5,701.00	50%	5,701.00	285.05	
110	22	0500	0	4" PVC Scum	J and K Contracting	11,957.36					0%	11,957.36	0.00	

1		CONTINUATION SHEET					Application No. 9		PER. TO: February 28, 2021					
2							APPL. DATE: February 28, 2021		ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETENAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
164	23	1123	100	HVAC Sequence of Operation	L	Corn States Metal Fabricators	12,000.00			0%	12,000.00	0.00		
165	23	2300	100	Refrigerant Piping	M	Corn States Metal Fabricators	500.00			0%	500.00	0.00		
166	23	2300	100	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00			0%	3,100.00	0.00		
167	23	3100	100	HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00	0.00	999.48	12%	7,620.52	49.97		
168	23	3100	100	HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00			0%	9,790.00	0.00		
169	23	3300	100	Air Duct Accessories	M	Corn States Metal Fabricators	150.00			0%	150.00	0.00		
170	23	3300	100	Air Duct Accessories	L	Corn States Metal Fabricators	100.00			0%	100.00	0.00		
171	23	3439	100	Propeller Fans	M	Corn States Metal Fabricators	7,610.00			0%	7,610.00	0.00		
172	23	3439	100	Propeller Fans	L	Corn States Metal Fabricators	2,500.00			0%	2,500.00	0.00		
173	23	3700	100	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00			0%	350.00	0.00		
174	23	3700	100	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00			0%	590.00	0.00		
175	23	8127	100	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	22,400.00	100%	0.00	1,120.00		
176	23	8127	100	Libert AC Units	L	Corn States Metal Fabricators	2,800.00			0%	2,800.00	0.00		
177	26	0000	100	Electrical Building	M	Price Electric	47,697.00			0%	47,697.00	0.00		
178	26	3213	100	Generator	M	Price Electric	484,533.00			0%	484,533.00	0.00		
179	31	5000	100	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00			0%	11,300.00	0.00		
180	120	Admin Vehicle Storage										0.00		
181	03	0000	120	120 Admin Vehicle Storage						0%	0.00	0.00		
182	03	0000	120	Rebar	M/L	Harris Rebar (Ambassador Steel)	34,855.00	6,000.00	0.00	15,855.00	21,855.00	63%	13,000.00	1,092.75
183	03	0000	120	Concrete	M	Norwalk Ready Mix Concrete Inc.	48,461.80	9,692.36	0.00		9,692.36	20%	38,769.44	484.62
184	03	0000	120	Form & place						0%	0.00		0.00	
185	03	0000	120	Grade Beams	L	Williams Brothers Const. Inc.	122,889.83	122,889.83	0.00		122,889.83	100%	(0.01)	6,144.49
186	03	0000	120	SOG	L	Williams Brothers Const. Inc.	137,366.55			0%	137,366.55		0.00	
187	03	0000	120	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	9,892.13			0%	9,892.13		0.00	
188	03	1000	120	120 Admin Vehicle Storage	M	Molin Concrete Products	19,870.00			0%	19,870.00		0.00	
189	03	1000	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	10,504.00			0%	10,504.00		0.00	
190	04	2000	120	120 Admin Brick	M	Seedorff Masonry, Inc.	18,539.00			0%	18,539.00		0.00	
191	04	2000	120	120 Admin Insulation	M	Seedorff Masonry, Inc.	3,914.00			0%	3,914.00		0.00	
192	04	2000	120	120 Admin CMU	M	Seedorff Masonry, Inc.	26,144.00	0.00	3,074.00	12%	23,070.00		153.70	
193	04	2000	120	120 Admin CMU	L	Seedorff Masonry, Inc.	90,081.00			0%	90,081.00		0.00	
194	04	2000	120	120 Admin Insulation	L	Seedorff Masonry, Inc.	1,910.00			0%	1,910.00		0.00	
195	04	2000	120	120 Admin Brick	L	Seedorff Masonry, Inc.	37,755.00			0%	37,755.00		0.00	
196	05	1200	120	120 Admin Vehicle Storage	M	HME, Inc	24,119.82	0.00	22,913.83	95%	1,205.99		1,145.69	
197	05	1200	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	16,900.00			0%	16,900.00		0.00	
198	08	1113	120	Hollow Metal Doors and Frames	M	Commercial Construction Products Co	32,863.00			0%	32,863.00		0.00	
199	08	1113	120	Hollow Metal Doors and Frames	L	Commercial Construction Products Co	4,200.00			0%	4,200.00		0.00	
200	08	1116	120	Aluminum Doors and Frames	M	Commercial Construction Products Co	Includ above			0%	0.00		0.00	
201	08	1116	120	Aluminum Doors and Frames	L	Commercial Construction Products Co	Includ above			0%	0.00		0.00	
202	08	3613	120	Sectional Doors	M	WD Door	28,655.00			0%	28,655.00		0.00	
203	08	3613	120	Sectional Doors	L	WD Door	6,290.00			0%	6,290.00		0.00	
204	08	4313	120	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00		0.00	
205	08	4313	120	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00		0.00	
206	08	7100	120	Door Hardware	M	Commercial Construction Products Co				0%	0.00		0.00	
207	08	7100	120	Door Hardware	L	Commercial Construction Products Co				0%	0.00		0.00	
208	09	3000	120	Tiling	M	Jim's Carpet Once	4,450.00			0%	4,450.00		0.00	
209	09	3000	120	Tiling	L	Jim's Carpet Once	6,150.00			0%	6,150.00		0.00	
210	09	5100	120	Acoustical Ceilings	M/L	Heartland Finishes, Inc.	4,675.00			0%	4,675.00		0.00	
211	09	6500	120	Resilient Flooring	M	Jim's Carpet Once	750.00			0%	750.00		0.00	
212	09	6500	120	Resilient Flooring	L	Jim's Carpet Once	650.00			0%	650.00		0.00	
213	09	7200	120	Wall Covering	M	RP Coatings	1,500.00			0%	1,500.00		0.00	
214	09	7200	120	Wall Covering	L	RP Coatings	3,500.00			0%	3,500.00		0.00	
215	09	9000	120	Paints and Coatings 120 Admin/Veh Storage	M	RP Coatings	8,000.00			0%	8,000.00		0.00	
216	09	9000	120	Paints and Coatings	L	RP Coatings	40,000.00			0%	40,000.00		0.00	

1		CONTINUATION SHEET					Application No. 9	PER TO: February 28, 2021				
2							APPL. DATE: February 28, 2021	ENGINEER'S PROJECT NO: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETENAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
217	09	9500	120	Broadcast System Flooring	M	RP Coatings				0%	6,000.00	0.00
218	09	9500	120	Broadcast System Flooring	L	RP Coatings				0%	13,000.00	0.00
219	10	2113	120	Plastic Toilet Compartments	M	EPCO Ltd, Inc.				0%	1,367.00	0.00
220	10	2113	120	Plastic Toilet Compartments	L	Williams Brothers Const. Inc.				0%	1,170.00	0.00
221	10	2800	120	Toilet, Bath and Laundry Accessories	M	EPCO Ltd, Inc.				0%	1,413.00	0.00
222	10	2800	120	Toilet, Bath and Laundry Accessories	L	Williams Brothers Const. Inc.				0%	3,120.00	0.00
223	10	5113	120	Metal Lockers	M/L	OSDI				0%	4,707.00	0.00
224	12	2400	120	Window Shades	M/L	Premier Edge, LLC				0%	1,788.00	0.00
225	12	3600	120	PLAM Casework, Tops & Sills	M	Innovative Laboratory Systems				0%	11,150.00	0.00
226	12	3600	120	PLAM Casework, Tops & Sills	L	Innovative Laboratory Systems				0%	1,200.00	0.00
227	13	3419	120	Metal Buildings System	M	Riverview Construction Compa	0.00	90,518.00	90,518.00	90%	9,573.00	4,525.90
228	13	3419	120	Metal Buildings System	L	Riverview Construction Compa				0%	104,836.00	0.00
229	21	0500	120	Fire Suppression	M	Midwest Automatic Fire Sprink				0%	16,857.00	0.00
230	21	0500	120	Fire Suppression	L	Midwest Automatic Fire Sprink				0%	23,943.00	0.00
231	22	0500	120	120 Admin Bldg	M	August Winter & Sons, Inc.	0.00	14,370.00	14,370.00	12%	105,373.00	718.50
232	22	0500	120	120 Admin Bldg	L	August Winter & Sons, Inc.				0%	75,230.00	0.00
233	23	0593	120	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators				0%	504.00	0.00
234	23	0713	120	Duct Insulation	M	Corn States Metal Fabricators				0%	590.00	0.00
235	23	0713	120	Duct Insulation	L	Corn States Metal Fabricators				0%	1,110.00	0.00
236	23	0719	120	HVAC Piping Insulation	M	Corn States Metal Fabricators				0%	340.00	0.00
237	23	0719	120	HVAC Piping Insulation	L	Corn States Metal Fabricators				0%	380.00	0.00
238	23	1123	120	Facility Natural-Gas Piping	M	Corn States Metal Fabricators				0%	1,500.00	0.00
239	23	1123	120	HVAC Sequence of Operation	M	Corn States Metal Fabricators				0%	10,000.00	0.00
240	23	1123	120	HVAC Sequence of Operation	L	Corn States Metal Fabricators				0%	27,000.00	0.00
241	23	1123	120	Facility Natural-Gas Piping	L	Corn States Metal Fabricators				0%	6,200.00	0.00
242	23	2300	120	Refrigerant Piping	M	Corn States Metal Fabricators				0%	1,000.00	0.00
243	23	2300	120	Refrigerant Piping	L	Corn States Metal Fabricators				0%	5,200.00	0.00
244	23	3100	120	HVAC Ducts and Casings	M	Corn States Metal Fabricators	0.00	6,314.89	6,314.89	21%	23,845.11	315.74
245	23	3100	120	HVAC Ducts and Casings	L	Corn States Metal Fabricators				0%	34,280.00	0.00
246	23	3300	120	Air Duct Accessories	M	Corn States Metal Fabricators				0%	520.00	0.00
247	23	3300	120	Air Duct Accessories	L	Corn States Metal Fabricators				0%	350.00	0.00
248	23	3423	120	HVAC Power Ventilators	M	Corn States Metal Fabricators				0%	7,040.00	0.00
249	23	3423	120	HVAC Power Ventilators	L	Corn States Metal Fabricators				0%	2,250.00	0.00
250	23	3439	120	Propeller Fans	M	Corn States Metal Fabricators				0%	7,610.00	0.00
251	23	3439	120	Propeller Fans	L	Corn States Metal Fabricators				0%	2,600.00	0.00
252	23	3700	120	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators				0%	350.00	0.00
253	23	3700	120	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators				0%	590.00	0.00
254	23	5400	120	Furnaces	M	Corn States Metal Fabricators	0.00	22,425.00	22,425.00	96%	825.00	1,121.25
255	23	5400	120	Furnaces	L	Corn States Metal Fabricators				0%	2,990.00	0.00
256	23	5533	120	Fuel-Fired Unit Heaters	M	Corn States Metal Fabricators				0%	25,940.00	0.00
257	23	5533	120	Fuel-Fired Unit Heaters	L	Corn States Metal Fabricators				0%	7,010.00	0.00
258	23	8127	120	Libert AC Units	M	Corn States Metal Fabricators	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				0%	2,800.00	0.00
260	26	0000	120	Admin Building	M	Price Electric	30,000.00	0.00	30,000.00	10%	270,000.00	1,500.00
261	31	5000	120	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00	0.00	11,300.00	25%	33,900.00	565.00
262	210	Headworks										0.00
263	03	0000	210	210 Headworks						0%	0.00	0.00
264	03	0000	210	Rebar	M/L	Harris Rebar (Ambassador Steel)	29,790.33	59,293.76	89,084.09	75%	29,930.91	4,454.20
265	03	0000	210	Concrete	M	Norwalk Ready Mix Concrete Inc.	77,711.00		77,711.00	60%	51,807.27	3,885.55
266	03	0000	210	Form & place						0%	0.00	0.00
267	03	0000	210	Footings/pads	L	Williams Brothers Const. Inc.				0%	9,846.23	0.00
268	03	0000	210	Walls	L	Williams Brothers Const. Inc.	25,711.86	51,423.73	77,135.59	15%	437,101.66	3,856.78
269	03	0000	210	Base Slab	L	Williams Brothers Const. Inc.	47,527.16	31,684.77	79,211.93	100%	(0.00)	3,960.60

1		CONTINUATION SHEET				Application No. 9	PER. TO: February 28, 2021					
2						APPL. DATE: February 28, 2021	ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
270	03	0000	210	SOG	L Williams Brothers Const. Inc.	84,898.13				0%	84,898.13	0.00
271	03	0000	210	Suspended Slab	L Williams Brothers Const. Inc.	126,427.65				0%	126,427.65	0.00
272	03	0000	210	Housekeeping pads	L Williams Brothers Const. Inc.	4,029.75				0%	4,029.75	0.00
273	03	0000	210	Grouting	L Williams Brothers Const. Inc.	4,257.36				0%	4,257.36	0.00
274	03	1000	210	210 Headworks	M Molin Concrete Products	35,127.00				0%	35,127.00	0.00
275	03	1000	210	210 Headworks	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
276	04	2000	210	210 Headworks Insulation	M Seedorff Masonry, Inc.	14,545.00				0%	14,545.00	0.00
277	04	2000	210	210 Headworks CMU	M Seedorff Masonry, Inc.	27,209.00	0.00	3,537.00	3,537.00	13%	23,672.00	176.85
278	04	2000	210	210 Headworks Brick	M Seedorff Masonry, Inc.	42,280.00				0%	42,280.00	0.00
279	04	2000	210	210 Headworks Brick	L Seedorff Masonry, Inc.	88,230.00				0%	88,230.00	0.00
280	04	2000	210	210 Headworks CMU	L Seedorff Masonry, Inc.	85,745.00				0%	85,745.00	0.00
281	04	2000	210	210 Headworks Insulation	L Seedorff Masonry, Inc.	6,440.00				0%	6,440.00	0.00
282	05	1200	210	210 Headworks	M HME, Inc.	49,325.56	0.00	24,662.78	24,662.78	50%	24,662.78	1,233.14
283	05	1200	210	210 Headworks	L Williams Brothers Const. Inc.	33,800.00				0%	33,800.00	0.00
284	06	1000	210	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42				0%	8,858.42	0.00
285	07	5400	210	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetme	25,561.54				0%	25,561.54	0.00
286	07	5400	210	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetme	22,914.98				0%	22,914.98	0.00
287	07	6200	210	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetme	819.74				0%	819.74	0.00
288	07	6200	210	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetme	4,709.68				0%	4,709.68	0.00
289	08	1116	210	Aluminum Doors and Frames	M Commercial Construction Prods	28,900.00				0%	28,900.00	0.00
290	08	1116	210	Aluminum Doors and Frames	L Commercial Construction Prods	4,100.00				0%	4,100.00	0.00
291	08	3323	210	Overhead Coilings Doors	M WD Door	18,275.00				0%	18,275.00	0.00
292	08	3323	210	Overhead Coilings Doors	L WD Door	1,856.38				0%	1,856.38	0.00
293	08	4313	210	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00	0.00
294	08	4313	210	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00	0.00
295	08	7100	210	Door Hardware	M Commercial Construction Products Co					0%	0.00	0.00
296	08	7100	210	Door Hardware	L Commercial Construction Products Co					0%	0.00	0.00
297	09	9000	210	Paints and Coatings 210 Headworks	M RP Coatings	18,000.00				0%	18,000.00	0.00
298	09	9000	210	Paints and Coatings	L RP Coatings	90,000.00				0%	90,000.00	0.00
299	22	0500	210	210 Headworks	M August Winter & Sons, Inc.	19,000.00				0%	19,000.00	0.00
300	22	0500	210	210 Headworks	L August Winter & Sons, Inc.	24,000.00				0%	24,000.00	0.00
301	23	0593	210	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00				0%	1,008.00	0.00
302	23	0713	210	Duct Insulation	M Corn States Metal Fabricators	1,510.00				0%	1,510.00	0.00
303	23	0713	210	Duct Insulation	L Corn States Metal Fabricators	2,790.00				0%	2,790.00	0.00
304	23	0719	210	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00				0%	210.00	0.00
305	23	0719	210	HVAC Piping Insulation	L Corn States Metal Fabricators	450.00				0%	450.00	0.00
306	23	1123	210	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,400.00				0%	1,400.00	0.00
307	23	1123	210	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00				0%	10,000.00	0.00
308	23	1123	210	HVAC Sequence of Operation	L Corn States Metal Fabricators	23,000.00				0%	23,000.00	0.00
309	23	1123	210	Facility Natural-Gas Piping	L Corn States Metal Fabricators	8,000.00				0%	8,000.00	0.00
310	23	2300	210	Refrigerant Piping	M Corn States Metal Fabricators	500.00				0%	500.00	0.00
311	23	2300	210	Refrigerant Piping	L Corn States Metal Fabricators	3,100.00				0%	3,100.00	0.00
312	23	3100	210	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,160.00				0%	30,160.00	0.00
313	23	3100	210	HVAC Ducts and Casings	L Corn States Metal Fabricators	34,280.00	0.00	5,759.00	5,759.00	17%	28,521.00	287.95
314	23	3300	210	Air Duct Accessories	M Corn States Metal Fabricators	520.00				0%	520.00	0.00
315	23	3300	210	Air Duct Accessories	L Corn States Metal Fabricators	250.00				0%	250.00	0.00
316	23	3423	210	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00				0%	7,040.00	0.00
317	23	3423	210	HVAC Power Ventilators	L Corn States Metal Fabricators	2,450.00				0%	2,450.00	0.00
318	23	3700	210	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00				0%	350.00	0.00
319	23	3700	210	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00				0%	590.00	0.00
320	23	7433	210	Packaged MAU	M Corn States Metal Fabricators	25,600.00				0%	25,600.00	0.00
321	23	7433	210	Packaged MAU	L Corn States Metal Fabricators	1,500.00				0%	1,500.00	0.00
322	23	8101	210	Terminal Heat Transfer Units	M Corn States Metal Fabricators	15,480.00	0.00	15,480.00	15,480.00	100%	0.00	774.00

CONTINUATION SHEET												
1		Application No. 9		PER TO: February 28, 2021								
2		APPL. DATE: February 28, 2021		ENGINEER'S PROJECT NO: 0.00								
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETENAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
323	23	8101	210	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00			0%	1,060.00	0.00
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%	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%	350.00	0.00
328	26	0000	210	Headworks Building	L	Price Electric	225,000.00	11,250.00	0.00	5%	213,750.00	562.50
329	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00	0.00	50%	22,600.00	1,130.00
330	31	6613	210	Headworks	M/L	Helitech	39,416.00	39,416.00	0.00	100%	0.00	1,970.80
331	35	2016	210	Slide Gates	M	August Winter & Sons	66,000.00	0.00	66,000.00	100%	0.00	3,300.00
332	35	2016	210	Slide Gates	L	August Winter & Sons	25,000.00	2,500.00	2,500.00	10%	22,500.00	125.00
333	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons	600,000.00	6,000.00	6,000.00	1%	594,000.00	300.00
334	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons	304,320.00	3,040.00	3,040.00	1%	301,280.00	152.00
335	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons	330,000.00	0.00	322,949.00	98%	7,051.00	16,147.45
336	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons	100,000.00			0%	100,000.00	0.00
337	46	2152	210	Scrennings Washer/Compactor	M	August Winter & Sons	included in 462151			0%	0.00	0.00
338	46	2152	210	Scrennings Washer/Compactor	L	August Winter & Sons	included in 462151			0%	0.00	0.00
339	230	Grit Building								0%	0.00	0.00
340	03	0000	230	230 Grit Building						0%	0.00	0.00
341	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Steel)	74,040.00	59,067.11	(0.00)	99%	399.33	3,682.03
342	03	0000	230	Concrete	M	Norwalk Ready Mix Concrete Inc.	55,118.71	46,850.91	551.18	86%	7,716.62	2,370.10
343	03	0000	230	Form & place						0%	0.00	0.00
344	03	0000	230	Walls	L	Williams Brothers Const. Inc.	325,573.60	325,573.60	0.00	100%	0.00	16,278.68
345	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.	73,777.53	73,777.53	0.00	100%	(0.01)	3,688.88
346	03	0000	230	SOG	L	Williams Brothers Const. Inc.	43,768.90	43,768.90	0.00	100%	0.00	2,188.45
347	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.	120,041.05	12,004.11	12,004.11	10%	108,036.94	600.21
348	03	1000	230	230 Grit Bldg	M	Molin Concrete Products	10,475.00			0%	10,475.00	0.00
349	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.	10,504.00			0%	10,504.00	0.00
350	04	2000	230	230 Grit Insulation	M	Seedorff Masonry, Inc.	10,608.00			0%	10,608.00	0.00
351	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.	9,903.00	0.00	1,287.00	13%	8,616.00	64.35
352	04	2000	230	230 Grit Brick	M	Seedorff Masonry, Inc.	16,656.00			0%	16,656.00	0.00
353	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.	34,687.00			0%	34,687.00	0.00
354	04	2000	230	230 Grit Insulation	L	Seedorff Masonry, Inc.	4,763.00			0%	4,763.00	0.00
355	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.	38,819.00			0%	38,819.00	0.00
356	05	1200	230	230 Grit Building	M	HME, Inc.	48,135.04	4,815.00	0.00	75%	12,033.76	1,805.06
357	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc.	33,800.00			0%	33,800.00	0.00
358	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.	3,168.75			0%	3,168.75	0.00
359	06	1000	230	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42			0%	8,858.42	0.00
360	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.	12,000.00	0.00	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	0.00
362	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00	4,680.00	0.00	60%	3,120.00	234.00
363	07	1713	230	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00	3,510.00	0.00	60%	2,340.00	175.50
364	07	5400	230	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetmetal	7,518.10			0%	7,518.10	0.00
365	07	5400	230	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetmetal	6,740.00			0%	6,740.00	0.00
366	07	6200	230	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetmetal	240.00			0%	240.00	0.00
367	07	6200	230	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetmetal	1,380.00			0%	1,380.00	0.00
368	08	1116	230	Aluminum Doors and Frames	M	Commercial Construction Products Co	12,240.00			0%	12,240.00	0.00
369	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Products Co	2,800.00			0%	2,800.00	0.00
370	08	3100	230	Access Doors and Panels	M	Nystrom	534.00	0.00	534.00	100%	0.00	26.70
371	08	3100	230	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29			0%	490.29	0.00
372	08	3323	230	Overhead Coilings Doors	M	WD Door	6,172.50			0%	6,172.50	0.00
373	08	3323	230	Overhead Coilings Doors	L	WD Door	928.25			0%	928.25	0.00
374	08	4313	230	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00	0.00
375	08	4313	230	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00	0.00

1	2	CONTINUATION SHEET					Application No. 9	February 28, 2021		PER. TO:	February 28, 2021		ENGINEER'S PROJECT NO.: 0.00	
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETENAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
376	08	7100	230	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00		
377	08	7100	230	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00		
378	09	9000	230	Paints and Coatings 230 Grit Bldg	M	RP Coatings	7,000.00			0%	7,000.00	0.00		
379	09	9000	230	Paints and Coatings	L	RP Coatings	20,000.00			0%	20,000.00	0.00		
380	22	0500	230	230 Grit Bldg	M	August Winter & Sons, Inc.	10,000.00	3,000.00	0.00	30%	7,000.00	150.00		
381	22	0500	230	230 Grit Bldg	L	August Winter & Sons, Inc.	30,000.00	12,000.00	0.00	40%	18,000.00	600.00		
382	23	0593	230	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00			0%	1,008.00	0.00		
383	23	0713	230	Duct Insulation	M	Corn States Metal Fabricators	2,000.00			0%	2,000.00	0.00		
384	23	0713	230	Duct Insulation	L	Corn States Metal Fabricators	3,700.00			0%	3,700.00	0.00		
385	23	1123	230	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,800.00			0%	1,800.00	0.00		
386	23	1123	230	HVAC Sequence of Operation	M	Corn States Metal Fabricators	11,000.00			0%	11,000.00	0.00		
387	23	1123	230	HVAC Sequence of Operation	L	Corn States Metal Fabricators	28,000.00			0%	28,000.00	0.00		
388	23	1123	230	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	11,000.00			0%	11,000.00	0.00		
389	23	3100	230	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,860.00	0.00	18,910.00	73%	6,950.00	945.50		
390	23	3100	230	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00			0%	29,380.00	0.00		
391	23	3300	230	Air Duct Accessories	M	Corn States Metal Fabricators	450.00			0%	450.00	0.00		
392	23	3300	230	Air Duct Accessories	L	Corn States Metal Fabricators	300.00			0%	300.00	0.00		
393	23	3423	230	HVAC Power Ventilators	M	Corn States Metal Fabricators	10,560.00			0%	10,560.00	0.00		
394	23	3423	230	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,380.00			0%	3,380.00	0.00		
395	23	3700	230	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00			0%	700.00	0.00		
396	23	3700	230	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,190.00			0%	1,190.00	0.00		
397	23	7433	230	Packaged MAU	M	Corn States Metal Fabricators	25,600.00			0%	25,600.00	0.00		
398	23	7433	230	Packaged MAU	L	Corn States Metal Fabricators	1,500.00			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			0%	530.00	0.00		
401	26	0000	230	Grit Building	L	Price Electric	290,000.00	14,500.00	0.00	5%	275,500.00	725.00		
402	31	5000	230	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	11,300.00	0.00	50%	11,300.00	565.00		
403	35	2016.2	230	Slide Gates	M	August Winter & Sons	54,000.00	0.00	54,000.00	100%	0.00	2,700.00		
404	35	2016.2	230	Slide Gates	L	August Winter & Sons	35,000.00			0%	35,000.00	0.00		
405	41	2213	230	Bridge Crane	M	Waite Equipment	17,000.00			0%	17,000.00	0.00		
406	41	2213	230	Bridge Crane	L	Waite Equipment	4,300.00			0%	4,300.00	0.00		
407	41	2223	230	Hoist and Monorail System	M	Waite Equipment	3,200.00			0%	3,200.00	0.00		
408	41	2223	230	Hoist and Monorail System	L	Waite Equipment	750.00			0%	750.00	0.00		
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M	August Winter & Sons	115,000.00	0.00	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	3,000.00	0.00	20%	48,000.00	600.00		
411	43	4113	230	Hydropneumatic Tank	M	August Winter & Sons	55,000.00			0%	55,000.00	0.00		
412	43	4113	230	Hydropneumatic Tank	L	August Winter & Sons	25,500.00			0%	25,500.00	0.00		
413	46	2323	230	Grit Removal Equipment	M	August Winter & Sons	240,000.00	0.00	240,000.00	100%	0.00	12,000.00		
414	46	2323	230	Grit Removal Equipment	L	August Winter & Sons	115,000.00	6,900.00	0.00	6%	108,100.00	345.00		
415	46	2327	230	Grit Washer	M	August Winter & Sons	185,000.00	0.00	185,000.00	100%	0.00	9,250.00		
416	46	2327	230	Grit Washer	L	August Winter & Sons	115,000.00	6,900.00	0.00	6%	108,100.00	345.00		
417	46	6124	230	Composite Sampler	M	August Winter & Sons	9,500.00			0%	9,500.00	0.00		
418	250	Equalization Tank										0.00		
419	03	0000	250	250 Equalization Tank						0%	0.00	0.00		
420	03	0000	250	Rebar	M/L	Harris Rebar (Ambassador Steel)	90,735.00	0.00	55,100.00	61%	35,635.00	2,755.00		
421	03	0000	250	Concrete	M	Norwalk Ready Mix Concrete Inc.	121,947.48			0%	121,947.48	0.00		
422	03	0000	250	Form & place						0%	0.00	0.00		
423	03	0000	250	Footings	L	Williams Brothers Const. Inc.	64,284.98			0%	64,284.98	0.00		
424	03	0000	250	Walls	L	Williams Brothers Const. Inc.	310,185.45			0%	310,185.45	0.00		
425	03	0000	250	Base Slab	L	Williams Brothers Const. Inc.	38,591.78			0%	38,591.78	0.00		
426	03	0000	250	SOG	L	Williams Brothers Const. Inc.	124,810.88			0%	124,810.88	0.00		
427	03	0000	250	Suspended Slab	L	Williams Brothers Const. Inc.	16,034.63			0%	16,034.63	0.00		
428	03	0000	250	Houskeeping Pads	L	Williams Brothers Const. Inc.	4,764.15			0%	4,764.15	0.00		

CONTINUATION SHEET													Application No. 9	PER TO: February 28, 2021
													APPL. DATE: February 28, 2021	ENGINEER'S PROJECT NO: 0 00
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
429	03	0000	250	Grouting	L Williams Brothers Const. Inc.	490.32				0%	490.32	0.00		
430	05	1200	250	250 EQ Tank Return Flow PS	M HME, Inc.	2,849.12	0.00	2,706.66	2,706.66	95%	142.46	135.33		
431	05	1200	250	250 EQ Tank Return Flow PS	L Williams Brothers Const. Inc.	3,900.00				0%	3,900.00	0.00		
432	07	1353	250	Elastomeric Deck Coverings	M RP Coatings	4,000.00				0%	4,000.00	0.00		
433	07	1353	250	Elastomeric Deck Coverings	L RP Coatings	8,000.00				0%	8,000.00	0.00		
434	07	1713	250	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0%	9,113.81	0.00		
435	07	1713	250	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				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%	490.29	0.00		
438	09	9000	250	Paints and Coatings 250 EQ Tanks	M RP Coatings	400.00				0%	400.00	0.00		
439	09	9000	250	Paints and Coatings	L RP Coatings	2,500.00				0%	2,500.00	0.00		
440	23	0593	250	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00				0%	1,008.00	0.00		
441	23	1123	250	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00				0%	5,000.00	0.00		
442	23	1123	250	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00				0%	12,000.00	0.00		
443	23	3423	250	HVAC Power Ventilators	M Corn States Metal Fabricators	10,560.00				0%	10,560.00	0.00		
444	23	3423	250	HVAC Power Ventilators	L Corn States Metal Fabricators	3,380.00				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%	530.00	0.00		
447	31	5000	250	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	22,600.00	0.00	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	0.00	103,250.00	100%	0.00	5,162.50		
449	33	3613	250	Bolted Steel Wastewater Storage Tank-131' Tank	M Great Plaines Structurs LLC	284,045.00	0.00	239,520.00	239,520.00	84%	44,525.00	11,976.00		
450	33	3613	250	Bolted Steel Wastewater Storage Tank	L Great Plaines Structurs LLC	94,290.00				0%	94,290.00	0.00		
451	43	2139	250	Submersible Solids Handling Pump Equipment	M August Winter & Sons	85,000.00				0%	85,000.00	0.00		
452	43	2139	250	Submersible Solids Handling Pump Equipment	L August Winter & Sons	156,538.00				0%	156,538.00	0.00		
453	46	4123	250	Submersible Mixing Equipment-250 Equalization Tank	M August Winter & Sons	35,000.00				0%	35,000.00	0.00		
454	46	4123	250	Submersible Mixing Equipment	L August Winter & Sons	83,053.00				0%	83,053.00	0.00		
455	270	Peak Flow Treatment										0.00		
456	03	0000	270	270 Peak Flow Treatment Str						0%	0.00	0.00		
457	03	0000	270	Rebar	M/L Harris Rebar (Ambassador Steel)	39,475.00	24,425.00	11,953.93	36,378.93	92%	3,096.07	1,818.95		
458	03	0000	270	Concrete	M Norwalk Ready Mix Concrete Inc.	37,200.90	33,480.81	0.00	33,480.81	90%	3,720.09	1,674.04		
459	03	0000	270	Form & place						0%	0.00	0.00		
460	03	0000	270	Footings/Pads	L Williams Brothers Const. Inc.	26,439.08	26,439.08	(0.00)	26,439.08	100%	(0.00)	1,321.95		
461	03	0000	270	Walls	L Williams Brothers Const. Inc.	185,141.70	175,884.62	0.00	175,884.62	95%	9,257.08	8,794.23		
462	03	0000	270	SOG	L Williams Brothers Const. Inc.	54,810.68	54,810.68	0.00	54,810.68	100%	(0.00)	2,740.53		
463	03	0000	270	Houskeeping Pads	L Williams Brothers Const. Inc.	5,734.80		3,440.88	3,440.88	60%	2,293.92	172.04		
464	03	1000	270	270 Peak Flow	M Molin Concrete Products	6,642.00		3,321.00	3,321.00	50%	3,321.00	166.05		
465	03	1000	270	270 Peak Flow	L Williams Brothers Const. Inc.	10,504.00		5,252.00	5,252.00	50%	5,252.00	262.60		
466	04	2000	270	270 Peak Flow Brick	M Seedorff Masonry, Inc.	11,090.00				0%	11,090.00	0.00		
467	04	2000	270	270 Peak Flow CMU	M Seedorff Masonry, Inc.	6,960.00	4,176.00	0.00	1,389.00	80%	1,395.00	278.25		
468	04	2000	270	270 Peak Flow Insulation	M Seedorff Masonry, Inc.	5,114.00				0%	5,114.00	0.00		
469	04	2000	270	270 Peak Flow Brick	L Seedorff Masonry, Inc.	20,788.00				0%	20,788.00	0.00		
470	04	2000	270	270 Peak Flow CMU	L Seedorff Masonry, Inc.	28,180.00	16,908.00	0.00	16,908.00	60%	11,272.00	845.40		
471	04	2000	270	270 Peak Flow Insulation	L Seedorff Masonry, Inc.	2,421.00				0%	2,421.00	0.00		
472	05	1200	270	270 Peak Flow Treatment	M HME, Inc.	42,256.12	2,535.00	0.00	31,269.90	80%	8,451.22	1,690.25		
473	05	1200	270	270 Peak Flow Treatment	L Williams Brothers Const. Inc.	33,800.00	1,690.00	0.00	1,690.00	5%	32,110.00	84.50		
474	08	1113	270	Hollow Metal Doors and Frames	M Commercial Construction Products	21,284.74				0%	21,284.74	0.00		
475	08	1113	270	Hollow Metal Doors and Frames	L Commercial Construction Products	3,000.00				0%	3,000.00	0.00		
476	08	1116	270	Aluminum Doors and Frames	M Commercial Construction Products	Includ above				0%	0.00	0.00		
477	08	1116	270	Aluminum Doors and Frames	L Commercial Construction Products	Includ above				0%	0.00	0.00		
478	08	3323	270	Overhead Coilings Doors	M WD Door	8,157.50				0%	8,157.50	0.00		
479	08	3323	270	Overhead Coilings Doors	L WD Door	928.25				0%	928.25	0.00		
480	08	4313	270	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00	0.00		
481	08	4313	270	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00	0.00		

1		CONTINUATION SHEET					Application No. 9		PER. TO: February 28, 2021				
2							APPL. DATE: February 28, 2021		ENGINEER'S PROJECT NO.: 0.00				
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
482	08	7100	270	Door Hardware	M Commercial Construction Products Co						0%	0.00	0.00
483	08	7100	270	Door Hardware	L Commercial Construction Products Co						0%	0.00	0.00
484	09	9000	270	Paints and Coatings 270 Peak Flow Treatment	M RP Coatings	12,500.00					0%	12,500.00	0.00
485	09	9000	270	Paints and Coatings	L RP Coatings	20,000.00					0%	20,000.00	0.00
486	13	3419	270	Metal Buildings System	M Riverview Construction Comp	41,804.00		0.00	39,094.00	39,094.00	94%	2,710.00	1,954.70
487	13	3419	270	Metal Buildings System	L Riverview Construction Comp	41,138.00					0%	41,138.00	0.00
488	21	0500	270	Fire Suppression	M Midwest Automatic Fire Sprink	3,880.00					0%	3,880.00	0.00
489	21	0500	270	Fire Suppression	L Midwest Automatic Fire Sprink	6,770.00					0%	6,770.00	0.00
490	23	0593	270	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	504.00					0%	504.00	0.00
491	23	1123	270	Facility Natural-Gas Piping	M Corn States Metal Fabricators	800.00					0%	800.00	0.00
492	23	1123	270	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00					0%	5,000.00	0.00
493	23	1123	270	Facility Natural-Gas Piping	L Corn States Metal Fabricators	4,600.00					0%	4,600.00	0.00
494	23	1123	270	HVAC Sequence of Operation	L Corn States Metal Fabricators	14,000.00					0%	14,000.00	0.00
495	23	3100	270	HVAC Ducts and Casings	M Corn States Metal Fabricators	25,850.00		0.00	4,279.00	4,279.00	17%	21,571.00	213.95
496	23	3100	270	HVAC Ducts and Casings	L Corn States Metal Fabricators	29,380.00					0%	29,380.00	0.00
497	23	3300	270	Air Duct Accessories	M Corn States Metal Fabricators	440.00					0%	440.00	0.00
498	23	3300	270	Air Duct Accessories	L Corn States Metal Fabricators	300.00					0%	300.00	0.00
499	23	3423	270	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00					0%	7,040.00	0.00
500	23	3423	270	HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00					0%	2,250.00	0.00
501	23	8101	270	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00		0.00	2,440.00	2,440.00	32%	5,300.00	122.00
502	23	8101	270	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00					0%	530.00	0.00
503	26	0000	270	Peak Flow Treatment	L Price Electric	250,000.00	50,000.00	0.00		50,000.00	20%	200,000.00	2,500.00
504	31	5000	270	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	16,950.00	0.00		16,950.00	75%	5,650.00	847.50
505	41	4116	270	Bulk Chemical Storage Tanks	M August Winter & Sons	65,000.00		0.00	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		6,450.00		6,450.00	15%	36,550.00	322.50
507	46	3334	270	Peristaltic Metering Pumps	M August Winter & Sons	75,000.00					0%	75,000.00	0.00
508	46	3334	270	Peristaltic Metering Pumps	L August Winter & Sons	35,500.00					0%	35,500.00	0.00
509	46	3383	270	Chemical Feed Accessories	M August Winter & Sons	140,000.00					0%	140,000.00	0.00
510	46	3383	270	Chemical Feed Accessories	L August Winter & Sons	50,000.00					0%	50,000.00	0.00
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M August Winter & Sons	1,387,000.00		1,387,000.00		1,387,000.00	100%	0.00	69,350.00
512	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M/L August Winter & Sons	350,000.00	17,500.00	10,500.00	35,000.00	63,000.00	18%	287,000.00	3,150.00
513	320			Oxidation Ditches									0.00
514	03	0000	320	320 Oxidation Ditches							0%	0.00	0.00
515	03	0000	320	Rebar	M/L Harris Rebar (Ambassador Stee	464,630.00	375,284.68	0.00	0.00	375,284.68	81%	89,345.32	18,764.23
516	03	0000	320	Concrete	M Norwalk Ready Mix Concrete I	405,205.45	202,602.73	40,520.54		243,123.27	60%	162,082.18	12,156.16
517	03	0000	320	Form & place							0%	0.00	0.00
518	03	0000	320	Walls	L Williams Brothers Const. Inc.	1,980,990.88	1,287,644.07	59,429.73		1,347,073.80	68%	633,917.08	67,353.69
519	03	0000	320	Round Piers & Columns	L Williams Brothers Const. Inc.	1,823.18					0%	1,823.18	0.00
520	03	0000	320	Base Slab	L Williams Brothers Const. Inc.	413,406.45	330,725.16	0.00		330,725.16	80%	82,681.29	16,536.26
521	03	0000	320	Precast Hollowcore Slabs	L Williams Brothers Const. Inc.	19,118.70					0%	19,118.70	0.00
522	03	0000	320	Beams	L Williams Brothers Const. Inc.	89,986.95					0%	89,986.95	0.00
523	03	0000	320	Suspended Slab	L Williams Brothers Const. Inc.	106,384.05					0%	106,384.05	0.00
524	03	0000	320	Houskeeping Pads	L Williams Brothers Const. Inc.	3,758.40					0%	3,758.40	0.00
525	03	0000	320	Grouting	L Williams Brothers Const. Inc.	955.40					0%	955.40	0.00
526	03	1000	320	320 Oxidation Ditch	M Molin Concrete Products	53,849.00					0%	53,849.00	0.00
527	03	1000	320	320 Oxidation Ditch	L Williams Brothers Const. Inc.	21,008.00					0%	21,008.00	0.00
528	05	1200	320	320 Oxidation Ditch	M HME, Inc	101,417.04		0.00	91,275.34	91,275.34	90%	10,141.70	4,563.77
529	05	1200	320	320 Oxidation Ditch	L Williams Brothers Const. Inc.	67,600.00					0%	67,600.00	0.00
530	05	1200	320	320 Oxidation Structural Flow Splitter	M HME, Inc	5,667.98		0.00	5,384.58	5,384.58	95%	283.40	269.23
531	05	1200	320	320 Oxidation Structural Flow Splitter	L Williams Brothers Const. Inc.	3,900.00					0%	3,900.00	0.00
532	26	0000	320	Oxidation Ditches	M Price Electric	220,000.00	4,400.00	0.00		4,400.00	2%	215,600.00	220.00
533	31	5000	320	Building excavation/backfill	M/L Iowa Earth Works	45,200.00	22,600.00	0.00		22,600.00	50%	22,600.00	1,130.00
534	31	6613	320	Oxidation Ditch	M/L Helitech	142,667.00	142,667.00	0.00		142,667.00	100%	0.00	7,133.35

CONTINUATION SHEET												
1												
2												
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	Application No. 9	PER TO: February 28, 2021	ENGINEER'S PROJECT NO.: 0.00			
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	APPL. DATE: February 28, 2021	WORK COMPLETED				
							PREV APPL.	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH
535	35	2016	320	Slide Gates	M August Winter & Sons	39,000.00					0%	39,000.00
536	35	2016	320	Slide Gates	L August Winter & Sons	9,500.00					0%	9,500.00
537	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M August Winter & Sons	90,000.00					0%	90,000.00
538	46	4123	320	Submersible Mixing Equipment	L August Winter & Sons	89,747.00					0%	89,747.00
539	46	5361	320	Oxidation Ditch System Equipment (Base Bid)	M August Winter & Sons	1,051,600.00					0%	1,051,600.00
540	46	5361	320	Oxidation Ditch Sys 40'	L August Winter & Sons	95,000.00					0%	95,000.00
541	350			Secondary Treatment Bldg								
542	03	0000	350	350 Secondary Treatment Bldg							0%	0.00
543	03	0000	350	Rebar	M/L Harris Rebar (Ambassador Steel)	49,265.00					0%	49,265.00
544	03	0000	350	Concrete	M Norwalk Ready Mix Concrete Inc.	32,261.43					0%	32,261.43
545	03	0000	350	Form & place							0%	0.00
546	03	0000	350	Walls	L Williams Brothers Const. Inc.	126,812.93					0%	126,812.93
547	03	0000	350	Base Slab	L Williams Brothers Const. Inc.	27,955.13					0%	27,955.13
548	03	0000	350	Suspended Slab	L Williams Brothers Const. Inc.	85,748.63					0%	85,748.63
549	03	0000	350	Houskeeping Pads	L Williams Brothers Const. Inc.	4,131.00					0%	4,131.00
550	03	0000	350	Columns	L Williams Brothers Const. Inc.	7,418.25					0%	7,418.25
551	03	1000	350	350 Secondary Treatment	M Molin Concrete Products	13,528.00					0%	13,528.00
552	03	1000	350	350 Secondary Treatment	L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00
553	04	2000	350	350 Secondary Treatment Brick	M Seedorff Masonry, Inc.	17,189.00					0%	17,189.00
554	04	2000	350	350 Secondary Treatment CMU	M Seedorff Masonry, Inc.	14,329.00		0.00	1,863.00	1,863.00	13%	12,466.00
555	04	2000	350	350 Secondary Treatment Insulation	M Seedorff Masonry, Inc.	5,853.00					0%	5,853.00
556	04	2000	350	350 Secondary Treatment Brick	L Seedorff Masonry, Inc.	36,454.00					0%	36,454.00
557	04	2000	350	350 Secondary Treatment CMU	L Seedorff Masonry, Inc.	52,419.00					0%	52,419.00
558	04	2000	350	350 Secondary Treatment Insulation	L Seedorff Masonry, Inc.	2,736.00					0%	2,736.00
559	05	1200	350	350 Secondary Treatment Bldg	M HME, Inc.	23,415.12		0.00	21,073.61	21,073.61	90%	2,341.51
560	05	1200	350	350 Secondary Treatment Bldg	L Williams Brothers Const. Inc.	16,900.00					0%	16,900.00
561	06	1000	350	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42					0%	8,858.42
562	07	1713	350	Benlonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81					0%	9,113.81
563	07	1713	350	Benlonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00					0%	6,370.00
564	07	5400	350	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetmetal	9,773.53					0%	9,773.53
565	07	5400	350	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetmetal	8,761.61					0%	8,761.61
566	07	6200	350	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetmetal	313.43					0%	313.43
567	07	6200	350	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetmetal	1,800.76					0%	1,800.76
568	08	1113	350	Hollow Metal Doors and Frames	M Commercial Construction Products Co	15,000.00					0%	15,000.00
569	08	1113	350	Hollow Metal Doors and Frames	L Commercial Construction Products Co	2,000.00					0%	2,000.00
570	08	1116	350	Aluminum Doors and Frames	M Commercial Construction Products Co	Includ above					0%	0.00
571	08	1116	350	Aluminum Doors and Frames	L Commercial Construction Products Co	Includ above					0%	0.00
572	08	3100	350	Access Doors and Panels	M Nystrom	801.00		0.00	801.00	801.00	100%	0.00
573	08	3100	350	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29					0%	490.29
574	08	4313	350	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00
575	08	4313	350	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00
576	08	7100	350	Door Hardware	M Commercial Construction Products Co						0%	0.00
577	08	7100	350	Door Hardware	L Commercial Construction Products Co						0%	0.00
578	09	9000	350	Paints and Coatings 350 Sec Treatment Bldg	M RP Coatings	10,000.00					0%	10,000.00
579	09	9000	350	Paints and Coatings	L RP Coatings	40,000.00					0%	40,000.00
580	11	5353	350	Casework, Tops, Fixtures, Fume Hood	M Innovative Laboratory Systems	22,550.00					0%	22,550.00
581	11	5353	350	Casework, Tops, Fixtures, Fume Hood, ASHRAE Testing	L Innovative Laboratory Systems	3,200.00					0%	3,200.00
582	22	0500	350	350 Secondary Treatment	M August Winter & Sons, Inc.	45,000.00		0.00	4,500.00	4,500.00	10%	40,500.00
583	22	0500	350	350 Secondary Treatment	L August Winter & Sons, Inc.	50,000.00					0%	50,000.00
584	23	0593	350	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00					0%	1,008.00
585	23	0713	350	Duct Insulation	M Corn States Metal Fabricators	2,000.00					0%	2,000.00
586	23	0713	350	Duct Insulation	L Corn States Metal Fabricators	3,700.00					0%	3,700.00
587	23	0719	350	HVAC Piping Insulation	M Corn States Metal Fabricators	530.00					0%	530.00

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3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
588	23	0719	350	HVAC Piping Insulation	L	Corn States Metal Fabricators	960.00			0%	960.00	0.00
589	23	1123	350	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	900.00			0%	900.00	0.00
590	23	1123	350	HVAC Sequence of Operation	M	Corn States Metal Fabricators	7,000.00			0%	7,000.00	0.00
591	23	1123	350	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	7,500.00			0%	7,500.00	0.00
592	23	1123	350	HVAC Sequence of Operation	L	Corn States Metal Fabricators	19,000.00			0%	19,000.00	0.00
593	23	2300	350	Refrigerant Piping	M	Corn States Metal Fabricators	1,300.00			0%	1,300.00	0.00
594	23	2300	350	Refrigerant Piping	L	Corn States Metal Fabricators	9,600.00			0%	9,600.00	0.00
595	23	3100	350	HVAC Ducts and Casings	M	Corn States Metal Fabricators	30,166.00	0.00	2,962.04	10%	27,203.96	148.10
596	23	3100	350	HVAC Ducts and Casings	L	Corn States Metal Fabricators	87,824.00			0%	87,824.00	0.00
597	23	3300	350	Air Duct Accessories	M	Corn States Metal Fabricators	530.00			0%	530.00	0.00
598	23	3300	350	Air Duct Accessories	L	Corn States Metal Fabricators	350.00			0%	350.00	0.00
599	23	3423	350	HVAC Power Ventilators	M	Corn States Metal Fabricators	3,520.00			0%	3,520.00	0.00
600	23	3423	350	HVAC Power Ventilators	L	Corn States Metal Fabricators	1,200.00			0%	1,200.00	0.00
601	23	3700	350	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00			0%	700.00	0.00
602	23	3700	350	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,180.00			0%	1,180.00	0.00
603	23	7433	350	Packaged MAU	M	Corn States Metal Fabricators	12,800.00			0%	12,800.00	0.00
604	23	7433	350	Packaged MAU	L	Corn States Metal Fabricators	750.00			0%	750.00	0.00
605	23	8101	350	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00			0%	3,870.00	0.00
606	23	8101	350	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00			0%	270.00	0.00
607	23	8127	350	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	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%	2,800.00	0.00
609	26	0000	350	Secondary Treatment/Clarifier	L	Price Electric	200,000.00			0%	200,000.00	0.00
610	31	5000	350	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00			0%	11,300.00	0.00
611	41	2213	350	Bridge Crane	M	Waite Equipment	17,000.00			0%	17,000.00	0.00
612	41	2213	350	Bridge Crane	L	Waite Equipment	4,300.00			0%	4,300.00	0.00
613	41	2223	350	Hoist and Monorail System	M	Waite Equipment	3,200.00			0%	3,200.00	0.00
614	41	2223	350	Hoist and Monorail System	L	Waite Equipment	750.00			0%	750.00	0.00
615	43	2139	350	Submersible Solids Handling Pump Equipment	M	August Winter & Sons	104,000.00			0%	104,000.00	0.00
616	43	2139	350	Submersible Solids Handling Pump Equipment	L	August Winter & Sons	156,538.00			0%	156,538.00	0.00
617	380			Secondary Clarifiers								0.00
618	03	0000	380	380 Secondary Clarifiers						0%	0.00	0.00
619	03	0000	380	Rebar	M/L	Harris Rebar (Ambassador Steel)	178,010.00	5,319.87	0.00	101,077.45	106,397.32	5,319.87
620	03	0000	380	Concrete	M	Norwalk Ready Mix Concrete Inc.	147,096.17	20,593.46		14%	126,502.70	1,029.67
621	03	0000	380	Form & place						0%	0.00	
622	03	0000	380	Walls	L	Williams Brothers Const. Inc.	686,179.35	34,308.96	0.00		34,308.96	1,715.45
623	03	0000	380	Base Slab	L	Williams Brothers Const. Inc.	202,724.10	20,272.41	0.00		20,272.41	1,013.62
624	03	0000	380	SOG	L	Williams Brothers Const. Inc.	1,323.00			0%	1,323.00	0.00
625	03	0000	380	Suspended Slab	L	Williams Brothers Const. Inc.	79,596.68			0%	79,596.68	0.00
626	03	0000	380	Grouting	L	Williams Brothers Const. Inc.	20,280.38			0%	20,280.38	0.00
627	05	1200	380	380 Secondary Clarifier Flow Splitter	M	HME, Inc	14,514.40	0.00	13,788.68	95%	725.72	689.43
628	05	1200	380	380 Secondary Clarifiers	M	HME, Inc	20,663.54	0.00	19,630.36	95%	1,033.18	981.52
629	05	1200	380	380 Secondary Clarifier Flow Splitter	L	Williams Brothers Const. Inc.	11,700.00			0%	11,700.00	0.00
630	05	1200	380	380 Secondary Clarifiers	L	Williams Brothers Const. Inc.	19,500.00			0%	19,500.00	0.00
631	09	9000	380	Paints and Coatings 380 Sec Clarifiers	M	RP Coatings	17,000.00			0%	17,000.00	0.00
632	09	9000	380	Paints and Coatings	L	RP Coatings	67,000.00			0%	67,000.00	0.00
633	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	11,300.00	0.00		11,300.00	565.00
634	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00			0%	22,600.00	0.00
635	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00			0%	22,600.00	0.00
636	31	6613	380	Secondary Clarifier	M/L	Helitech	39,416.00	39,416.00	0.00		39,416.00	1,970.80
637	43	2112	380	Screw Centrifugal Pumps	M	August Winter & Sons	34,000.00			0%	34,000.00	0.00
638	43	2112	380	Screw Centrifugal Pumps	L	August Winter & Sons	9,000.00			0%	9,000.00	0.00
639	46	4323	380	Secondary Clarifier Mechanism	M	August Winter & Sons	418,000.00			0%	418,000.00	0.00
640	46	4323	380	Secondary Clarifier Mechanism	L	August Winter & Sons	250,000.00			0%	250,000.00	0.00

1	CONTINUATION SHEET					Application No. 9		PER TO: February 28, 2021					
2						APPL DATE: February 28, 2021		ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build	City of Indianola		SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
641	420	UV Disinfection Bldg											0.00
642	03	0000	420	420	JV Disinfection Bldg						0%	0.00	0.00
643	03	0000	420		Rebar	M/L Harris Rebar (Ambassador Steel)	22,050.00	13,345.00	4,521.49	17,866.49	81%	4,183.51	893.32
644	03	0000	420		Concrete	M Norwalk Ready Mix Concrete Inc.	23,548.27	17,661.20	1,412.90	19,074.10	81%	4,474.17	953.70
645	03	0000	420		Form & place						0%	0.00	0.00
646	03	0000	420		Footings	L Williams Brothers Const. Inc.	6,125.63	6,125.63	0.00	6,125.63	100%	(0.01)	306.28
647	03	0000	420		Walls	L Williams Brothers Const. Inc.	155,512.60	155,512.60	0.00	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	0.00	26,534.93	100%	(0.01)	1,326.75
649	03	0000	420		SOG	Williams Brothers Const. Inc.	50,381.88	50,381.88	0.00	50,381.88	100%	(0.00)	2,519.09
650	03	0000	420		Houskeeping Pads	Williams Brothers Const. Inc.	7,682.85				0%	7,682.85	0.00
651	03	1000	420	420	Disinfection	M Molin Concrete Products	16,910.00				0%	16,910.00	0.00
652	03	1000	420		UV Vault	M Molin Concrete Products	6,000.00				0%	6,000.00	0.00
653	03	1000	420	420	Disinfection	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
654	04	2000	420	420	JV Disinfect Insulation	M Seedorff Masonry, Inc.	7,703.00				0%	7,703.00	0.00
655	04	2000	420	420	JV Disinfect Brick	M Seedorff Masonry, Inc.	22,164.00				0%	22,164.00	0.00
656	04	2000	420	420	JV Disinfect CMU	M Seedorff Masonry, Inc.	13,359.00		668.00	12,399.50	98%	291.50	653.38
657	04	2000	420	420	JV Disinfect CMU	L Seedorff Masonry, Inc.	49,870.00		2,493.00	2,493.00	5%	47,377.00	124.65
658	04	2000	420	420	JV Disinfect Insulation	L Seedorff Masonry, Inc.	3,383.00				0%	3,383.00	0.00
659	04	2000	420	420	JV Disinfect Brick	L Seedorff Masonry, Inc.	46,273.00				0%	46,273.00	0.00
660	05	1200	420	420	JV Value Vault	M HME, Inc	1,149.88		0.00	1,092.39	95%	57.49	54.62
661	05	1200	420	420	Disinfection	M HME, Inc	45,524.60	4,550.00	0.00	18,240.00	50%	22,734.60	1,139.50
662	05	1200	420	420	Disinfection	L Williams Brothers Const. Inc.	3,900.00	975.00	0.00	975.00	25%	2,925.00	48.75
663	06	1000	420		Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42				0%	8,858.42	0.00
664	06	8000	420		Fiberglass Reinforced Plastic Fabrications	M Williams Brothers Const. Inc.	12,500.00				0%	12,500.00	0.00
665	06	8000	420		Fiberglass Reinforced Plastic Fabrications	L Williams Brothers Const. Inc.	1,875.00				0%	1,875.00	0.00
666	07	1713	420		Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0%	9,113.81	0.00
667	07	1713	420		Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				0%	6,370.00	0.00
668	07	5400	420		Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetmetal	12,028.96				0%	12,028.96	0.00
669	07	5400	420		Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetmetal	10,783.52				0%	10,783.52	0.00
670	07	6200	420		Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetmetal	385.76				0%	385.76	0.00
671	07	6200	420		Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetmetal	2,216.32				0%	2,216.32	0.00
672	08	1116	420		Aluminum Doors and Frames	M Commercial Construction Products	13,920.00				0%	13,920.00	0.00
673	08	1116	420		Aluminum Doors and Frames	L Commercial Construction Products	1,780.00				0%	1,780.00	0.00
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 Products	Includ above				0%	0.00	0.00
677	08	4313	420		Aluminum Framed Storefronts	L Commercial Construction Products	Includ above				0%	0.00	0.00
678	08	7100	420		Door Hardware	M Commercial Construction Products	Includ above				0%	0.00	0.00
679	08	7100	420		Door Hardware	L Commercial Construction Products	Includ above				0%	0.00	0.00
680	09	9000	420		Paints and Coatings 420 Disinfection	M RP Coatings	3,000.00				0%	3,000.00	0.00
681	09	9000	420		Paints and Coatings	L RP Coatings	12,500.00				0%	12,500.00	0.00
682	22	0500	420	420	Disinfection	M August Winter & Sons, Inc.	70,000.00	1,400.00	0.00	1,400.00	2%	68,600.00	70.00
683	22	0500	420	420	Disinfection	L August Winter & Sons, Inc.	55,000.00	2,750.00	0.00	2,750.00	5%	52,250.00	137.50
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				0%	9,600.00	0.00
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		0.00	1,655.00	19%	6,965.00	82.75
692	23	3100	420		HVAC Ducts and Casings	L Corn States Metal Fabricators	9,790.00				0%	9,790.00	0.00
693	23	3300	420		Air Duct Accessories	M Corn States Metal Fabricators	150.00				0%	150.00	0.00

CONTINUATION SHEET													Application No. 9	PER TO: February 28, 2021
													APPL DATE: February 28, 2021	ENGINEER'S PROJECT NO.: 0.00
1	2	3	4	Build NO	City of Indianola Water Resource Recovery Facility	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED		MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
		Spec	Sec.					PREV APPL	THIS PERIOD					
694	23	3300	420	Air Duct Accessories	L	Corn States Metal Fabricators	100.00					0%	100.00	0.00
695	23	3423	420	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00					0%	7,040.00	0.00
696	23	3423	420	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00					0%	2,250.00	0.00
697	23	3700	420	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00					0%	350.00	0.00
698	23	3700	420	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00					0%	590.00	0.00
699	23	8101	420	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00					0%	3,870.00	0.00
700	23	8101	420	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00					0%	270.00	0.00
701	23	8127	420	Libert AC Units	M	Corn States Metal Fabricators	22,400.00		0.00	20,500.00	20,500.00	92%	1,900.00	1,025.00
702	23	8127	420	Libert AC Units	L	Corn States Metal Fabricators	2,800.00					0%	2,800.00	0.00
703	23	8417	420	Dehumidifiers	M	Corn States Metal Fabricators	4,000.00		0.00	2,999.00	2,999.00	75%	1,001.00	149.95
704	23	8417	420	Dehumidifiers	L	Corn States Metal Fabricators	350.00					0%	350.00	0.00
705	26	0000	420	UV	M	Price Electric	40,000.00	7,200.00	0.00		7,200.00	18%	32,800.00	360.00
706	31	5000	420	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	16,950.00	0.00		16,950.00	75%	5,650.00	847.50
707	43	2136	420	Vertical Turbine Pumps	M	August Winter & Sons	50,000.00					0%	50,000.00	0.00
708	43	2136	420	Vertical Turbine Pumps	L	August Winter & Sons	125,000.00					0%	125,000.00	0.00
709	43	3263	420	Ultraviolet Disinfection Equipment	M	August Winter & Sons	348,000.00					0%	348,000.00	0.00
710	43	3263	420	Ultraviolet Disinfection Equipment	L	August Winter & Sons	80,000.00					0%	80,000.00	0.00
711	46	6124	420	Composite Sampler	M	August Winter & Sons	9,500.00					0%	9,500.00	0.00
712	520	Aerobic Digester										0%	0.00	0.00
713	03	0000	520	520 Aerobic Digester								0%	0.00	0.00
714	03	0000	520	Rebar	M/L	Harris Rebar (Ambassador Steel)	480,515.00	268,515.63	22,400.00		290,915.63	61%	189,599.37	14,545.78
715	03	0000	520	Concrete	M	Norwalk Ready Mix Concrete Inc.	218,299.34	32,744.90	76,404.77		109,149.67	50%	109,149.67	5,457.48
716	03	0000	520	Form & place								0%	0.00	0.00
717	03	0000	520	Walls	L	Williams Brothers Const. Inc.	729,895.05					0%	729,895.05	0.00
718	03	0000	520	Base Slab	L	Williams Brothers Const. Inc.	176,922.90	176,922.90	0.00		176,922.90	100%	0.00	8,846.15
719	03	0000	520	Suspended Slab	L	Williams Brothers Const. Inc.	86,070.60					0%	86,070.60	0.00
720	05	1200	520	520 Aerobic Digester	M	HME, Inc.	25,269.22					0%	25,269.22	0.00
721	05	1200	520	520 Aerobic Digester	L	Williams Brothers Const. Inc.	19,500.00					0%	19,500.00	0.00
722	09	9000	520	Paints and Coatings 520 Aerobic Digesters	M	RP Coatings	200.00					0%	200.00	0.00
723	09	9000	520	Paints and Coatings	L	RP Coatings	1,000.00					0%	1,000.00	0.00
724	31	5000	520	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	11,300.00	0.00		11,300.00	25%	33,900.00	565.00
725	31	6613	520	Aerobic Digester	M/L	Helitech	103,250.00	103,250.00	0.00		103,250.00	100%	0.00	5,162.50
726	46	4123	520	Submersible Mixing Equipment-520 Aerobic Digesters	M	August Winter & Sons	90,000.00					0%	90,000.00	0.00
727	46	4123	520	Submersible Mixing Equipment	L	August Winter & Sons	27,500.00					0%	27,500.00	0.00
728	46	5133	520	Flexible Membrane Diffused Aeration Equipment	M	August Winter & Sons	150,000.00	4,500.00	0.00		4,500.00	3%	145,500.00	225.00
729	46	5133	520	Flexible Membrane Diffused Aeration Equipment	L	August Winter & Sons	75,000.00	6,000.00	0.00		6,000.00	8%	69,000.00	300.00
730	550	Solids Processing Bldg										0%	0.00	0.00
731	03	0000	550	550 Solids Processing Bldg								0%	0.00	0.00
732	03	0000	550	Rebar	M/L	Harris Rebar (Ambassador Steel)	103,085.00					0%	103,085.00	0.00
733	03	0000	550	Concrete	M	Norwalk Ready Mix Concrete Inc.	62,738.55					0%	62,738.55	0.00
734	03	0000	550	Form & place								0%	0.00	0.00
735	03	0000	550	Footings	L	Williams Brothers Const. Inc.	29,324.03					0%	29,324.03	0.00
736	03	0000	550	Walls	L	Williams Brothers Const. Inc.	99,273.60					0%	99,273.60	0.00
737	03	0000	550	SOG	L	Williams Brothers Const. Inc.	48,090.38					0%	48,090.38	0.00
738	03	0000	550	Suspended Slab	L	Williams Brothers Const. Inc.	191,216.03					0%	191,216.03	0.00
739	03	0000	550	Columns	L	Williams Brothers Const. Inc.	28,033.43					0%	28,033.43	0.00
740	03	0000	550	Mechanical Curbs	L	Williams Brothers Const. Inc.	373.95					0%	373.95	0.00
741	03	1000	550	550 Solids Process	M	Molin Concrete Products	33,698.00					0%	33,698.00	0.00
742	03	1000	550	550 Solids Process	L	Williams Brothers Const. Inc.	10,504.00					0%	10,504.00	0.00
743	04	2000	550	550 Solids Process Brick	M	Seedorff Masonry, Inc.	31,959.00					0%	31,959.00	0.00
744	04	2000	550	550 Solids Process CMU	M	Seedorff Masonry, Inc.	17,861.00		0.00	2,322.00	2,322.00	13%	15,539.00	116.10
745	04	2000	550	550 Solids Process Insulation	M	Seedorff Masonry, Inc.	10,991.00					0%	10,991.00	0.00
746	04	2000	550	550 Solids Process Brick	L	Seedorff Masonry, Inc.	67,308.00					0%	67,308.00	0.00

CONTINUATION SHEET												
1								Application No. 9	PER. TO: February 28, 2021			
2								APPL. DATE: February 28, 2021	ENGINEER'S PROJECT NO. 0.00			
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
747	04	2000	550	550 Solids Process Insulation	L	Seedorff Masonry, Inc.	4,784.00			0%	4,784.00	0.00
748	04	2000	550	550 Solids Process CMU	L	Seedorff Masonry, Inc.	66,418.00			0%	66,418.00	0.00
749	05	1200	550	550 Solids Processing	M	HME, Inc.	60,231.44	0.00	48,905.72	81%	11,325.72	2,445.29
750	05	1200	550	550 Solids Processing	L	Williams Brothers Const. Inc.	42,900.00			0%	42,900.00	0.00
751	06	1000	550	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42			0%	8,858.42	0.00
752	07	1713	550	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81			0%	9,113.81	0.00
753	07	1713	550	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00			0%	6,370.00	0.00
754	07	5400	550	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	24,584.52			0%	24,584.52	0.00
755	07	5400	550	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	22,068.73			0%	22,068.73	0.00
756	07	6200	550	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	489.73			0%	489.73	0.00
757	07	6200	550	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	4,535.16			0%	4,535.16	0.00
758	08	1116	550	Aluminum Doors and Frames	M	Commercial Construction Prodi	26,700.00			0%	26,700.00	0.00
759	08	1116	550	Aluminum Doors and Frames	L	Commercial Construction Prodi	3,700.00			0%	3,700.00	0.00
760	08	3323	550	Overhead Coilings Doors	M	WD Door	19,751.50			0%	19,751.50	0.00
761	08	3323	550	Overhead Coilings Doors	L	WD Door	2,784.87			0%	2,784.87	0.00
762	08	4313	550	Aluminum Framed Storefronts	M	Commercial Construction Prodi	Includ above			0%	0.00	0.00
763	08	4313	550	Aluminum Framed Storefronts	L	Commercial Construction Prodi	Includ above			0%	0.00	0.00
764	08	7100	550	Door Hardware	M	Commercial Construction Prodi	Includ above			0%	0.00	0.00
765	08	7100	550	Door Hardware	L	Commercial Construction Prodi	Includ above			0%	0.00	0.00
766	09	9000	550	Paints and Coatings 550 Solids Processing	M	RP Coatings	8,000.00			0%	8,000.00	0.00
767	09	9000	550	Paints and Coatings	L	RP Coatings	40,000.00			0%	40,000.00	0.00
768	22	0500	550	550 Solids Processing	M	August Winter & Sons, Inc.	35,000.00			0%	35,000.00	0.00
769	22	0500	550	550 Solids Processing	L	August Winter & Sons, Inc.	65,000.00			0%	65,000.00	0.00
770	23	0593	550	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00			0%	1,008.00	0.00
771	23	0713	550	Duct Insulation	M	Corn States Metal Fabricators	1,960.00			0%	1,960.00	0.00
772	23	0713	550	Duct Insulation	L	Corn States Metal Fabricators	3,640.00			0%	3,640.00	0.00
773	23	0719	550	HVAC Piping Insulation	M	Corn States Metal Fabricators	210.00			0%	210.00	0.00
774	23	0719	550	HVAC Piping Insulation	L	Corn States Metal Fabricators	350.00			0%	350.00	0.00
775	23	1123	550	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,200.00			0%	1,200.00	0.00
776	23	1123	550	HVAC Sequence of Operation	M	Corn States Metal Fabricators	10,000.00			0%	10,000.00	0.00
777	23	1123	550	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	5,300.00			0%	5,300.00	0.00
778	23	1123	550	HVAC Sequence of Operation	L	Corn States Metal Fabricators	26,000.00			0%	26,000.00	0.00
779	23	2300	550	Refrigerant Piping	M	Corn States Metal Fabricators	500.00			0%	500.00	0.00
780	23	2300	550	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00			0%	3,100.00	0.00
781	23	3100	550	HVAC Ducts and Casings	M	Corn States Metal Fabricators	51,720.00	0.00	5,608.72	11%	46,111.28	280.44
782	23	3100	550	HVAC Ducts and Casings	L	Corn States Metal Fabricators	58,760.00			0%	58,760.00	0.00
783	23	3300	550	Air Duct Accessories	M	Corn States Metal Fabricators	900.00			0%	900.00	0.00
784	23	3300	550	Air Duct Accessories	L	Corn States Metal Fabricators	600.00			0%	600.00	0.00
785	23	3423	550	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,030.00			0%	7,030.00	0.00
786	23	3423	550	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00			0%	2,250.00	0.00
787	23	3700	550	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	1,390.00			0%	1,390.00	0.00
788	23	3700	550	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	2,370.00			0%	2,370.00	0.00
789	23	7433	550	Packaged MAU	M	Corn States Metal Fabricators	25,600.00			0%	25,600.00	0.00
790	23	7433	550	Packaged MAU	L	Corn States Metal Fabricators	1,500.00			0%	1,500.00	0.00
791	23	8127	550	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	20,500.00	92%	1,900.00	1,025.00
792	23	8127	550	Libert AC Units	L	Corn States Metal Fabricators	2,800.00			0%	2,800.00	0.00
793	26	0000	550	Solids Processing/Digestion	M	Price Electric	100,000.00			0%	100,000.00	0.00
794	31	5000	550	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	11,300.00	0.00	25%	33,900.00	565.00
795	43	1123	550	Rotary Positive Displacement Aeration Blower	M	August Winter & Sons	250,000.00			0%	250,000.00	0.00
796	43	1123	550	Rotary Positive Displacement Aeration Blower	L	August Winter & Sons	117,000.00			0%	117,000.00	0.00
797	43	2116	550	Double Disc Pumping Equipment	M	August Winter & Sons	959,000.00			0%	959,000.00	0.00
798	43	2116	550	Double Disc Pumping Equipment	L	August Winter & Sons	252,000.00			0%	252,000.00	0.00
799	46	3390	550	Polymer Feed System	M	August Winter & Sons	57,000.00			0%	57,000.00	0.00

1	CONTINUATION SHEET					Application No. 9		PER. TO: February 28, 2021						
2						APPL. DATE: February 28, 2021		ENGINEER'S PROJECT NO.: 0.00						
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
800	46	3390	550	Polymer Feed System	L	August Winter & Sons	55,000.00			0%	55,000.00	0.00		
801	46	7133	550	Rotary Drum Sludge Thickening System	M	August Winter & Sons	410,000.00			0%	410,000.00	0.00		
802	46	7133	550	Rotary Drum Sludge Thickening System	L	August Winter & Sons	250,000.00			0%	250,000.00	0.00		
803	570	Biosolids Storage										0.00		
804	03	0000	570	570 Biosolids Storage						0%	0.00	0.00		
805	03	0000	570	Rebar	M/L	Harris Rebar (Ambassador Steel)	95,900.00	4,000.00	0.00	36,498.56	40,498.56	42%	55,401.44	2,024.93
806	03	0000	570	Concrete	M	Norwalk Ready Mix Concrete Inc.	85,959.16	8,595.92	0.00		8,595.92	10%	77,363.24	429.80
807	03	0000	570	Form & place						0%	0.00	0.00		
808	03	0000	570	Footings/Piers	L	Williams Brothers Const. Inc.	3,437.78			0%	3,437.78	0.00		
809	03	0000	570	Walls	L	Williams Brothers Const. Inc.	103,142.03			0%	103,142.03	0.00		
810	03	0000	570	Grade Beams	L	Williams Brothers Const. Inc.	104,188.95	104,188.95	0.00		104,188.95	100%	0.00	5,209.45
811	03	0000	570	Base Slabs	L	Williams Brothers Const. Inc.	37,083.83			0%	37,083.83	0.00		
812	03	0000	570	SOG	L	Williams Brothers Const. Inc.	131,859.90			0%	131,859.90	0.00		
813	03	0000	570	SOG Stairs	L	Williams Brothers Const. Inc.	5,799.60			0%	5,799.60	0.00		
814	03	0000	570	Suspended Slab	L	Williams Brothers Const. Inc.	108,114.75			0%	108,114.75	0.00		
815	03	0000	570	Houskeeping Pas	L	Williams Brothers Const. Inc.	9,162.45			0%	9,162.45	0.00		
816	03	0000	570	Mechanical Curbs	L	Williams Brothers Const. Inc.	1,902.15			0%	1,902.15	0.00		
817	03	1000	570	570 Biosolids Bldg	M	Molin Concrete Products	1,579.00			0%	1,579.00	0.00		
818	03	1000	570	570 Biosolids Bldg	L	Williams Brothers Const. Inc.	10,504.00			0%	10,504.00	0.00		
819	04	2000	570	570 Biosolids Insulation	M	Seedorff Masonry, Inc.	1,774.00			0%	1,774.00	0.00		
820	04	2000	570	570 Biosolids Brick	M	Seedorff Masonry, Inc.	5,349.00			0%	5,349.00	0.00		
821	04	2000	570	570 Biosolids CMU	M	Seedorff Masonry, Inc.	2,743.00	0.00	357.00	357.00	13%	2,386.00	17.85	
822	04	2000	570	570 Biosolids Insulation	L	Seedorff Masonry, Inc.	784.00			0%	784.00	0.00		
823	04	2000	570	570 Biosolids Brick	L	Seedorff Masonry, Inc.	10,746.00			0%	10,746.00	0.00		
824	04	2000	570	570 Biosolids CMU	L	Seedorff Masonry, Inc.	11,553.00			0%	11,553.00	0.00		
825	05	1200	570	570 Biosolids Storage	M	HME, Inc.	12,121.64	0.00	9,697.31	9,697.31	80%	2,424.33	484.87	
826	05	1200	570	570 Biosolids Storage	L	Williams Brothers Const. Inc.	33,800.00			0%	33,800.00	0.00		
827	06	1000	570	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42			0%	8,858.42	0.00		
828	07	1353	570	Elastomeric Deck Coverings	M	RP Coatings	4,000.00			0%	4,000.00	0.00		
829	07	1353	570	Elastomeric Deck Coverings	L	RP Coatings	8,000.00			0%	8,000.00	0.00		
830	07	1713	570	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00			0%	7,800.00	0.00		
831	07	1713	570	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00			0%	5,850.00	0.00		
832	07	5400	570	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetmetal	977.35			0%	977.35	0.00		
833	07	5400	570	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetmetal	876.16			0%	876.16	0.00		
834	07	6200	570	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetmetal	301.34			0%	301.34	0.00		
835	07	6200	570	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetmetal	180.08			0%	180.08	0.00		
836	08	1116	570	Aluminum Doors and Frames	M	Commercial Construction Products	9,000.00			0%	9,000.00	0.00		
837	08	1116	570	Aluminum Doors and Frames	L	Commercial Construction Products	1,800.00			0%	1,800.00	0.00		
838	08	3100	570	Access Doors and Panels	M	Nystrom	1,676.00	0.00	1,676.00	1,676.00	100%	0.00	83.80	
839	08	3100	570	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29			0%	490.29	0.00		
840	08	4313	570	Aluminum Framed Storefronts	M	Commercial Construction Products	Includ above			0%	0.00	0.00		
841	08	4313	570	Aluminum Framed Storefronts	L	Commercial Construction Products	Includ above			0%	0.00	0.00		
842	08	7100	570	Door Hardware	M	Commercial Construction Products	Includ above			0%	0.00	0.00		
843	08	7100	570	Door Hardware	L	Commercial Construction Products	Includ above			0%	0.00	0.00		
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M	RP Coatings	800.00			0%	800.00	0.00		
845	09	9000	570	Paints and Coatings	L	RP Coatings	2,000.00			0%	2,000.00	0.00		
846	23	0593	570	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	756.00			0%	756.00	0.00		
847	23	1123	570	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00			0%	5,000.00	0.00		
848	23	1123	570	HVAC Sequence of Operation	L	Corn States Metal Fabricators	13,000.00			0%	13,000.00	0.00		
849	23	3100	570	HVAC Ducts and Casings	M	Corn States Metal Fabricators	10,770.00	0.00	8,560.00	8,560.00	79%	2,210.00	428.00	
850	23	3100	570	HVAC Ducts and Casings	L	Corn States Metal Fabricators	12,240.00			0%	12,240.00	0.00		
851	23	3300	570	Air Duct Accessories	M	Corn States Metal Fabricators	190.00			0%	190.00	0.00		
852	23	3300	570	Air Duct Accessories	L	Corn States Metal Fabricators	130.00			0%	130.00	0.00		

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1		CONTINUATION SHEET				Application No. 9		PER. TO: February 28, 2021				
2						APPL. DATE: February 28, 2021		ENGINEER'S PROJECT NO.:		0.00		
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPLE	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
867	CHANGE ORDERS								(0.00)			
868	1		PCO 002		714.00					0%	714.00	0.00
869			PCO 003		5,932.00					0%	5,932.00	0.00
870			PCO 004		1,766.00					0%	1,766.00	0.00
871			PCO 007A		(35,381.00)					0%	(35,381.00)	0.00
872			PCO 010A		6,701.00					0%	6,701.00	0.00
873			PCO 011A		22,636.00	22,636.00	0.00		22,636.00	100%	0.00	1,131.80
874	2		PCO 014		(26,011.00)	(5,202.20)	0.00		(5,202.20)	20%	(20,808.80)	(260.11)
875			PCO 001C		11,444.00					0%	11,444.00	0.00
876			PCO 008		323.00					0%	323.00	0.00
877			PCO 009		11,450.00	6,907.12	0.00		6,907.12	60%	4,542.88	345.36
878			PCO 017		(3,174.00)					0%	(3,174.00)	0.00
879			PCO 018A		6,442.00					0%	6,442.00	0.00
880												0.00
881							0.00			0%	0.00	0.00
882										0%	0.00	0.00
883												
884				TOTAL CHANGE ORDERS	2,842.00	24,340.92	0.00	0.00	24,340.92		(21,498.92)	1,217.05
885												
886				TOTAL REVISED CONTRACT AM	45,602,157.90	10,398,981.04	1,913,382.02	3,304,875.05	15,617,238.10	34%	29,984,919.80	790,861.91

CONTINUATION SHEET										Application No.	9	PER TO:	February 28, 2021
										APPL. DATE:	February 28, 2021	ENGINEER'S PROJECT NO.:	0.00
3	Spec	Build	City of Indianola		SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
887					Summary by subcontract								
888					Vender Name								
889	2359530'	AUGU03			Plumbing, Mechanical & Equip	August Winter & Sons Inc.	11,821,269.00	137,950.00	1,415,490.00	1,122,819.00	23%	9,145,010.00	133,812.95
890	2333530'	COMM15			Metal Doors/Frames/Hardware	Commercial Construction	199,187.74	0.00	0.00	0.00	0%	199,187.74	0.00
891	2324530'	CORN01			HVAC	Corn States Metal Fabricators	1,411,950.00	0.00	0.00	246,871.13	17%	1,165,078.87	12,343.56
892	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
893	2332530'	EPCO01			Plastic Toilet Compartments	EPCO Ltd., Inc.	2,780.00	0.00	0.00	0.00	0%	2,780.00	0.00
894	2378530'	FORS01			Thermoplastic Membrane Roof	For Sure Roofing & Sheetmet	169,961.00	0.00	0.00	0.00	0%	169,961.00	0.00
895	2336530'	GREAO6			Bolted Steel WW Tanks	Great Plains Structures LLC	799,200.00	0.00	0.00	515,295.00	64%	283,905.00	25,764.75
896	2323530'	HARR07			Concrete Reinforcing Work	Harris Rebar/Ambassador Ste	1,790,000.00	755,957.29	68,665.75	282,398.33	62%	682,978.63	55,351.07
897	2353530'	HEAR10			Acoustical Ceiling Tile Work	Heartland Finishes Inc.	4,675.00	0.00	0.00	0.00	0%	4,675.00	0.00
898	2320530'	HEL101			Rammed Agg Piers/Pile Load Test	Helitech	833,300.00	833,300.00	0.00	0.00	100%	0.00	41,665.00
899	2371530'	HME01			Structural Steel Framing	HME Inc.	483,579.00	11,900.00	0.00	348,500.00	75%	123,179.00	18,020.00
900	2338530'	INNO05			Lab Furniture/Countertops	Innovative Laboratory System	38,100.00	0.00	0.00	0.00	0%	38,100.00	0.00
901	2356530'	IOWA11			Excavation and Site Grading	Iowa Earth Works	1,412,821.50	833,192.50	0.00	0.00	59%	579,629.00	41,659.63
902	2361530'	J&KC01			Site Utilities/Ext Mechanical	J & K Contracting LLC	3,575,690.00	1,403,611.36	0.00	610,287.09	56%	1,561,791.55	100,694.92
903	2327530'	JIMS03			Tiling & Resilient Flooring	Jim's Carpet One	12,000.00	0.00	0.00	0.00	0%	12,000.00	0.00
904	2331530'	JOH14			Fire Protection Specialties	Johnson Specialty Sales, Ltd.	1,525.00	0.00	0.00	0.00	0%	1,525.00	0.00
905	2325530'	MIDW59			Fire Suppression Work	Midwest Automatic Fire	51,450.00	0.00	0.00	0.00	0%	51,450.00	0.00
906	2372530'	MOLI01			Structural Precast Hollow Core	Molin Concrete Products	205,460.00	0.00	3,321.00	0.00	2%	202,139.00	166.05
907	2346530'	NORW02			Ready Mix Concrete	Norwalk Ready-Mix Concrete	1,792,116.61	351,628.83	217,193.85	0.00	32%	1,223,293.93	28,441.13
908	2322530'	NYS01			Access Doors	Nystrom, Inc.	4,533.00	0.00	0.00	4,108.00	91%	425.00	205.40
909	2330530'	OSDI01			Metal Lockers	OSDI	4,707.00	0.00	0.00	0.00	0%	4,707.00	0.00
910	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
911	2329530'	PREM05			Window Shades	Premier Edge LLC	1,788.00	0.00	0.00	0.00	0%	1,788.00	0.00
912	2354530'	PRIC02			Electronic Safety and Security	Price Electric	5,047,246.44	656,445.60	27,015.20	0.00	14%	4,363,785.64	34,173.04
913	2369530'	RIVE09			Metal Bldg Systems Erection	Riverview Construction Com	327,899.00	0.00	0.00	148,368.00	45%	179,531.00	7,418.40
914	2326530'	RPCO01			Deck/Wall Coverings/Paint/Flor	RP Coatings, Inc.	470,000.00	0.00	0.00	0.00	0%	470,000.00	0.00
915	2376530'	SEED02			Masonry Work	Seedorff Masonry, Inc.	1,136,783.00	21,084.00	3,161.00	26,228.50	4%	1,086,309.50	2,523.68
916	2321530'	SOIL02			Landscape work	Soil Tek	220,000.00	48,076.00	300.00	0.00	22%	171,624.00	2,418.80
917	2328530'	WAIT01			Bridge Crane/Hoist/Monorail	Waite Equipment Company	50,500.00	0.00	0.00	0.00	0%	50,500.00	0.00
918	2335530'	WDD01			Overhead Coiling/Sect Doors	WD Door	100,900.00	0.00	0.00	0.00	0%	100,900.00	0.00
919					Williams Brothers Const. Inc.		13,556,131.61	5,345,835.46	178,235.22	0.00	41%	8,032,060.93	276,203.53
920					TOTALS		45,602,157.90	10,398,981.04	1,913,382.02	3,304,875.05	34%	29,984,919.80	780,861.91

PARTIAL WAIVER OF LIEN

Application No. 9

STATE OF ILLINOIS}
 } ss.
PEORIA COUNTY }

February 28, 2021**TO ALL WHOM IT MAY CONCERN:**

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

Indianola Water Resource Recovery Facility

Situated on Lot:

10939 Grimes St.
Indianola IA 50125

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

NOW, THEREFORE, KNOW YE That the undersigned, for and in consideration of One Million, Eight
Hundred Seventy Two Thousand, Five Hundred Sixty One and 42/100 \$1,872,561.42 Dollars,
and other good and valuable considerations, the receipt whereof is hereby acknowledged, do we hereby
waive and release any and all lien or claim or right of lien on said above described building and premises
under the Statutes of the State of Iowa relating to Mechanic's Liens, on account of labor or materials, or
both, furnished by the undersigned to or on account of the said City of Indianola
for said building or premises up to and including the day of February 28, 2021

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

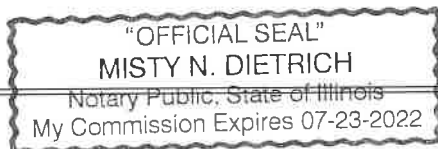
WILLIAMS BROTHERS CONSTRUCTION INC. (SEAL)

Subscribed and sworn to before me this February 28, 2021

Notary Public : Misty N. Dietrich

By: Jacqueline Smith (SEAL)

Jacqueline Smith, Treasurer



Harri S

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION
PROJECT: PO 20954205
Indianola Water Resource Recover Facility
Grimes Street
Indianola IA 50125

Page 2 of 2 Pages

APPLICATION NUMBER: 009
APPLICATION DATE: 02/19/21
PERIOD TO: 02/18/21
ARCHITECT'S PROJECT NO: 2323-530

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
	UNIT PRICE								
1	Electrical Service Bldg.	8,400.00						8,400.00	
2	Admin. Vehicle Storage	34,855.00	21,855.00	8,224.72		30,079.72	✓ 86%	4,775.28	1,503.99
3	Headworks	119,015.00	67,293.76	29,790.33	89,084.09	97,084.09	✓ 82%	21,930.91	4,854.20
4	Grit Building	74,040.00	73,640.67	21,790.53		73,640.67	✓ 99%	399.33	3,682.03
5	Equalization Tank	90,735.00	55,100.00	21,984.02	0	77,084.02	✓ 85%	13,650.98	3,854.20
6	Peak Flow Treatment Str.	39,475.00	32,575.41	3,803.52		36,378.93	✓ 92%	3,096.07	1,818.95
7	Oxidation Ditches	464,630.00	375,284.68	40,124.18	0	415,408.86	✓ 89%	49,221.14	20,770.44
8	Secondary Treatment Bldg.	49,265.00						49,265.00	
9	Secondary Clairifiers	178,010.00	106,397.32			106,397.32	✓ 60%	71,612.68	5,319.87
10	BioSolids Storage Tank	62,765.00	40,498.56	5,429.43	0	45,927.99	✓ 73%	16,837.01	2,296.40
11	BioSolids Storage Bldg	33,135.00						33,135.00	
12	Solids Processing Bldg	103,085.00						103,085.00	
13	Aerobic Digesters Structure	480,515.00	268,515.63	22,400.00		290,915.63	✓ 61%	189,599.37	14,545.78
14	Disinfection Bldg	22,050.00	13,345.00	4,521.49		17,866.49	✓ 81%	4,183.51	893.32
15	Sitework	30,025.00						30,025.00	
16	Change orders:								
17	CO#1 - Deduct per CPR 002 (AMB CO#7) Secondary Clarifiers	(33,445.00)						(33,445.00)	
18	CO#2 - Add Field Order 008 Grit Building (AMB CO#4)	1,745.00	1,385.00			1,385.00	79%	360.00	69.25
19	CO#2 - Equalization Tank Revisions (AMB CO#10)	6,090.00						6,090.00	
20									
21									
22									
23									
24									
	SUBTOTALS PAGE 2	1,764,390.00	1,055,891.03	136,277.69		1,192,168.72	68%	572,221.28	59,608.45





Midland Concrete Products, LLC
Accounts Receivable
PO Box 1367
Cedar Rapids, IA 52406-1367

Phone: 319-362-7872

INVOICE

Invoice No.: MCP0279117
Date: 26-Jan-2021
Due Date: 28-Feb-2021
Customer ID: 103262
Employee: Sankot, Richard

BILL TO:	SHIP TO:
Seedorff Masonry Inc PO Box 38 Strawberry Point IA 52076	Indianola Water Resource Recovery Facility Seedorff Masonry Inc 10939 Grimes St. must come in from Route 63 west of jobsite Indianola IA 50125

CUSTOMER REF. NUMBER	TERMS	CONTACT
Indianola Water Resource Facility	Due End Of Next Month	RSankot@Midland-CP.com
SO TYPE	SO NUMBER	SHIPMENT NUMBER
SO	MCP039462	KMI136210
ITEM	QTY	UOM
UNIT PRICE	TAX	EXT. PRICE

1	10080000000: 8X8X16C PLAIN	750.00	EA	1.5300	TX	1,147.50
2	10088000000: 8X8X8C SASH & CORNER	300.00	EA	1.3900	TX	417.00
3	10080026000: 8X8X16C KNOCK OUT BB	375.00	EA	2.1000	TX	787.50
4	PALLET: Pallet Deposit	17.00	EA	20.0000	EX	340.00



						Sales Total:	2,692.00
						Tax Total: IA NT	0.00
						Total:	2,692.00
						Paid:	0.00
						Balance:	2,692.00
Order Total							
Paid Amount							
Total Balance							

2/20



Midland Concrete Products, LLC
Accounts Receivable
PO Box 1367
Cedar Rapids, IA 52406-1367

Phone: 319-362-7872

INVOICE

Invoice No.: **MCP0279150**
Date: 28-Jan-2021
Due Date: 28-Feb-2021
Customer ID: 103262
Employee: Sankot, Richard

BILL TO:	SHIP TO:
Seedorff Masonry Inc PO Box 38 Strawberry Point IA 52076	Indianola Water Resource Recovery Facility Seedorff Masonry Inc 10939 Grimes St. must come in from Route 63 west of jobsite Indianola IA 50125

CUSTOMER REF. NUMBER		TERMS	CONTACT			
Indianola Water Resource Facility		Due End Of Next Month	RSankot@Midland-CP.com			
SO TYPE	SO NUMBER	SHIPMENT NUMBER		CUSTOMER P.O. NO.		
SO	MCP039462	MCP067289		Indianola Water Resource Facility		
ITEM	QTY.		UOM	UNIT PRICE	TAX	EXT. PRICE

1	10080000000: 8X8X16C PLAIN	1,050.00	EA	1.5300	TX	1,606.50
2	PALLET: Pallet Deposit	14.00	EA	20.0000	EX	280.00

FEB - 3 2021

Payment Details						Sales Total:	1,886.50
Customer Signature _____						Tax Total: IA NT	0.00
Payment Date						Total:	1,886.50
Payment Ref						Paid:	0.00
Payment Nbr						Balance:	1,886.50
Payment Method							
Account/Card							
Payment Amount							
Order Total							
Paid Amount							
Total Balance							

2/20



SPEC BLENDED CONSTRUCTION PRODUCTS
2025 Centre Pointe Blvd., Suite 300
Mendota Heights, MN 55120-1221

INVOICE

Customer Number	Invoice Number	Billing Date	Due Date
181003	967310	01/06/2021	02/05/2021
Amount Due		\$1,323.00	
Amount Paid			

1 2 SP 0.650 ** E0001 I003 D7076070738 S2 P7968514 0003:0007



SEEDORFF MASONRY / STRAWBERRY POINT
PO BOX 38
STRAWBERRY POINT IA 52076-0038

Remit To:
TCC Materials
P.O. Box 88478
Milwaukee WI 53288-0478
(651) 688-9116

Please return top portion with your payment. Make checks payable to: TCC Materials

Invoice	967310
Amount Due	\$1,323.00
Billing Date	01/06/2021
Due Date	02/05/2021

Order		Terms		Project		Delivered To		PO Number	
788892		NET 30 DAYS		0939-Seedorff/Indianola Water Resource Fac.		10939 Grimes Street Indianola, IA			
Ship Date	Plant	Ticket	Item	Description	Quantity	UM	Price	Ext Price	
01/08/2021	107	0000788892	100624	FREIGHT (NO TAX)	7.00	Each	\$25.00	\$175.00	
			109830	3000# COARSE GROUT	7.00	BAG	\$120.00	\$840.00	
			SILO FEE	SILO FEE	7.00	Each	\$2.00	\$14.00	
			SILODELV	SILO DELIVERY	1.00	Each	\$0.00	\$0.00	
			100737	BULK BAG DEPOSIT	7.00	Each	\$21.00	\$147.00	
			101084	CHARGEABLE PALLET SHIPPED	7.00	Each	\$21.00	\$147.00	

RECEIVED

JAN 15 2021

Subtotal:	\$1,323.00
Tax:	\$0.00
Total:	\$1,323.00

2/20



SPEC BLENDED CONSTRUCTION PRODUCTS
2025 Centre Pointe Blvd., Suite 300
Mendota Heights, MN 55120-1221

20003

INVOICE

Customer Number	Invoice Number	Billing Date	Due Date
181003	969311	01/29/2021	02/28/2021
Amount Due		\$1,713.00	
Amount Paid			

1 2 SP 0.710 ** E0001 I008 D7158574328 S2 P8014182 0008:0010



SEEDORFF MASONRY / STRAWBERRY POINT
PO BOX 38
STRAWBERRY POINT IA 52076-0038

Remit To:
TCC Materials
P.O. Box 88478
Milwaukee WI 53288-0478
(651) 688-9116

Please return top portion with your payment. Make checks payable to: TCC Materials

Invoice	969311
Amount Due	\$1,713.00
Billing Date	01/29/2021
Due Date	02/28/2021

Order		Terms		Project		Delivered To		PO Number	
790723		NET 30 DAYS		0939-Seedorff/Indianola Water Resource Fac.		10939 Grimes Street Indianola, IA			
Ship Date	Plant	Ticket	Item	Description	Quantity	UM	Price	Ext Price	
01/29/2021	107	0000790723	100624	FREIGHT (NO TAX)	9.00	Each	\$25.00	\$225.00	
			108094	3000# SM MORTAR S	3.00	BAG	\$124.00	\$372.00	
			109830	3000# COARSE GROUT	6.00	BAG	\$120.00	\$720.00	
			SILO FEE	SILO FEE	9.00	Each	\$2.00	\$18.00	
			100737	BULK BAG DEPOSIT	9.00	Each	\$21.00	\$189.00	
			101084	CHARGEABLE PALLET SHIPPED	9.00	Each	\$21.00	\$189.00	

FEB - 9 2021

Subtotal:	\$1,713.00
Tax:	\$0.00
Total:	\$1,713.00

2/20



SPEC BLENDED CONSTRUCTION PRODUCTS
2025 Centre Pointe Blvd., Suite 300
Mendota Heights, MN 55120-1221

20003

INVOICE

Customer Number	Invoice Number	Billing Date	Due Date
181003	969365	02/01/2021	03/03/2021
Amount Due		\$3,048.00	
Amount Paid			

3 2 SP 0.710 E0003 I0015 D7215781048 S2 P8040028 0002:0006



SEEDORFF MASONRY / STRAWBERRY POINT
PO BOX 38
STRAWBERRY POINT IA 52076-0038

Remit To:

TCC Materials
P.O. Box 88478
Milwaukee WI 53288-0478
(651) 688-9116

Please return top portion with your payment. Make checks payable to: TCC Materials

Invoice	969365
Amount Due	\$3,048.00
Billing Date	02/01/2021
Due Date	03/03/2021

Order		Terms		Project		Delivered To		PO Number	
790722		NET 30 DAYS		0939-Seedorff/Indianola Water Resource Fac.		10939 Grimes Street Indianola, IA			
Ship Date	Plant	Ticket	Item	Description	Quantity	UM	Price	Ext Price	
02/01/2021	107	0000790722	100624	FREIGHT (NO TAX)	16.00	Each	\$25.00	\$400.00	
			108094	3000# SM MORTAR S	6.00	BAG	\$124.00	\$744.00	
			109830	3000# COARSE GROUT	10.00	BAG	\$120.00	\$1,200.00	
			SILO FEE	SILO FEE	16.00	Each	\$2.00	\$32.00	
			SILODELV	SILO DELIVERY	1.00	Each	\$0.00	\$0.00	
			100737	BULK BAG DEPOSIT	16.00	Each	\$21.00	\$336.00	
			101084	CHARGEABLE PALLET SHIPPED	16.00	Each	\$21.00	\$336.00	

RECEIVED
FEB 16 2021

Subtotal:	\$3,048.00
Tax:	\$0.00
Total:	\$3,048.00

3/20



Phoenix Metals Company
KANSAS CITY, KS
913-321-5200
FEI#58-1455083
REMIT TO: P. O. BOX 932589
ATLANTA, GA 31193

Invoice

No:	7141193
Date:	01/18/21
Due On:	02/17/21
Shipped:	01/18/21

Sold To

CORN STATES METAL FABRICATORS
P.O. BOX 65635
WEST DES MOINES, IA 50265

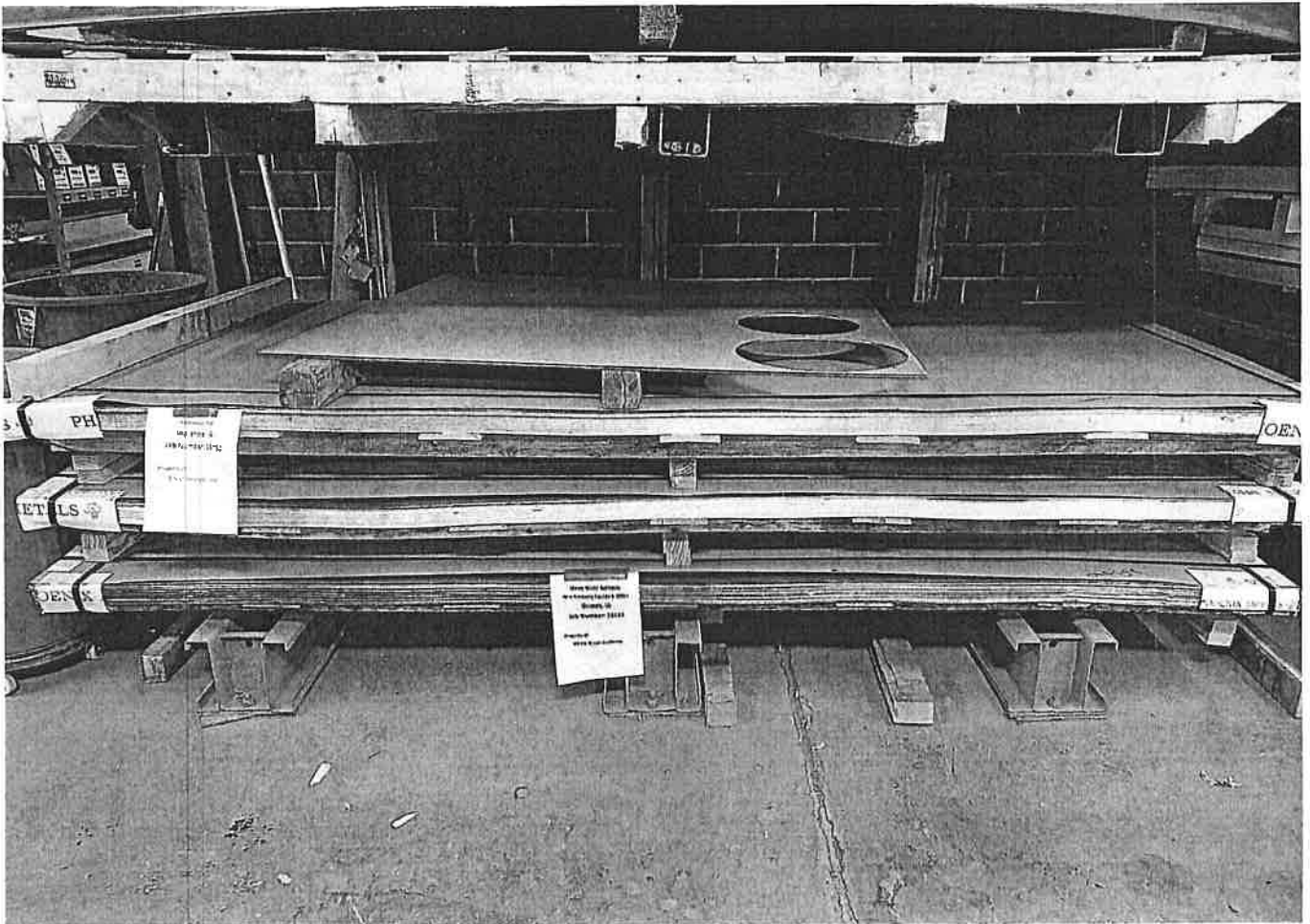
Shipped To

CORN STATES METAL FABRICATORS
1323 MAPLE STREET
WEST DES MOINES, IA 50265

Customer	Terr	Customer PO	Terms	Carrier	FOB	Salesman
CORNST	2	7135-15790	1/2% 10 NET 30	OUR TRUCK	DELIVERED	TREY HAMILTON
Qty	UM	Description	Units	Per	Price	Amount
95 PCS		5052-H32 ALUMINUM SHEET(.0320 X 60 X 120) DOMESTIC	2123.25 LBS		2.75	5,838.94
15 PCS		5052-H32 ALUMINUM SHEETS(.0900 X 60 X 120) DOMESTIC	942.75 LBS		2.27	2,140.04
80 PCS		T304 2B STAINLESS STEEL SHEET(24GA X 60 X 120) ALL 80 PCS ON ONE SKID DOMESTIC	4032.00 LBS		1.96	7,902.72
4 PCS		T304 2B STAINLESS STEEL SHEETS(16GA X 60 X 120) DOMESTIC	504.00 LBS		1.67	841.68
30 PCS		GALVANIZED SHEET(16GA X 60 X 120) MUST BE 30 PCS ON 1 SKID DOMESTIC	3984.00 CWT		73.30	2,920.27
110 PCS		GALVANIZED SHEET(26GA X 60 X 120) ALL 110 PCS MUST BE 1 SKID DOMESTIC	4983.00 CWT		78.80	3,926.60
86 PCS		GALVANIZED SHEETS(24GA X 60 X 120) FUEL SURCHARGE	4970.80 CWT		79.55	3,954.27
						53.61
MUST SHIP ORDER COMPLETE						
RECEIVED JAN 19 2021 CORN STATES METAL						
Date Rec. <u>1/19/21</u>						
P.O. No. <u>15790</u>						
RDG <u>#2</u>						

NO DISCOUNT ALLOWED ON TAX, FREIGHT, OR LABOR. RETAINAGE NOT PERMITTED. WE RESERVE
RIGHT TO ADD 11/2% PER MONTH (18% PER ANNUM), \$1.00 MINIMUM SERVICE
CHARGE IF NOT PAID WITHIN 30 DAYS OF INVOICE DATE. NO STATEMENT WILL BE RENDERED.
RETURN COPY OF INVOICE WITH PAYMENT, OR SHOW INVOICE NUMBER ON YOUR CHECK

SubTotal	27,578.13
Freight Charges	
Misc Charges	
Cutting/Labor	
Sales Tax	76
TOTAL DUE	27,578.13



Corn Stakes



0560
Behlen Mfg. Co.
INVOICE

Riverview

Page : 1
Date: 2/3/21
Branch: COL
Order: 899455 001 SB
Invoice: 899455 RI

For Inquiries, Call 402-564-3111

Sold To: 599236
Riverview Construction
3023 Birch Avenue
Richland, IA 52585

Ship To: 667892
Indianola, WRRF
10939 Grimes Street
Indianola, IA 50125

Tax ID:
Tax Cert:
Requested Date:
Customer PO:

F.O.B.
Shipping Instructions:

ITEM NUMBER	DESCRIPTION	UM SHIP/BACK/CANCEL	PRICE	EXTENDED PRICE
V9663	Admin & Vehicle Storage building	McElroy Multi-V wall panels	\$ 20,239.00	L 227
V9664	Admin & Vehicle	McElroy Multi-V wall panels	\$ 6,003.00	L 227
V9665	Peak Flow building	McElroy Multi-V wall panels	\$ 9,403.00	L 484

Stored onsite?
Yes, need pics.

\$ 35,645.00

TAX RATE:

TAX:

TERMS: 20% Down, Net 30
NET DUE DATE: 3/4/20

TOTAL: \$ 35,645.00

REMIT TO: Behlen Mfg. Co. 4025 E 23rd St PO Box 569 Columbus, NE 68601
Attn: Accounts Receivable



Metal Building

Meeting Date: 03/23/2021

Information

Subject

Approval of utility accounts to be written-off and submitted to the State Offset Program.

Information

Indianola Municipal Utilities has provided the attached document showing the amounts that will be written off for each utility. Upon Council approval, any account owing a minimum of \$43 will be submitted to the State Offset Program for collection. This program collects money owed to the City/IMU by the person owing the debt in order to pay down their debt to the City/IMU. Council is asked to consider approval of write-offs for city-owned utilities. The report for IMU write-offs is included for your information.

Fiscal Impact

Attachments

City Offset Amounts

IMU Offset Amounts

January 2021

(Billed from September 2019 to December 2020)

Sewer Billed	\$4,341,498.05	
Sewer Sent to State Offsets	\$14,236.68	0.33%
Recycling Billed	\$388,996.20	
Recycling Sent to State Offsets	\$3,411.00	0.88%
Stormwater Billed	\$268,144.22	
Stormwater Sent to State Offsets	\$470.28	0.18%

Total # of accounts wrote off - 266

<u>Service</u>	<u>Total Dollar Amount</u>
Sewer	\$ 14,236.68
Recycling	\$3,411.00
Stormwater	\$470.28
Grand Total	\$ 18,117.96

January 2021

(Billed from September 2019 to December 2020)

Electric Billed	\$16,785,955.26	
Electric Writeoffs	\$94,423.05	0.56%
Water Billed	\$2,601,697.48	
Water Writeoffs	\$10,258.90	0.39%
Telecom Billed	\$3,403,730.18	
Telecom Writeoffs	\$21,030.59	0.62%

Total # of accounts wrote off - 299

Service	Total Dollar Amount
Admin Fee Telecom	\$ 267.51
Electric	94,423.05
Internet	8,973.36
Misc.	5.72
Phone	417.38
Video	11,366.62
Water	10,258.90
Grand Total	\$ 125,712.54

Meeting Date: 03/23/2021

Information

Subject

Annual Sidewalk and Patio Agreements

Information

At the March 1, 2021 meeting, City Council directed staff to waive fees for patio and sidewalk agreements for 2021 due to inconveniences and disruptions to businesses during the Square Streetscape project. Legal counsel drew up the agreements and included a provision that businesses have to vacate upon notice to make way for the Streetscape and intentionally omitted the reference to payment.

Fiscal Impact

Attachments

No file(s) attached.

Information

Subject

Approval of agreement between The Sports Page Grill, Inc DBA The Brickhouse and the City of Indianola for a deck located at 107 North Buxton Street.

Information

Fiscal Impact

Attachments

Brickhouse Agreement

**THE SPORTS PAGE, INC., d/b/a THE BRICKHOUSE
PUBLIC RIGHT-OF-WAY LEASE AGREEMENT**

THIS LEASE made and entered into this ____ day of _____, 2021, by and between the City of Indianola, Iowa, a municipal corporation (hereinafter referred to as “City”) and The Sports Page, Inc., d/b/a The BrickHouse (hereinafter referred to as “Lessee”), witnesseth:

WHEREAS, the City is the titleholder of certain real estate situated in Indianola, Warren County, Iowa, which real estate is commonly known as the downtown square; and

WHEREAS, the City is desirous of leasing a portion of the real estate to the Lessee for outdoor dining purposes; and

WHEREAS, said portion of the real estate is not likely to be needed for municipal purposes within the term of this lease;

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Lessee agree as follows, to wit:

1. **PREMISES.** The City leases unto Lessee and Lessee leases from the City certain real property in the City of Indianola, Warren County, Iowa, hereinafter referred to as the “Leased Premises,” and more particularly described as an area 40’ x 16’ immediately adjacent to the curb in front of 107 N. Buxton Street. The Lessee may increase the total area of the Leased Premises on a temporary basis to accommodate special events at the restaurant, but only with prior written permission of the City Manager and the Chief of Police. Anytime the Lessee arranges for entertainment on the Courthouse grounds, Buxton Street between Ashland and Salem Avenues shall be closed to vehicular traffic and the Lessee shall give the City at least five (5) business days notice of such an event.

Notwithstanding anything contained elsewhere in this Agreement, Business Owner agrees that upon 7 days written notice it will remove structures and relinquish the space to allow for the Square Streetscape Project.

2. **TERM.** Unless sooner terminated as herein provided, the term of this Lease shall be from April 1, 2021, to and including September 30, 2021.
3. **CONSIDERATION.** Intentionally omitted.
4. **USE OF PREMISES.** Lessee may use the Leased Premises for purposes of a patio, walk and outdoor café which may be covered or uncovered. An “Outdoor Café” is defined, for the purposes of this Lease, as any group of tables and chairs, and authorized decorative and accessory devices, situated and maintained upon the public space on the downtown square for use in connection with the consumption of food and beverages sold to the public from, or in, an adjoining indoor restaurant, or other indoor business selling

food for consumption on the premises. Lessee shall not use or knowingly permit any part of the Leased Premises to be used for any unlawful purpose. The following restrictions shall apply to Lessee's use of the Leased Premises:

- a. All outdoor dining furniture, including tables, chairs, umbrellas and authorized accessory items, shall be readily movable and such items shall not be stored or used upon the sidewalk, street or adjacent parking areas. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.
- b. Barriers separating patrons from the pedestrian and vehicle traffic on the remainder of the square shall delineate the outdoor café. There shall be no more than one (1) break in the barrier to allow entrance to the outdoor dining area from the restaurant.
- c. Lessee must restore the premises to a good and safe condition consistent with the use of the premises as a public way.
- d. The outdoor preparation of food is prohibited. All exterior surfaces within the outdoor café shall be easily cleanable and shall always be kept clean by the Lessee. Restrooms for the café shall be provided in the adjoining indoor restaurant, or other indoor business selling food for consumption on the premises, and the café seating shall be counted in determining the restroom requirements of the indoor restaurant, or other indoor business selling food for consumption of the premises.
- e. Overnight trash and refuse storage for the outdoor café shall not be permitted within the outdoor dining area, and the Lessee shall remove all trash and litter as they accumulate. The Lessee shall be responsible for maintaining the outdoor dining area, including the square surface and furniture and adjacent areas in a clean and safe condition.
- f. The hours of operation are limited to between 6:00 A.M. and 12:00 Midnight. All outdoor music and/or entertainment shall cease at 10:00 P.M.
- g. The City shall have the right and power, acting through the City Manager or his designee to prohibit the operation of the outdoor café at any time because of anticipated or actual problems or conflicts in the use of the square area.
- h. Prior to October 1st of each year, Lessee shall remove all tables, chairs, barriers, other furniture, fixtures and decking from the Leased Premises and shall restore the Leased Premises to a good and safe condition consistent with the use of the premises as a public way.

5. **DUTY TO MAINTAIN AND RIGHT TO INSPECT.** Lessee has inspected the Leased Premises and leases it "as is." Lessee shall have the duty, at Lessee's sole expense, to maintain and repair the Leased Premises and keep same in as good a condition as when Lessee took possession thereof, except for the effects of ordinary wear and tear and depreciation arising from lapse of time or damage without fault or liability of Lessee; to remove debris from the Leased Premises and debris emanating from the leased premises which has migrated to adjoining areas, to cut or remove any weeds growing on the Leased Premises and to immediately provide City with notice of any damage to the Leased Premises or of the development of any dangerous condition on

the Leased Premises. City shall have the right to reasonably enter and inspect the Leased Premises.

6. TAXES. During the Lease term, Lessee shall be responsible for payment of all personal property taxes on property located on the Leased Premises and for any real estate taxes assessed against the Leased Premises.
7. CONVENANT OF QUIET ENJOYMENT. Lessee, upon payment of the rental herein reserved and upon performance of all the terms of this Lease, shall always during the Lease term and during any extension thereof peaceably and quietly enjoy the Leased Premises without any unreasonable disturbance from City, its agents or employees.
8. COMPLIANCE WITH LAW. Lessee at its sole expense shall comply with all laws, orders and regulations of federal, state and municipal authorities, and with any direction of any public officer, pursuant to law, which shall impose any duty upon the City of Lessee with respect to the Leased Premises. Lessee, at its sole expense, shall obtain all licenses or permits which may be required for the conduct of its business within the terms of this Lease, or for the making of repairs, alterations, improvements or additions. Must show proof that more than 50% of business sales are from the sale of food.
9. UTILITIES AND OTHER SERVICES. Lessee shall pay all charges for gas, electricity, light, heat and power, and telephone and other communication service used, rendered, or supplied upon or in connection with the Leased Premises, and shall indemnify the City against any liability or damages on such account.
10. HOLD HARMLESS. Lessee shall indemnify, protect, save and hold harmless the City from and against any and all liability, losses, and damages to property or bodily injury or death to any person, including payments made under workers' compensation laws, and including damages caused by or arising out of any act of negligent omission of Lessee, its officers, agents, employees or contractors, happening or done in, on or about the Leased premises, or arising out of or in any way connected with the tenancy, use or occupancy thereof, or any part thereof, by Lessee or any person claiming through or under Lessee. Lessee's obligation to indemnify, save, protect and hold harmless shall include the obligation to pay all reasonable expenses incurred by the City in defending itself with regard to any of the aforementioned claims, including all out-of-pocket expenses such as attorney's fees and the value of any services rendered by lawyers for the City or any other officers or employees of the City.
11. INSURANCE AND INDEMNIFICATION AGREEMENT. Lessee agrees to keep in force during the term of this Lease comprehensive general liability insurance coverage in the amount of \$2,000,000 combined single limit, with insurance underwriters authorized to do business in the State of Iowa satisfactory to the City. Such insurance shall be provided on an occurrence basis and not on a claim made basis, and shall include coverage for premises

and operations liability, and including independent contractors and for products-completed operations. The City shall be named as an additional insured on the insurance policy and the policy shall provide on its face that it may not be canceled except after at least thirty (30) days written notice to the City. The City Manager of the City, taking into account the financial resources of Lessee, risk involved to the City and to the general public, as well as other salient factors, shall approve the amount of the deductible. Lessee shall file with the City Clerk of the City a certificate of insurance, which clearly discloses on its face coverage in conformity with all of the foregoing requirements, and if requested by the City, the Lessee shall additionally submit a certified copy of the policy to the City.

12. TERMINATION OF LEASE AND DEFAULTS OF LESSEE. This Lease Agreement shall terminate upon expiration of the Lease Term. Upon default of payment of rental or upon any other default of Lessee in accordance with the terms and provisions of this Lease Agreement, this Lease may, at the option of City, be canceled and forfeited; provided, however, before any such cancellation and forfeiture, the City shall give Lessee written notice specifying the default, or defaults, and stating that this Lease will be canceled and forfeited ten (10) days after the giving of such notice, unless such default or defaults are remedied within such grace period. In addition, the City shall have the right to terminate or cancel this Lease prior to the expiration of the demised term upon a determination by the Indianola City Council that the Leased Premises are required for a public purpose and upon giving Lessee at least thirty (30) days written notice stating the intent to so terminate or cancel this Lease. If the City so terminates or cancels this Lease by giving thirty (30) days written notice, there shall be no damages except for prepaid rents, if any, which shall be refunded by the City upon request by Lessee on a pro rata basis.
13. SURRENDER OF PREMISES AT TERMINATION. Lessee agrees that upon termination of this Lease, Lessee shall surrender and deliver the Leased Premises in good and clean condition, except for the effects of ordinary wear and tear and depreciation arising from lapse of time or damage without fault or liability of Lessee.
14. REMOVAL OF FIXTURES. Lessee shall have the right at termination of this Lease, if Lessee is not in default thereof, to remove any fixtures or equipment which Lessee has installed in the Leased Premises other than fixtures installed to replace those which were in the Leased Premises immediately prior to commencement of the Lease term, providing Lessee fully repairs any and all damages caused by removal. Any such fixtures or improvements which remain on the Leased Premises after the date of termination shall be considered abandoned and thereafter may be removed or disposed of at the discretion of the City without the city incurring any liability therefor. However, at the termination of this Lease, Lessee shall remove any fixtures placed on the Leased Premises by Lessee and restore the Leased Premises to its original condition if the City so directs.

NOTICES. Notices as provided for in this Lease Agreement to the City shall be deemed sufficient if sent by certified mail with return receipt to the City Clerk, City of Indianola, City Hall, 110 N. First Street, Indianola, Iowa 50125. Notices as provided for in this Lease Agreement to Lessee shall be deemed sufficient if sent by certified mail with return receipt requested to The BrickHouse, 107 North Buxton Street, Indianola, Iowa, 50125.

15. RIGHT TO ASSIGN AND SUBLEASE. Lessee may sublet all or portions of the Leased Premises for the remainder of the term only in conjunction with the sale and as a part of the transfer of the adjoining indoor restaurant business, to be operated at the same location, and only with the prior written approval of the Indianola City Council, which approval shall not be unreasonably withheld. The covenants, conditions and terms of this Lease Agreement shall be binding on Lessee’s successors and assigns.
16. This Lease Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Iowa.

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

CITY OF INDIANOLA, IOWA

By: _____
Pamela Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

THE SP GRILL, INC.
d/b/a BRICKHOUSE TAVERN

By: _____
Joe Ripperger

By: _____
Amanda Ripperger

Information

Subject

Approval of a Sidewalk Use Agreement for The Local Vine, located at 126 W Ashland Avenue.

Information

Fiscal Impact

Attachments

Local Vine Agreement

SIDEWALK USE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2021, by and between the City of Indianola, Iowa (hereinafter called the "City"), whose address is 110 N 1st Street, Indianola, Iowa 50125, and Daniel and Andrea Palmer, (hereinafter called the "Business Owner"), whose address is 126 West Ashland, Indianola, Iowa 50125.

WITNESSETH THAT:

1. **PREMISES AND TERM.** The City, in consideration of the agreements and conditions herein contained, on the part of the Business Owner to be kept and performed, grants the right unto the Business Owner to place barriers, tables, chairs and displays upon the following described real estate, situated in Warren County, Iowa, to wit:

Address: 126 West Ashland Avenue

Legal Description: Lots 12-13 & the West 2' of Lot 14, Block 8, of the Original Town Plan of Indianola, Iowa

which, more particularly, includes the space and premises as may be shown on "Exhibit A", if and as may be attached hereto, for a term of one (1) year, commencing at midnight of the day previous to the first day of the term, which shall be on the 1st day of April 2021, and ending at midnight on the last day of the term, which shall be on the 31st day of March 2022, upon the condition that the Business Owner performs as in this Agreement provided.

Notwithstanding anything contained elsewhere in this Agreement, Business Owner agrees that upon 7 days written notice it will remove structures and relinquish the space to allow for the Square Streetscape Project.

2. **PERMIT FEE.** Intentionally omitted.

3. **POSSESSION.** Business Owner shall be entitled to possession on the first day of the term and shall yield possession to the City at the time and date of the close of the term, except as herein otherwise expressly provided.

4. **USE OF PREMISES.** Business Owner shall use the premises as an outdoor patio, during business hours only. The use is permitted provided there remains a free walking path with a minimum walking surface of five (5) feet in width.

5. **FENCING.** As part of a sidewalk use agreement or any other outdoor seating area, all fencing shall be subject to the approval of the Community Development Director. Fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, or polyvinyl chloride (PVC). Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood

that are resistant to decay. The frame of a fence, including posts, rails, and supports shall be placed on the inside of the fence. Decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than twelve (12) inches. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted. Business Owner agrees that upon the termination of this Agreement Business Owner shall remove any and all fencing and shall restore the premises to its preexisting condition.

6. ASSIGNMENT. This Agreement shall not be assigned, or any part thereof, without the written consent of the City.

7. CARE AND MAINTENANCE OF PREMISES.

(a) Business Owner accepts said property in its present condition. Business Owner shall, after taking possession of said premises and until the termination of this Agreement, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition. Business Owner will not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the Business Owner, its agents or employees.

(b) Business Owner will be responsible for maintaining the sidewalk and shall keep the same free from ice, snow and other debris. Business Owner shall further not allow trash of any kind of accumulate on said premises.

8. SURRENDER OF PREMISES AT END OF TERM. Business Owner agrees that upon the termination of this Agreement Business Owner shall surrender, yield up and deliver the premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Business Owner.

9. INDEMNITY AND LIABILITY INSURANCE. Business Owner shall protect, indemnify and save harmless the City from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the premises, or due directly or indirectly to the use or occupancy thereof, or any part thereof, by the Business Owner or any person claiming through or under the Business Owner. The Business Owner further covenants and agrees that Business Owner shall at Business Owner's expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in amounts not less than \$1,000,000.00 for any one person injured, and \$1,000,000 for any one accident, and with the limits of \$100,000 for property damage, protecting the City against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the demised premises during the term of this Agreement.

Certificates or copies of the policies, naming the City, and providing for thirty (30) days' notice

to City before cancellation shall be delivered to the City within twenty (20) days from the date of the commencement of the term.

10. CHANGES TO BE IN WRITING. None of the covenants, provisions, terms or conditions of this Agreement to be kept or performed by City or Business Owner shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the City and Business Owner. This Agreement contains the whole agreement of the parties.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement in the day and year first above written.

The City of Indianola, Iowa, City	Daniel and Andrea Palmer
By: _____ Pamela Pepper, Mayor	By: _____ Daniel Palmer
Attest:	
By: _____ Andrew J. Lent, City Clerk	By: _____ Andrea Palmer

Information

Subject

Approval of a Sidewalk Use Agreement for Groggy Dog, located at 116 West Ashland Avenue.

Information

Fiscal Impact

Attachments

Groggy Dog Agreement

SIDEWALK USE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2021, by and between the City of Indianola, Iowa (hereinafter called the "City"), whose address is 110 N 1st Street, Indianola, Iowa 50125, and The Groggy Dog, LLC, (hereinafter called the "Business Owner"), whose address is 116 West Ashland, Indianola, Iowa 50125.

WITNESSETH THAT:

1. PREMISES AND TERM. The City, in consideration of the agreements and conditions herein contained, on the part of the Business Owner to be kept and performed, grants the right unto the Business Owner to place tables, chairs and displays upon the following described real estate, situated in Warren County, Iowa, to wit:

The East 12' of Lot 16 & the West 9' of Lot 17, Block 8, of the Original Town Plan of Indianola, Iowa

which, more particularly, includes the space and premises as may be shown on "Exhibit A", if and as may be attached hereto, for a term of one (1) year, commencing at midnight of the day previous to the first day of the term, which shall be on the 1st day of April 2021, and ending at midnight on the last day of the term, which shall be on the 31st day of March 2022, upon the condition that the Business Owner performs as in this Agreement provided.

Notwithstanding anything contained elsewhere in this Agreement, Business Owner agrees that upon 7 days written notice it will remove structures and relinquish the space to allow for the Square Streetscape Project.

2. PERMIT FEE. Intentionally omitted.

3. POSSESSION. Business Owner shall be entitled to possession on the first day of the term and shall yield possession to the City at the time and date of the close of the term, except as herein otherwise expressly provided.

4. USE OF PREMISES. Business Owner shall use the premises as an outdoor patio, during business hours only. The use is permitted provided there remains a free walking path with a minimum walking surface of five (5) feet in width.

5. FENCING. As part of a sidewalk use agreement or any other outdoor seating area, all fencing shall be subject to the approval of the Community Development Director. Fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, or polyvinyl chloride (PVC). Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay. The frame of a fence, including posts, rails, and supports shall

be placed on the inside of the fence. Decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than twelve (12) inches. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted. Business Owner agrees that upon the termination of this Agreement Business Owner shall remove any and all fencing and shall restore the premises to its preexisting condition.

6. ASSIGNMENT. This Agreement shall not be assigned, or any part thereof, without the written consent of the City.

7. CARE AND MAINTENANCE OF PREMISES.

(a) Business Owner accepts said property in its present condition. Business Owner shall, after taking possession of said premises and until the termination of this Agreement, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition. Business Owner will not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the Business Owner, its agents or employees.

(b) Business Owner will be responsible for maintaining the sidewalk and shall keep the same free from ice, snow and other debris. Business Owner shall further not allow trash of any kind of accumulate on said premises.

8. SURRENDER OF PREMISES AT END OF TERM. Business Owner agrees that upon the termination of this Agreement Business Owner shall surrender, yield up and deliver the premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Business Owner.

9. INDEMNITY AND LIABILITY INSURANCE. Business Owner shall protect, indemnify and save harmless the City from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the premises, or due directly or indirectly to the use or occupancy thereof, or any part thereof, by the Business Owner or any person claiming through or under the Business Owner. The Business Owner further covenants and agrees that Business Owner shall at Business Owner's expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in amounts not less than \$1,000,000.00 for any one person injured, and \$1,000,000 for any one accident, and with the limits of \$100,000 for property damage, protecting the City against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the demised premises during the term of this Agreement.

Certificates or copies of the policies, naming the City, and providing for thirty (30) days' notice to City before cancellation shall be delivered to the City within twenty (20) days from the date of the commencement of the term.

10. CHANGES TO BE IN WRITING. None of the covenants, provisions, terms or conditions of this Agreement to be kept or performed by City or Business Owner shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the City and Business Owner. This Agreement contains the whole agreement of the parties.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement in the day and year first above written.

The City of Indianola, Iowa, City	The Groggy Dog, LLC
By: _____ Pamela Pepper, Mayor	By: _____ Marvin Jerry Gribbins, Registered Agent/Owner
Attest: By: _____ Andrew J. Lent, City Clerk	

Information

Subject

Approval of a Sidewalk Use Agreement for West Hill Brewery, located at 219 West Salem Avenue.

Information

Fiscal Impact

Attachments

West Hill Brewery Agreement

SIDEWALK/PUBLIC RIGHT-OF-WAY USE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2021, by and between the City of Indianola, Iowa (hereinafter called the "City"), whose address is 110 N 1st Street, Indianola, Iowa 50125, and Dhg Properties LLC, DBA West Hill Brewing Company (hereinafter called the "Business Owner"), whose address is 219 West Salem Avenue, Indianola, Iowa 50125.

WITNESSETH THAT:

1. PREMISES AND TERM. The City, in consideration of the agreements and conditions herein contained, on the part of the Business Owner to be kept and performed, grants the right unto the Business Owner to place tables, chairs, displays and bike racks upon the sidewalk and bike racks on the public right-of-way that currently does not allow parking adjacent to the following described real estate, situated in Warren County, Iowa, to wit:

Lot Eight (8) and the East 10' of Lot Nine (9), Block 16, of the Original Town Plan of Indianola, Iowa

which, more particularly, includes the space and premises as may be shown on "Exhibit A", if and as may be attached hereto, for a term of one (1) year, commencing at midnight of the day previous to the first day of the term, which shall be on the 1st day of April 2021, and ending at midnight on the last day of the term, which shall be on the 31st day of March 2022, upon the condition that the Business Owner performs as in this Agreement provided.

Notwithstanding anything contained elsewhere in this Agreement, Business Owner agrees that upon 7 days written notice it will remove structures and relinquish the space to allow for the Square Streetscape Project.

2. PERMIT FEE. Intentionally omitted.

3. POSSESSION. Business Owner shall be entitled to possession on the first day of the term and shall yield possession to the City at the time and date of the close of the term, except as herein otherwise expressly provided.

4. USE OF PREMISES. Business Owner shall use the premises as an outdoor patio and bicycle parking area, during business hours only. The use is permitted provided there remains a free walking path with a minimum walking surface on the sidewalk of five (5) feet in width.

5. FENCING. As part of a sidewalk use agreement or any other outdoor seating area, all fencing shall be subject to the approval of the Community Development Director. Fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, or polyvinyl chloride (PVC). Wood

fences should be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay. The frame of a fence, including posts, rails, and supports shall be placed on the inside of the fence. Decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than twelve (12) inches. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted. Business owner agrees that no fencing shall be placed in the street. Business Owner agrees that upon the termination of this Agreement Business Owner shall remove any and all fencing and shall restore the premises to its preexisting condition.

6. ASSIGNMENT. This Agreement shall not be assigned, or any part thereof, without the written consent of the City.

7. CARE AND MAINTENANCE OF PREMISES.

(a) Business Owner accepts said property in its present condition. Business Owner shall, after taking possession of said premises and until the termination of this Agreement, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition. Business Owner will not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the Business Owner, its agents or employees.

(b) Business Owner will be responsible for maintaining the sidewalk/public right-of-way and shall keep the same free from ice, snow and other debris. Business Owner shall further not allow trash of any kind of accumulate on said premises.

8. SURRENDER OF PREMISES AT END OF TERM. Business Owner agrees that upon the termination of this Agreement Business Owner shall surrender, yield up and deliver the premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Business Owner.

9. INDEMNITY AND LIABILITY INSURANCE. Business Owner shall protect, indemnify and save harmless the City from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the premises, or due directly or indirectly to the use or occupancy thereof, or any part thereof, by the Business Owner or any person claiming through or under the Business Owner. The Business Owner further covenants and agrees that Business Owner shall at Business Owner's expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in amounts not less than \$1,000,000.00 for any one person injured, and \$1,000,000 for any one accident, and with the limits of \$100,000 for property damage, protecting the City against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the demised premises during the term of this Agreement.

Certificates or copies of the policies, naming the City, and providing for thirty (30) days' notice to City before cancellation shall be delivered to the City within twenty (20) days from the date of the commencement of the term.

10. CHANGES TO BE IN WRITING. None of the covenants, provisions, terms or conditions of this Agreement to be kept or performed by City or Business Owner shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the City and Business Owner. This Agreement contains the whole agreement of the parties.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement in the day and year first above written.

The City of Indianola, Iowa, City	Dhg Properties LLC
By: _____ Pamela Pepper, Mayor	By: _____ DOUGLAS W GAUMER, Registered Agent/Owner
Attest: By: _____ Andrew J. Lent, City Clerk	

Information

Subject

Approval of a Sidewalk Use Agreement for On the Rocks, located at 100 North Howard Street.

Information

Fiscal Impact

Attachments

On The Rocks Agreement

SIDEWALK USE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2021, by and between the City of Indianola, Iowa (hereinafter called the "City"), whose address is 110 N 1st Street, Indianola, Iowa 50125, and Rominger Family LLC dba On the Rocks (hereinafter called the "Business Owner"), whose address is 100 North Howard Street, Indianola, Iowa 50125.

WITNESSETH THAT:

1. PREMISES AND TERM. The City, in consideration of the agreements and conditions herein contained, on the part of the Business Owner to be kept and performed, grants the right unto the Business Owner to place barriers, tables, chairs and displays upon the following described real estate, situated in Warren County, Iowa, to wit:

Address: 100 North Howard Street

Legal Description: Lot 16A Except the North 8/10 foot thereof, of the subdivision of the South 70 feet of the SW ¼ of Block 12, of the Original Town Plan of Indianola, Iowa

which, more particularly, includes the space and premises as may be shown on "Exhibit A", if and as may be attached hereto, for a term of one (1) year, commencing at midnight of the day previous to the first day of the term, which shall be on the 1st day of April 2021, and ending at midnight on the last day of the term, which shall be on the 31st day of March 2022, upon the condition that the Business Owner performs as in this Agreement provided.

Notwithstanding anything contained elsewhere in this Agreement, Business Owner agrees that upon 7 days written notice it will remove structures and relinquish the space to allow for the Square Streetscape Project.

2. PERMIT FEE. Intentionally omitted.

3. POSSESSION. Business Owner shall be entitled to possession on the first day of the term and shall yield possession to the City at the time and date of the close of the term, except as herein otherwise expressly provided.

4. USE OF PREMISES. Business Owner shall use the premises as an outdoor patio, during business hours only. The use is permitted provided there remains a free walking path with a minimum walking surface of five (5) feet in width.

5. FENCING. As part of a sidewalk use agreement or any other outdoor seating area, all fencing shall be subject to the approval of the Community Development Director. Fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, or polyvinyl chloride (PVC). Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood

that are resistant to decay. The frame of a fence, including posts, rails, and supports shall be placed on the inside of the fence. Decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than twelve (12) inches. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted. Business Owner agrees that upon the termination of this Agreement Business Owner shall remove any and all fencing and shall restore the premises to its preexisting condition.

6. ASSIGNMENT. This Agreement shall not be assigned, or any part thereof, without the written consent of the City.

7. CARE AND MAINTENANCE OF PREMISES.

(a) Business Owner accepts said property in its present condition. Business Owner shall, after taking possession of said premises and until the termination of this Agreement, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition. Business Owner will not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the Business Owner, its agents or employees.

(b) Business Owner will be responsible for maintaining the sidewalk and shall keep the same free from ice, snow and other debris. Business Owner shall further not allow trash of any kind of accumulate on said premises.

8. SURRENDER OF PREMISES AT END OF TERM. Business Owner agrees that upon the termination of this Agreement Business Owner shall surrender, yield up and deliver the premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Business Owner.

9. INDEMNITY AND LIABILITY INSURANCE. Business Owner shall protect, indemnify and save harmless the City from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the premises, or due directly or indirectly to the use or occupancy thereof, or any part thereof, by the Business Owner or any person claiming through or under the Business Owner. The Business Owner further covenants and agrees that Business Owner shall at Business Owner's expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in amounts not less than \$1,000,000.00 for any one person injured, and \$1,000,000 for any one accident, and with the limits of \$100,000 for property damage, protecting the City against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the demised premises during the term of this Agreement.

Certificates or copies of the policies, naming the City, and providing for thirty (30) days' notice

to City before cancellation shall be delivered to the City within twenty (20) days from the date of the commencement of the term.

10. CHANGES TO BE IN WRITING. None of the covenants, provisions, terms or conditions of this Agreement to be kept or performed by City or Business Owner shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the City and Business Owner. This Agreement contains the whole agreement of the parties.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement in the day and year first above written.

The City of Indianola, Iowa, City	Rominger Family LLC
By: _____ Pamela Pepper, Mayor	By: _____ Merrie Rominger
Attest: By: _____ Andrew J. Lent, City Clerk	

Meeting Date: 03/23/2021

Information

Subject

Resolution approving a request for a Plat of Survey for Joseph A. Greubel, located within two miles of the City of Indianola.

Information

Fiscal Impact

Attachments

Plat of Survey Memorandum

Staff Report

Plat of Survey

Plat of Survey

Application

Resolution Approving Plat



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: March 12, 2021
Re: Resolution approving a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola.

At its March 23rd meeting, the City Council will be asked to approve a request from Joseph Greubel for approval of a Plat of Survey that will create a new parcel. The proposed split is being done to facilitate the construction of new residences in unincorporated Warren County.

On November 16, 2020, the City Council approved a request from to split two separate parcels off the 40-acre tract for, according to the applicant, the purpose of creating buildable lots. The applicant is now asking to increase the size of Parcel AN from 5 acres to 10 acres.

At its meeting on March 9th, the Planning and Zoning Commission reviewed this revised request and, on a 6-0 vote, recommended the request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed plat of survey, are attached to this memo.

I will attend the March 23rd Council meeting if you have any questions.





Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: March 9, 2021

Agenda Item: 7.D. Consider recommendation on request for approval of a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola.

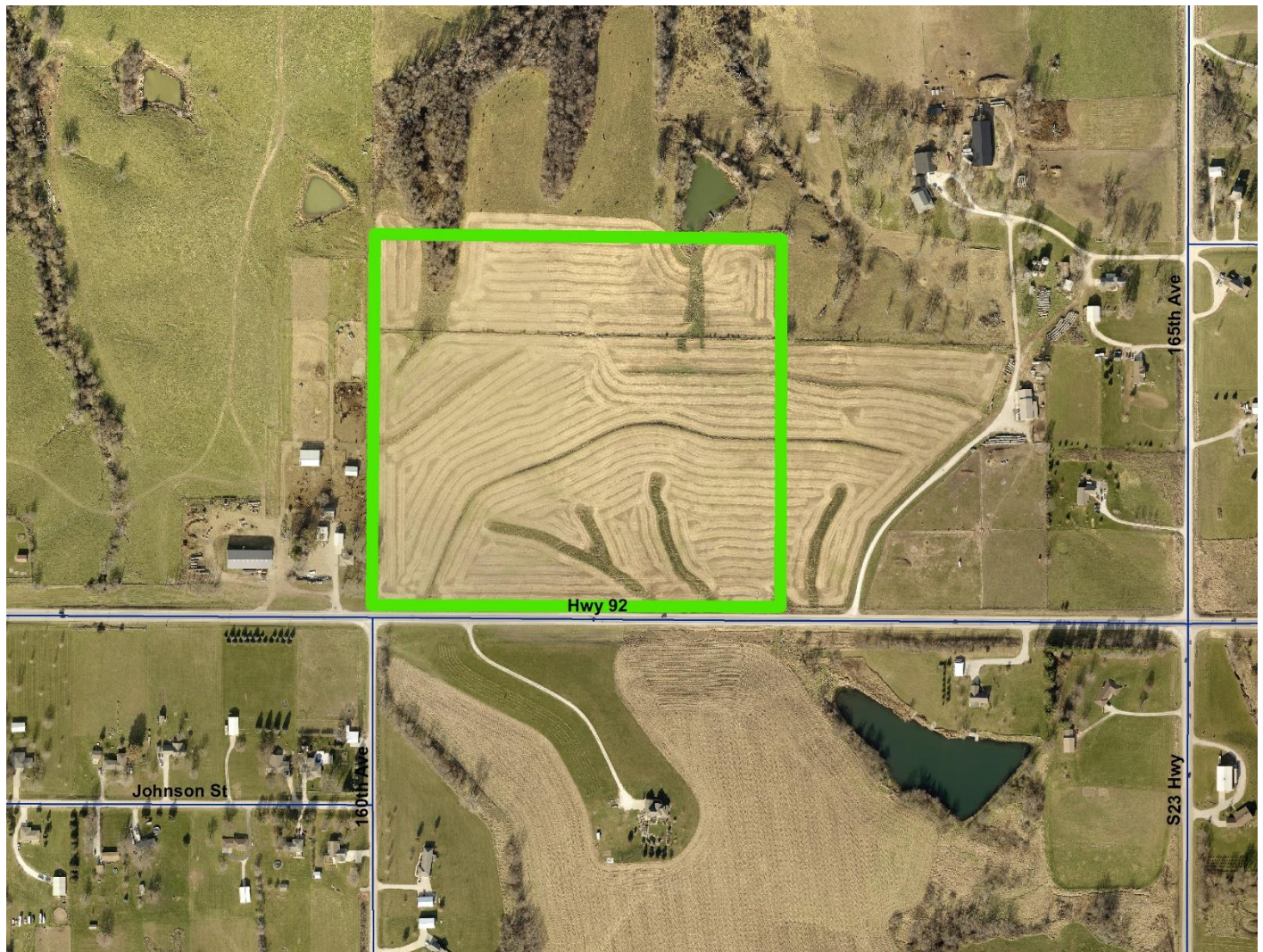
Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create Parcel AN for a future residential lot.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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

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

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

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

ANALYSIS

Joseph Greubel currently owns a 40-acre tract of land located northeast of the intersection of 160th Avenue and Iowa Highway 92. This property contains no buildings. On November 2, 2020, the Planning and Zoning Commission recommended approval of a request to split two separate parcels off the 40-acre tract for, according to the applicant, the purpose of creating buildable lots. The applicant is now asking to increase the size of Parcel AN from 5 acre to 10 acres. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The comprehensive plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on February 26, 2021.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the 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.

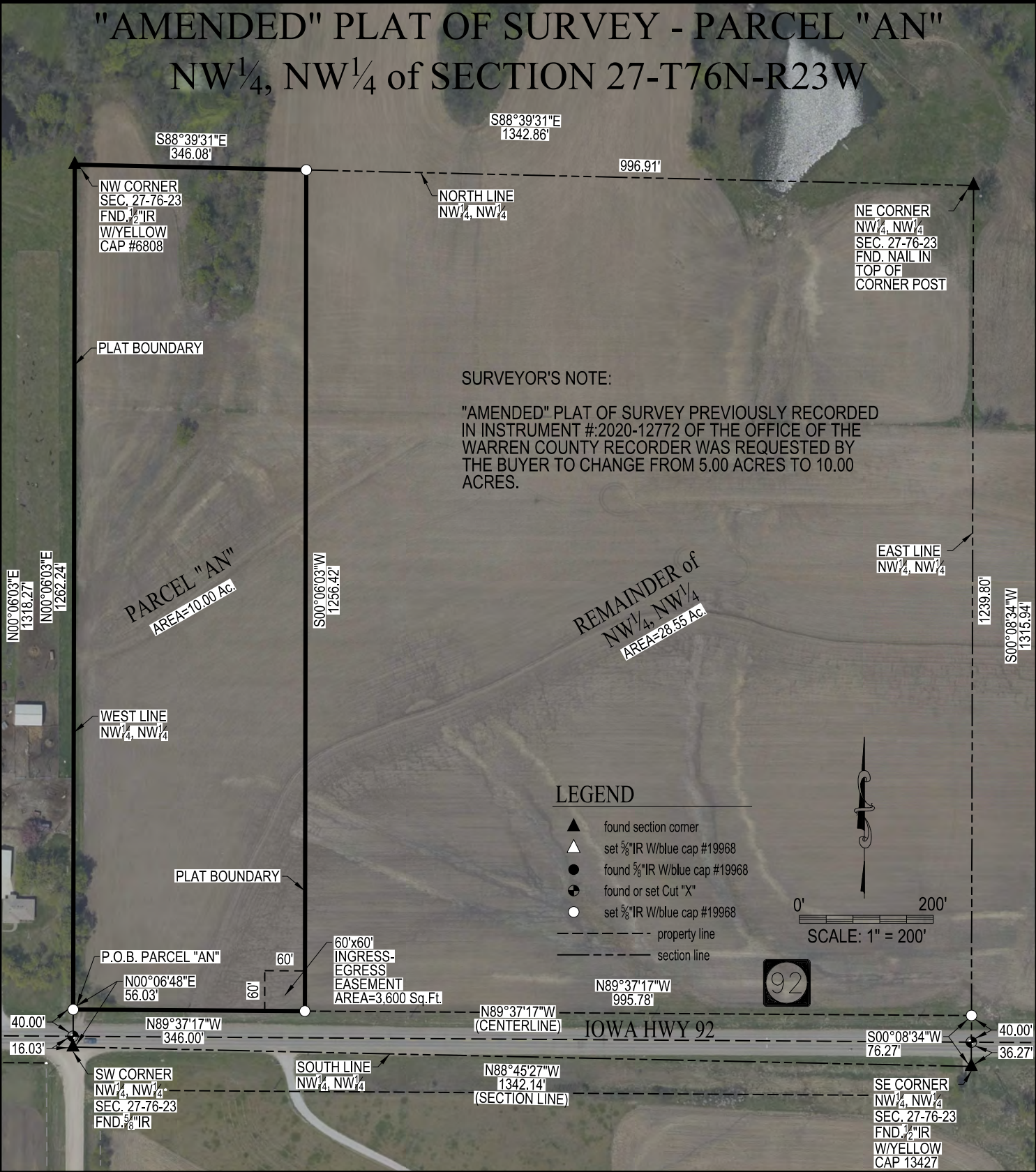
INDEX LEGEND

COUNTY: WARREN
LOCATION: PARCEL "AN" in the NW¼, NW¼ of SECTION 27 TOWNSHIP 76
NORTH, RANGE 23 WEST

SURVEY FOR PROPRIETOR: JOSEPH A. GREUBEL
811½ S JEFFERSON ST, INDIANOLA, IOWA 50125

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 08-13-2020 THRU 09-04-2020



TLS

THOMAS LAND SURVEYING, LLC

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

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

Signature: Date: 02-25-2021

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER	20121	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	02-25-2021	2021	1 OF 2

INDEX LEGEND

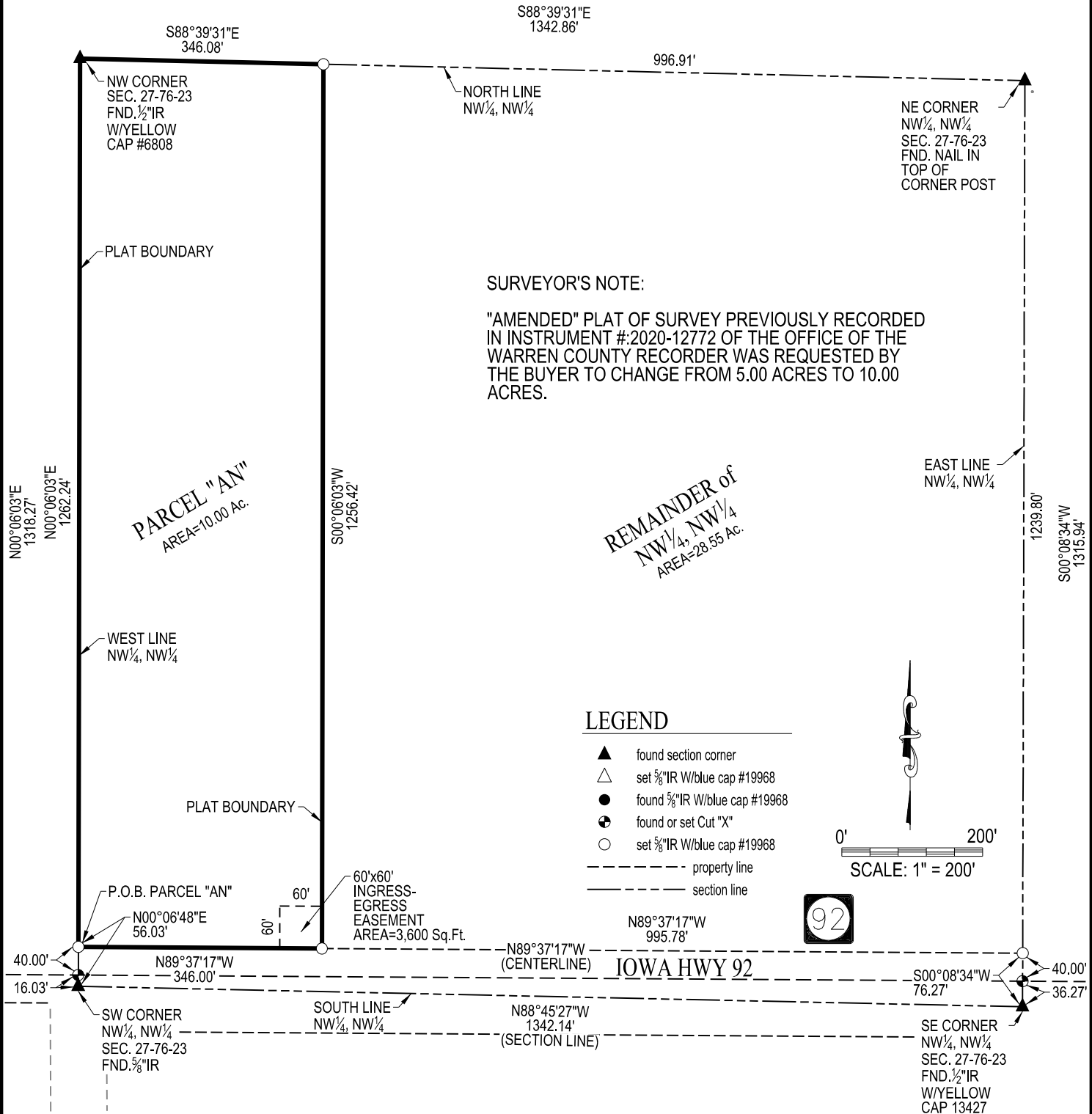
COUNTY: WARREN
LOCATION: PARCEL "AN" in the NW¼, NW¼ of SECTION 27 TOWNSHIP 76
NORTH, RANGE 23 WEST

SURVEY FOR PROPRIETOR: JOSEPH A. GREUBEL
811½ S JEFFERSON ST, INDIANOLA, IOWA 50125

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 08-13-2020 THRU 09-04-2020

"AMENDED" PLAT OF SURVEY - PARCEL "AN"
NW¼, NW¼ of SECTION 27-T76N-R23W



TLS THOMAS LAND SURVEYING, LLC 6230 90th AVENUE INDIANOLA, IA 50125 TELE.: 515.494.6663		I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.				
		Signature: Date: 02-25-2021				
PROJECT NUMBER		COUNTY		DATE DRAWN	YEAR	SHEET NO.
20121		WARREN		02-25-2021	2021	1 OF 2

"AMENDED" PLAT OF SURVEY - PARCEL "AN"

NW¼, NW¼ of SECTION 27-T76N-R23W

LEGAL DESCRIPTION: PARCEL "AN"

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

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 00°06'03" East along the West Line of the Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 40.00 feet to the Point of Beginning and the North Right-of-Way Line of Iowa Highway 92; thence continuing North 00°06'03" East along said West Line, a distance of 1262.24 feet to the Northwest Corner of said Section 27; thence South 89°37'31" East along the North Line of the Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 346.08 feet; thence South 00°06'03" West, a distance of 1256.42 feet to a point on the North Right-of-Way Line of Iowa Highway 92; thence North 89°37'17" West along the North Right-of-Way Line of Iowa Highway 92, a distance of 346.00 feet to the Point of Beginning, containing 10.00 Acres, subject to all easements, restrictions and covenants of record.

LEGAL DESCRIPTION: 60'X60' Ingress-Egress Easement

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

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 00°06'03" East along the West Line of the Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 40.00 feet to a point on the North Right-of-Way Line of Iowa Highway 92; thence South 89°37'17" East along the North Right-of-Way Line of Iowa Highway 92, a distance of 286.00 feet to the Point of Beginning; thence North 00°06'03" East, a distance of 60.00 feet; thence South 89°37'17" East, a distance of 60.00 feet; thence South 89°37'17" East, a distance of 60.00 feet to a point on the North Right-of-Way Line of Iowa Highway 92; thence North 89°37'17" West along the North Right-of-Way Line of Iowa Highway 92, a distance of 60.00 feet to the Point of Beginning, containing 3,600 Square Feet.

TLS

THOMAS
LAND
SURVEYING, LLC

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



SURVEYOR'S NOTE:

"AMENDED" PLAT OF SURVEY PREVIOUSLY RECORDED
IN INSTRUMENT #:2020-12772 OF THE OFFICE OF THE
WARREN COUNTY RECORDER WAS REQUESTED BY
THE BUYER TO CHANGE FROM 5.00 ACRES TO 10.00
ACRES.

PROJECT NUMBER		COUNTY	DATE DRAWN	YEAR	SHEET NO.
	20121	WARREN	02-25-2020	2021	2 OF 2

LAND DIVISION APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) GREUBER
(First Name) JOSEPH
(Address) 811 1/2 S. JEFFERSON WAY
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-229-4821 (Email) QUALPLUMBING@gmail.com

APPLICANT (if not Property Owner)

(Last Name) THOMAS
(First Name) MATT
(Address) 6230 90TH AVENUE
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-494-6663 (Email) mthomas@thomaslandsurveying.net

☒ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature Matthew S. Thomas

Name (printed) Matthew S. Thomas

Date 2/25/2021

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

When Recorded Return to:

City of Indianola, Iowa
Attn: City Clerk
110 North 1st Street
Indianola, IA 50023

Preparer Information: Charles E. Dissell, 110 North 1st Street Indianola, IA 50023 Phone: 515-962-5276

RESOLUTION NO. 2021-_____

**RESOLUTION APPROVING A REQUEST FOR A PLAT OF SURVEY FOR
JOSEPH A. GREUBEL, LOCATED WITHIN TWO MILES OF THE CITY OF
INDIANOLA.**

WHEREAS Matt Thomas of Thomas Land Surveying, on behalf of Joseph Greubel, has submitted a Plat of Survey for a parcel of land legally described as:

LEGAL DESCRIPTION: PARCEL "AN"

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

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 00°06'03" East along the West Line of the Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 40.00 feet to the Point of Beginning and the North Right-of-Way Line of Iowa Highway 92; thence continuing North 00°06'03" East along said West Line, a distance of 1262.24 feet to the Northwest Corner of said Section 27; thence South 89°37'31" East along the North Line of the Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 346.08 feet; thence South 00°06'03" West, a distance of 1256.42 feet to a point on the North Right-of-Way Line of Iowa Highway 92; thence North 89°37'17" West along the North Right-of-Way Line of Iowa Highway 92, a distance of 346.00 feet to the Point of Beginning, containing 10.00 Acres, subject to all easements, restrictions and covenants of record.

LEGAL DESCRIPTION: 60'X60' Ingress-Egress Easement

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

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 00°06'03" East along the West Line of the Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 40.00 feet to a point on the North Right-of-Way Line of Iowa Highway 92; thence South 89°37'17" East along the North Right-of-Way Line of Iowa Highway 92, a distance of 286.00 feet to the Point of Beginning; thence North 00°06'03" East, a distance of 60.00 feet; thence South 89°37'17" East, a distance of 60.00 feet; thence South 89°37'17" East, a distance of 60.00 feet to a point on the North Right-of-Way Line of Iowa Highway 92; thence North 89°37'17" West along the North Right-of-Way Line of Iowa Highway 92, a distance of 60.00 feet to the Point of Beginning, containing 3,600 Square Feet.; and,

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

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

WHEREAS, on March 9, 2021 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

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

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

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

Passed and approved at Indianola, Iowa this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 03/23/2021

Information

Subject

Resolution approving a Plat of Survey for Terra Tender, Inc, located within two miles of the City of Indianola.

Information

Fiscal Impact

Attachments

Plat of Survey Memorandum

Staff Report

Application

Plat

Resolution Approving Plat



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: March 12, 2021
Re: Resolution approving a Plat of Survey for Terra Tender, Inc, located within two miles of the City of Indianola.

At its March 23rd meeting, the City Council will be asked to approve a request from Larry L. Hughes of Terra Tender, Inc. for approval of a Plat of Survey that will create new parcels. The proposed split is being done to facilitate the construction of new residences in unincorporated Warren County.

On January 19, 2021, the City Council approved a request from Terra Tender, Inc. to split eight separate parcels off the 80-acre tract for. After review by Warren County, the applicant was required to revise the plat of survey to provide access to the portion of the remaining lot.

At its meeting on March 9th, the Planning and Zoning Commission reviewed this revised request and, on a 6-0 vote, recommended the request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed plat of survey, are attached to this memo.

I will attend the March 23rd Council meeting if you have any questions.





Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: March 9, 2021

Agenda Item: 7. C. Consider recommendation on request for approval of a Plat of Survey for Terra Tender, Inc, located within two miles of the City of Indianola.

Application Type: Plat of Survey

Applicant: Larry L. Hughes

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create Parcels M, N, P, and Q for future residential lots.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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

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

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

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

ANALYSIS

Terra Tender, Inc. currently owns an 80-acre tract of land located ¼ mile north of the intersection of County Road R-57 and Jesup Street. This property contains no buildings. On January 12, 2021, the Planning and Zoning Commission recommended approval of a request from Terra Tender, Inc. to split eight separate parcels off the 80-acre tract for, according to the applicant, the purpose of creating buildable lots. After review by Warren County, the applicant was required to revise the plat of survey to provide access to the portion of the remaining lot. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The comprehensive plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on February 26, 2021.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the 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) TerraTender, Inc
(First Name) _____
(Address) P.O. Box 305
(City) Norwalk (State) Ia (Zip) 50211
(Phone) 515-681-6310 (Email) blackgoldrealty@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Larry L. Hughes
(First Name) Larry
(Address) 208 E. 1st St.
(City) Ackworth (State) Ia (Zip) 50001
(Phone) 515-681-6310 (Email) blackgoldrealty@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature Larry L. Hughes, President

Name (printed) TerraTender, Inc

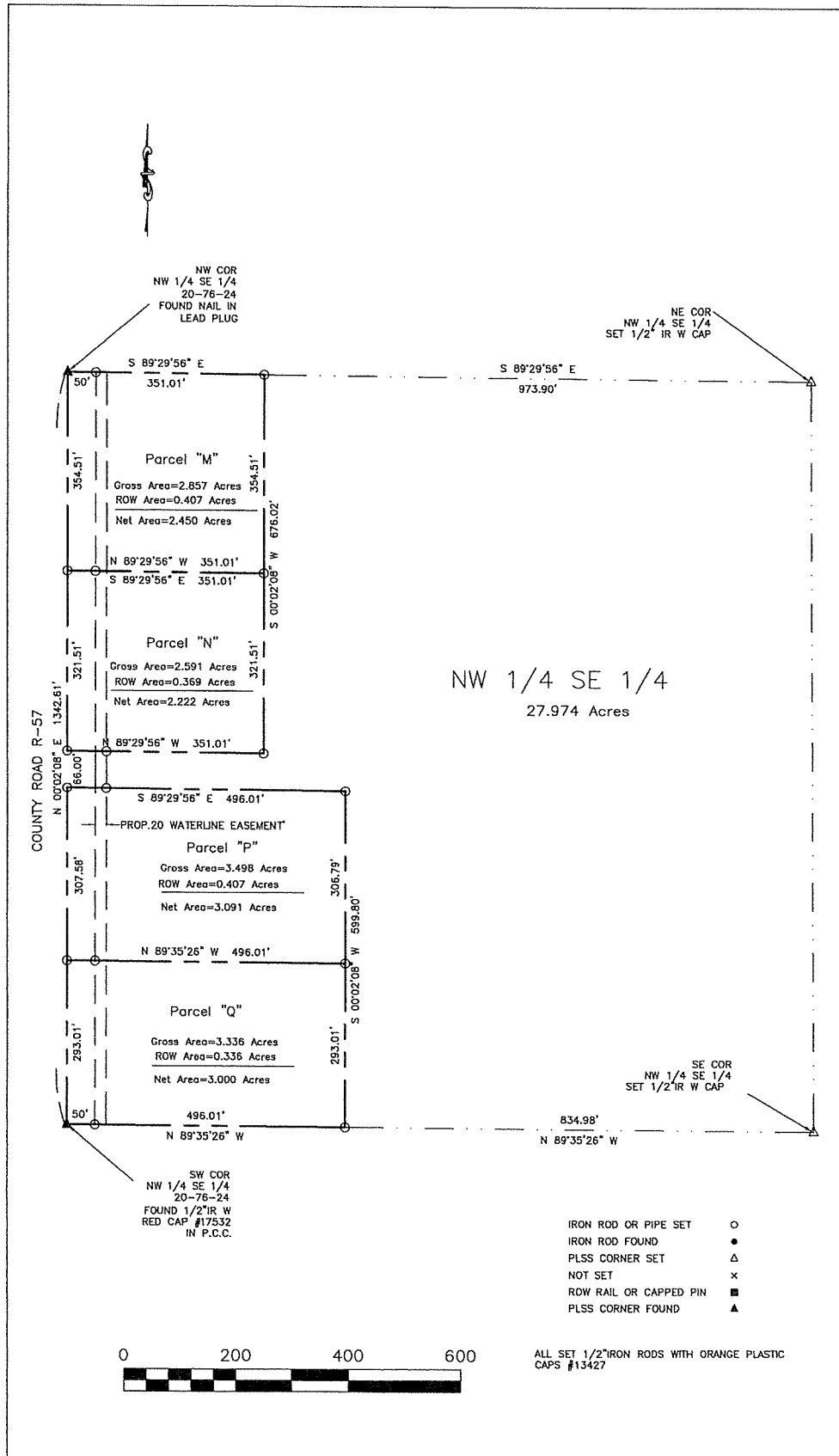
Date 2/24/21

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

Date Received: 02/24/2021

Receipt No: 14013930

Receipt Amount: 75.00



INDEX LEGEND

Location:: S20-T76N-R24W of the 5th P.M.

Requestor: Larry Hughes

Proprietor: Terra Tender Inc.

Project: 20074 Date of Survey: 12/2/2020

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

PLAT OF SURVEY

Description Parcel "M"

Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Beginning at the NW corner of the NW 1/4 SE 1/4 of said Section 20; thence S 89°29'56" E a distance of 351.01'; thence S 00°02'08" W a distance of 354.51'; thence N 89°29'56" W a distance of 351.01'; thence N 00°02'08" E a distance of 354.51' to the point of beginning. Containing 2.857 acres including 0.407 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00' thereof.

Description Parcel "N"

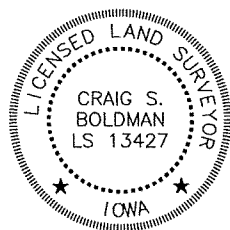
Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Commencing at the NW corner of the NW 1/4 SE 1/4 of said Section 20; thence S 00°02'08" W a distance of 354.51' to the Point of Beginning; thence S 89°29'56" E a distance of 351.01'; thence S 00°02'08" W a distance of 321.51'; thence N 89°29'56" W a distance of 351.01'; thence N 00°02'08" E a distance of 321.51' to the point of beginning. Containing 2.591 acres including 0.369 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00' thereof.

Description Parcel "P"

Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Commencing at the SW corner of the NW 1/4 SE 1/4 of said Section 20; thence N 00°02'08" E a distance of 546.59' to the point of Beginning; thence S 89°29'56" E a distance of 496.01'; thence S 00°02'08" W a distance of 306.79'; thence N 89°35'26" W a distance of 496.01'; thence N 00°02'08" E a distance of 307.58' to the Point of Beginning. Containing 3.498 acres including 0.407 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00' thereof.

Description Parcel "Q"

Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Beginning at the SW corner of the NW 1/4 SE 1/4 of said Section 20; thence N 00°02'08" E a distance of 293.01'; thence S 89°29'56" E a distance of 496.01'; thence S 00°02'08" W a distance of 293.01'; thence N 89°35'26" W a distance of 496.01' to the Point of Beginning. Containing 3.336 acres including 0.336 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00' thereof.



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 3/3/21

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

Renewal date is December 31, 2022

Pages or sheets covered by this seal 411

When Recorded Return to:

City of Indianola, Iowa
Attn: City Clerk
110 North 1st Street
Indianola, IA 50023

Preparer Information: Charles E. Dissell, 110 North 1st Street Indianola, IA 50023 Phone: 515-962-5276

RESOLUTION NO. 2021-_____

**RESOLUTION APPROVING A REQUEST FOR A PLAT OF SURVEY FOR
TERRA TENDER, INC LOCATED WITHIN TWO MILES OF THE CITY OF
INDIANOLA**

WHEREAS, Larry L. Hughes of Terra Tender, Inc. has submitted a Plat of Survey for parcels of land legally described as:

Description Parcel "M"

Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Beginning at the NW corner of the NW 1/4 SE 1/4 of said Section 20; thence S 89°29'56" E a distance of 351.01'; thence S 00°02'08" W a distance of 354.51'; thence N 89°29'56" W a distance of 351.01'; thence N 00°02'08" E a distance of 354.51' to the point of beginning. Containing 2.857 acres including 0.407 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00' thereof.

Description Parcel "N"

Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Commencing at the NW corner of the NW 1/4 SE 1/4 of said Section 20; thence S 00°02'08" W a distance of 354.51' to the Point of Beginning; thence S 89°29'56" E a distance of 351.01'; thence S 00°02'08" W a distance of 321.51'; thence N 89°29'56" W a distance of 351.01'; thence N 00°02'08" E a distance of 321.51' to the point of beginning. Containing 2.591 acres including 0.369 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00' thereof.

Description Parcel "P"

Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Commencing at the SW corner of the NW 1/4 SE 1/4 of said Section 20; thence N 00°02'08" E a distance of 546.59' to the point of Beginning; thence S 89°29'56" E a distance of 496.01'; thence S 00°02'08" W a distance of 306.79'; thence N 89°35'26" W a distance of 496.01'; thence N 00°02'08" E a distance of 307.58' to the Point of Beginning. Containing 3.498 acres including 0.407 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00' thereof.

Description Parcel "Q"

Part of the NW 1/4 SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows: Beginning at the SW corner of the NW 1/4 SE 1/4 of said Section 20; thence N 00°02'08" E a distance of 293.01'; thence S 89°29'56" E a distance of 496.01'; thence S 00°02'08" W a distance of 293.01'; thence N 89°35'26" W a distance of 496.01' to the Point of Beginning. Containing 3.336 acres

including 0.336 acres of county road right of way easement. Subject to a water line easement across the East 20.00' of the West 70.00 thereof.; and

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

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

WHEREAS, on March 9, 2021 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Indianola, Iowa City Council that the plat of survey submitted to the City of Indianola, Iowa by Larry L. Hughes of Terra Tender, Inc. is hereby approved.

Passed and approved at Indianola, Iowa this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 03/23/2021

Information**Subject**

Approval of Urban Revitalization Designations.

Information

The following comprise a list of Urban Revitalization Designations. All tax abatement applications are in order.

Address	Property Use	Title Holder
308 N 18th Street	Residential	Beverly Comeaux
500 E Iowa Avenue	Commercial	Peoples Savings Bank
1508 N Jefferson Way	Commercial	Pharmco Properties Five LLC

Fiscal Impact**Attachments***No file(s) attached.*

Meeting Date: 03/23/2021

Information

Subject

Resolution approving the City of Indianola's Investment Policy.

Information

Fiscal Impact

Attachments

Resolution Approving Policy
Investment Policy

City of Indianola
RESOLUTION 2021-

RESOLUTION APPROVING THE CITY OF INDIANOLA'S INVESTMENT POLICY

WHEREAS, the Investment Policy of the City of Indianola is governed by Iowa Code Chapters 12B and 12C; and

WHEREAS, the City of Indianola has established an Investment Policy to be applied to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City; and

WHEREAS, the Indianola City Council shall annually approve the City's Investment Policy.

BE IT THEREFORE RESOLVED that the City Council of Indianola approves and adopts the attached City of Indianola Investment Policy.

Passed and adopted this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Investment Policies

Scope of Investment Policy

The Investment Policy of the City of Indianola shall be governed by Iowa Code Chapters 12B and 12C and shall apply to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City of Indianola.

The investment of bond funds or sinking funds shall also comply with the provisions of any bond resolutions.

This written investment policy, required by Iowa Code Section 12B.10B, shall be delivered to all the following:

- The governing body or officer of the public entity to which this policy applies.
- All depository institutions or fiduciaries for public funds of the public entity.
- The auditor of the public entity.
- Every fiduciary or third party assisting with or facilitating investments for the public entity.

Delegation of Authority

In accordance with Section 12B.10, the responsibility for conducting investment transactions resides with the Treasurer of the City of Indianola. For purposes of this Investment Policy the Finance Director is designated the Treasurer. Only the Treasurer and those authorized by resolution may invest public funds. A copy of any empowering resolution shall be attached to this Investment Policy.

All contracts or agreements with outside persons investing public funds, advising on the investment of public funds, directing the deposit or investment of public funds or acting in a fiduciary capacity for the City of Indianola shall require the outside person to notify in writing the Treasurer of the City of Indianola within thirty days of receipt of all communication from the Auditor of the outside person or any regulatory authority of the existence of a material weakness in the internal control structure of the outside person or regulatory orders or sanctions regarding the type of services being provided to the City of Indianola by the outside person.

The records of investment transactions made by or on behalf of the City of Indianola are public records and are the property of the City of Indianola whether in the custody of the City of Indianola or in the custody of a fiduciary or other third party.

The Treasurer shall establish a written system of internal controls and investment practices. The controls shall be designed to prevent the loss of public funds, to document those officers and employees of the City of Indianola responsible for elements of the investment process and to address the capability of investment management. The controls shall provide for receipt and review of the audited financial statement and related report on internal control structure of all outside persons performing any of the following for this public body.

- Investment of public funds.
- Advising on the investment of public funds.
- Directing the deposit or investment of public funds.

- Acting in a fiduciary capacity for this public body.

The Treasurer of the City of Indianola shall be bonded in the amount of \$300,000. The amount of this bond shall be reviewed annually to determine its appropriateness and will be amended by the City Council if deemed necessary.

Objectives of Investment Policy

The primary objectives, in order of priority, of all investment activities involving the financial assets of the City of Indianola shall be the following:

- Safety: Safety and preservation of principal in the overall portfolio.
- Liquidity: Maintaining the necessary liquidity to match expected liabilities.
- Return: Obtaining a reasonable return in compliance with Iowa Code Section 12C.6.

Prudence

The Treasurer of the City of Indianola, when investing or depositing public funds, shall exercise the care, skill, prudence and diligence under the circumstances then prevailing that a person acting in a like capacity and familiar with such matters would use to attain the Section 8 investment objectives. This standard requires that when making investment decisions, the Treasurer shall consider the role that the investment or deposit plays within the portfolio of the assets of the City of Indianola and the investment objectives stated in Section 8.

When investing assets of the City of Indianola for a period longer than six months or in an amount greater than \$300,000 per investment, the Treasurer shall request competitive investment proposals for comparable credit and terms investment from a minimum of three investment providers.

Instruments Eligible for Investment

Assets of the City of Indianola shall be invested in financial institutions properly declared by Resolution of the City Council of the City of Indianola. Deposits in any financial institution shall not exceed the amount stated in the Resolution. Assets of the City of Indianola may be invested in the following:

- Demand Deposit Accounts (DDA)
- Negotiable Orders of Withdrawal (NOW) Accounts
- Certificates of Deposit.
- Obligations of the United States Government, its agencies and instrumentalities.

Prohibited Investments and Investment Practices

Assets of the City of Indianola shall not be invested in the following:

- Reverse repurchase agreements.
- Futures and options contracts.

Assets of the City of Indianola shall not be invested pursuant to the following investment practices:

- Trading of securities for speculation or the realization of short-term trading gains.
- Pursuant to a contract providing for the compensation of an agent or fiduciary based upon the performance of the invested assets.

If a fiduciary or other third party with custody of public investment transaction records of the City of Indianola fails to produce requested records when requested by this public body within a reasonable time, the City of Indianola shall make no new investment with or through the fiduciary or third party and shall not renew maturing investments with or through the fiduciary or third party.

Investment Limitations

Operating Funds: Operating funds means those funds which are reasonably expected to be expended during a current budget year or within fifteen months of receipt. Operating funds must be identified and distinguished from all other funds available for investment. Operating funds may only be invested in investments which mature within three hundred ninety-seven (397) days or less.

Other than Operating Funds: The Treasurer may invest funds of the City of Indianola that are not identified as Operating Funds in investments with a maturity longer than three hundred ninety-seven (397) days. However, all investments of Project Funds and other non-operating funds shall have a maturity that is consistent with the needs and use as specified for these funds, and no maturity shall be longer than three (3) years for any funds unless specifically authorized by the City Council.

Safekeeping and Custody

All invested assets of the City of Indianola involving the use of a public funds custodial agreement, as defined in Iowa Code Section 12B.10C, shall comply with all rules adopted and in accordance with the laws of the State of Iowa.

Ethics and Conflict of Interest

The Treasurer and all officers, employees and committees of the City of Indianola involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions.

Reporting

The Treasurer shall submit monthly with the Bank Reconciliation a list of investments making up the current investment portfolio.

Adopted by City Council on July 5, 2016, amended by City Council on September 18, 2017, amended by City Council on August 20, 2018, amended by City Council on October 7, 2019

Meeting Date: 03/23/2021

Information

Subject

Resolution approving certain amendments to the City of Indianola Finance Policies.

Information

Each year, the finance policies are reviewed to see if any amendments should be requested for Council consideration. The proposed amendments on the attached resolution have been reviewed by legal counsel. Specifically, these amendments:

1. Lowers the required fund balance in the Road Use Tax Fund to that required in the General Fund.
2. Restricts spending in Fund 820 to only health insurance expenditures. This was requested by the City Council and IMU Board of Trustees at the joint meeting on March 10th.
3. Adds the requirement for a performance bond for a public improvement project over \$25,000
4. Clarifies that a cooperative purchasing group as an exemption to the requirement for quotes since it is similar to another governmental body getting the quote, which is another exemption.

The financial policy can be found in the Council Policy folder
at <http://www.indianolaiaowa.gov/DocumentCenter/View/8173/Council-Policy-Folder?bidId=>

Fiscal Impact

Attachments

Resolution Approving Amendment

RESOLUTION 2021-

RESOLUTION APPROVING CERTAIN AMENDMENTS TO CITY OF INDIANOLA FINANCE POLICIES

WHEREAS, the Indianola City Council has adopted certain policies relating to financial management of City funds, and

WHEREAS, periodically the finance policies are reviewed to see if certain amendments should be adopted, and

WHEREAS, the amendments below are being presented for adoption by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the following amendments to the City of Indianola Finance Policies are adopted:

1. Under Financial Management Policy, Section 3-Reserves and Contingencies: Road Use Tax- It is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than ~~50 percent~~ 25 percent of Road Use Tax fund operating expenditures. The balance may be higher, if deemed prudent, due to the anticipated capital expenditures.
2. Under Financial Management Policy, Section 3-Reserves and Contingencies: Health Insurance Fund, add the following: "The funds in the Health Insurance Fund (currently Fund 820) will only be spent on health insurance premiums and fees."
3. Under Purchasing Policy, General Policy, add bullet point "As required under Code of Iowa Section 573.2 a performance bond shall be required on any public improvement equal to or greater than \$25,000, unless waived under provisions of Code of Iowa Section 12.44."
4. Under Purchasing Policy, Exceptions to Competitive Bidding, add the bullet point, "**Joint Cooperative Groups**: Bids from Joint cooperative bidding groups will be considered the same as the exception for Other Governmental Agency Bidding, if a majority of the group members are local government agencies."

Passed and approved this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 03/23/2021

Information

Subject

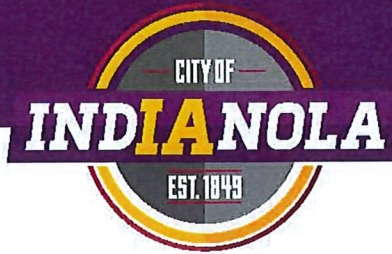
Receive and file the Fire Department's annual report.

Information

Fiscal Impact

Attachments

Annual Report



FIRE DEPARTMENT

TO: Mayor Pam Pepper and City Council Members
Cc: City Manager Ryan Waller
FROM: Fire Chief Gregory M Chia
DATE: 01-12-2021

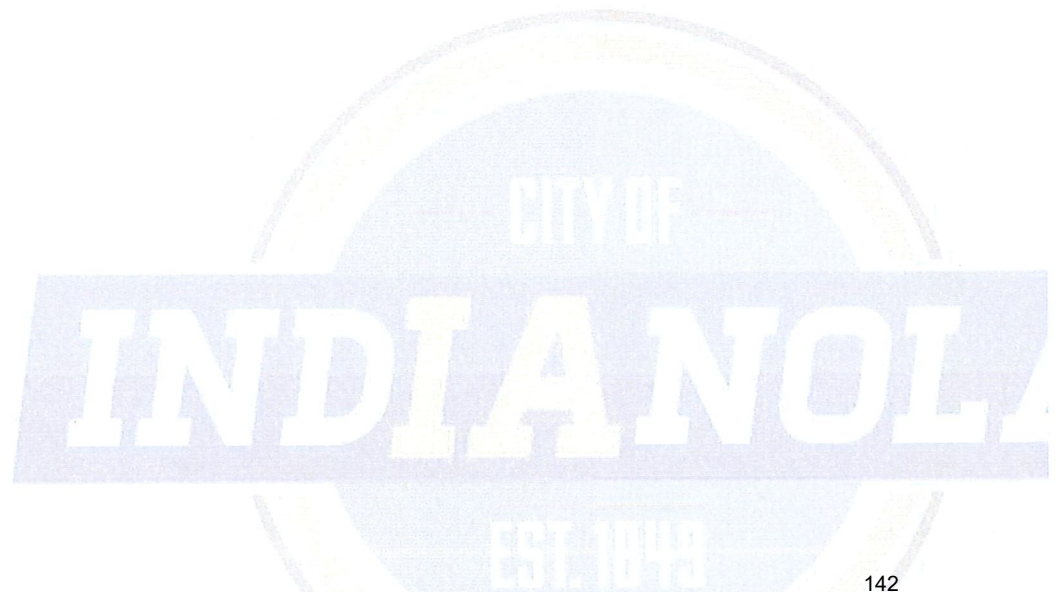
This year's end report is one that identified changes to the department's response to emergency services. It showed how this department adapted to a virus that no one had heard of until this past year, SARS-CoV-2, COVID-19. Personnel took a protective approach to providing care while responding to request for services. Equipment used occasional on service request became normal preparation for all responses.

As in the past 5-years the department experienced an 8% increase in its request for services (2468). As you look at the attached data EMS calls make up the majority of the department's request at 83%.

Also attached is data showing the number of training hours completed by this department, this does not include four members who completed two semesters of paramedic school at Mercy College of Health Sciences. There is a 63% increase from 2019 to 2020 as a direct result of requirements implemented in the delivery, the type of delivery and the time of delivery of training.

Apparatus ordered in the year 2020 include a 75' aerial and a second water tender that holds 2000 gallons. The department will receive those units in 2021.

Overall, the department is going forward in a positive direction and if you have further questions please contact me.



Indianola Fire Department

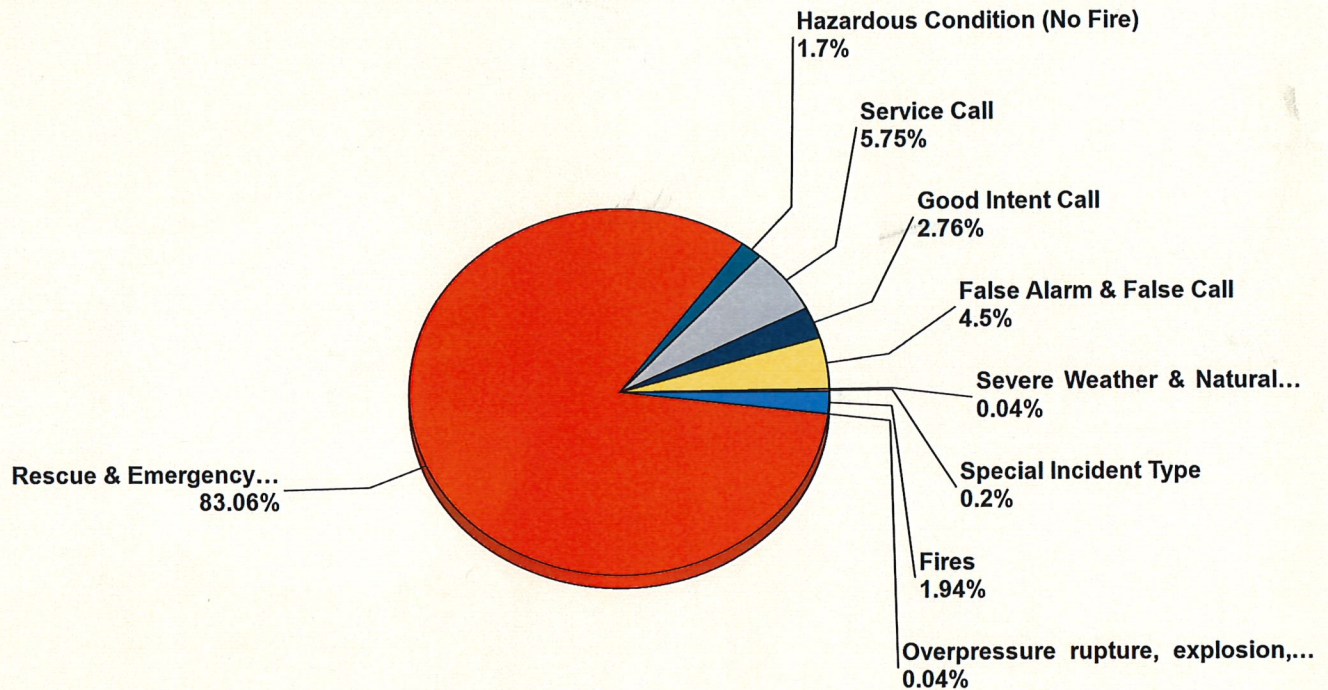
Indianola, IA

This report was generated on 1/10/2021 9:15:37 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 01/01/2020 | End Date: 12/31/2020



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	48	1.94%
Overpressure rupture, explosion, overheating - no fire	1	0.04%
Rescue & Emergency Medical Service	2050	83.06%
Hazardous Condition (No Fire)	42	1.7%
Service Call	142	5.75%
Good Intent Call	68	2.76%
False Alarm & False Call	111	4.5%
Severe Weather & Natural Disaster	1	0.04%
Special Incident Type	5	0.2%
TOTAL	2468	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.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	13	0.53%
112 - Fires in structure other than in a building	1	0.04%
113 - Cooking fire, confined to container	5	0.2%
116 - Fuel burner/boiler malfunction, fire confined	1	0.04%
118 - Trash or rubbish fire, contained	2	0.08%
130 - Mobile property (vehicle) fire, other	1	0.04%
131 - Passenger vehicle fire	7	0.28%
138 - Off-road vehicle or heavy equipment fire	1	0.04%
140 - Natural vegetation fire, other	2	0.08%
142 - Brush or brush-and-grass mixture fire	3	0.12%
143 - Grass fire	2	0.08%
150 - Outside rubbish fire, other	1	0.04%
151 - Outside rubbish, trash or waste fire	6	0.24%
154 - Dumpster or other outside trash receptacle fire	1	0.04%
170 - Cultivated vegetation, crop fire, other	1	0.04%
171 - Cultivated grain or crop fire	1	0.04%
240 - Explosion (no fire), other	1	0.04%
311 - Medical assist, assist EMS crew	10	0.41%
320 - Emergency medical service, other	18	0.73%
321 - EMS call, excluding vehicle accident with injury	1936	78.44%
322 - Motor vehicle accident with injuries	51	2.07%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.04%
324 - Motor vehicle accident with no injuries.	25	1.01%
381 - Rescue or EMS standby	9	0.36%
400 - Hazardous condition, other	1	0.04%
411 - Gasoline or other flammable liquid spill	9	0.36%
412 - Gas leak (natural gas or LPG)	17	0.69%
422 - Chemical spill or leak	2	0.08%
424 - Carbon monoxide incident	3	0.12%
440 - Electrical wiring/equipment problem, other	3	0.12%
442 - Overheated motor	1	0.04%
444 - Power line down	2	0.08%
445 - Arcing, shorted electrical equipment	2	0.08%
480 - Attempted burning, illegal action, other	2	0.08%
500 - Service Call, other	1	0.04%
512 - Ring or jewelry removal	3	0.12%
531 - Smoke or odor removal	2	0.08%
550 - Public service assistance, other	18	0.73%
551 - Assist police or other governmental agency	3	0.12%
552 - Police matter	2	0.08%
553 - Public service	7	0.28%
554 - Assist invalid	83	3.36%
561 - Unauthorized burning	16	0.65%
571 - Cover assignment, standby, moveup	7	0.28%
600 - Good intent call, other	11	0.45%
611 - Dispatched & cancelled en route	20	0.81%
622 - No incident found on arrival at dispatch address	17	0.69%
631 - Authorized controlled burning	4	0.16%
651 - Smoke scare, odor of smoke	9	0.36%
653 - Smoke from barbecue, tar kettle	1	0.04%
661 - EMS call, party transported by non-fire agency	2	0.08%
671 - HazMat release investigation w/no HazMat	4	0.16%
700 - False alarm or false call, other	10	0.41%
710 - Malicious, mischievous false call, other	1	0.04%
711 - Municipal alarm system, malicious false alarm	3	0.12%

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

Detailed Breakdown by Incident Type		
INCIDENT TYPE	# INCIDENTS	% of TOTAL
715 - Local alarm system, malicious false alarm	1	0.04%
730 - System malfunction, other	4	0.16%
731 - Sprinkler activation due to malfunction	5	0.2%
733 - Smoke detector activation due to malfunction	12	0.49%
734 - Heat detector activation due to malfunction	1	0.04%
735 - Alarm system sounded due to malfunction	13	0.53%
736 - CO detector activation due to malfunction	2	0.08%
740 - Unintentional transmission of alarm, other	5	0.2%
741 - Sprinkler activation, no fire - unintentional	2	0.08%
743 - Smoke detector activation, no fire - unintentional	27	1.09%
744 - Detector activation, no fire - unintentional	5	0.2%
745 - Alarm system activation, no fire - unintentional	16	0.65%
746 - Carbon monoxide detector activation, no CO	4	0.16%
814 - Lightning strike (no fire)	1	0.04%
900 - Special type of incident, other	4	0.16%
911 - Citizen complaint	1	0.04%
TOTAL INCIDENTS:	2468	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.

Indianola Fire Department

Indianola, IA

This report was generated on 1/21/2021 4:44:30 PM



Count of Classes and People by Class Category with Class Hours and Man Hours for Date Range
Passed/Failed: Both Passed and Failed | Start Date: 01/01/2020 | End Date: 12/31/2020

	CLASS COUNT	TOTAL CLASS HOURS	COUNT OF PEOPLE	TOTAL MAN HOURS
1 - Company Level	77	140:10	695	1198:10
2 - Driver Operator	16	35:00	282	491:00
3 - Drill Ground Training	35	57:00	267	476:30
4 - HazMat	7	13:30	67	97:00
5 - EMS	58	92:45	611	887:45
6 - Officer / Leadership	10	39:00	39	97:00
8 - OSHA	6	6:00	138	138:00
9 - Recruit / New Hire Training / Annual Safety	55	241:35	327	1152:40
GRAND TOTALS:	264	625:00	2426	4538:05

This report lists the actual count of Reviewed classes and the class hours, and the number of people who attended those classes and the total Man Hours for each Class Category. This report pulls training hours from the Training Code Hours field on the Info Page.



emergencyreporting.com

Doc Id: 1625

Page # 1 of 1

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Indianola Fire Department

Indianola, IA

This report was generated on 2/24/2021 9:17:05 AM



Count of Classes and People by Class Category with Class Hours and Man Hours for Date Range
Passed/Failed: Both Passed and Failed | Start Date: 01/01/2019 | End Date: 12/31/2019

	CLASS COUNT	TOTAL CLASS HOURS	COUNT OF PEOPLE	TOTAL MAN HOURS
1 - Company Level	14	24:00	170	303:00
10 - Emergency Management	7	48:00	40	180:00
3 - Drill Ground Training	47	138:20	582	1162:25
4 - HazMat	7	20:45	34	93:15
5 - EMS	45	66:45	574	772:15
6 - Officer / Leadership	10	58:30	64	220:00
8 - OSHA	4	5:30	39	48:00
9 - Recruit / New Hire Training / Annual Safety	4	3:33	90	76:03
GRAND TOTALS:	138	365:23	1593	2854:58

This report lists the actual count of Reviewed classes and the class hours, and the number of people who attended those classes and the total Man Hours for each Class Category. This report pulls training hours from the Training Code Hours field on the Info Page.



emergencyreporting.com
Doc Id: 1625
Page # 1 of 1

Meeting Date: 03/23/2021

Information

Subject

Approval of the Civil Service Commission list of applicants certified eligible for the position of police officer.

Information

Attached is the Police Department Civil Service Commission qualifying list for Police Officer. This list will be valid from March 15, 2021, to March 15, 2022.

Fiscal Impact

Attachments

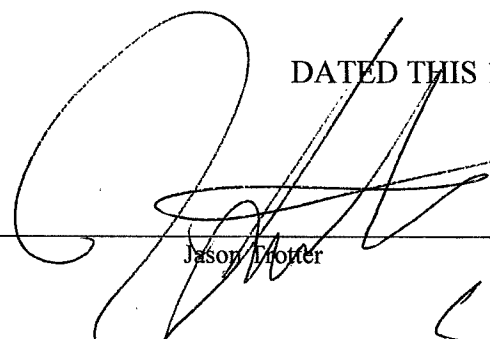
Qualifying List

On March 15th 2021 the Indianola Civil Service Commission met at the Indianola Police Department for the purpose of conducting candidate interviews for the police department. Members present were Jason Trotter, Kerri Przybylski and Stephen Stark.

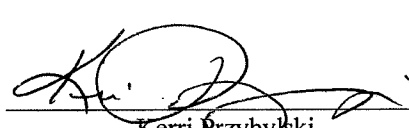
A LIST

1. Treyton Nixon
2. Drew Stever
3. Jonathan Scott
4. ~~Max~~ Noah Coleman
5. Glenn Hackbarth
6. _____

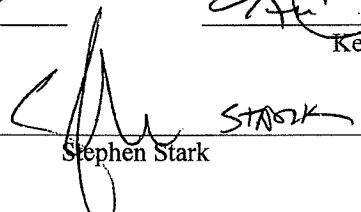
DATED THIS 15th DAY OF March 2021



Jason Trotter



Kerri Przybylski



Stephen Stark

Information

Subject

Resolution approving salaries.

Information

Fiscal Impact

Attachments

Resolution Approving Salaries

City of Indianola
RESOLUTION NO 2021-

RESOLUTION APPROVING SALARIES

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

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

Hanin Almosawy, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Hailey Burk, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Elisabeth Boege, from Sports Complex Concession Manager \$12.50/hour to Sports Complex Concession Worker, \$9.50/hour, effective March 28, 2021;

Graysen Boswell, Sports Complex Concession Worker, from \$8.00/hour to \$8.25/hour, effective March 14, 2021;

Krissa Cihaski, Office Administration Assistant, from CE1-3.5 \$14.625/hour to CE1-4 \$14.85/hour, effective February 28, 2021;

Megan Daniels, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Logan Darrah, Sports Complex Concession Worker, from \$8.25/hour to \$8.50/hour, effective March 14, 2021;

Piper Davison, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Alyvia Fuller, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Gracie Hamilton, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Haylee Heuton, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Samuel Ross, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021;

Gabrielle Shepherd, Sports Complex Concession Worker, \$8.00/hour, effective March 15, 2021.

Passed and approved this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent , City Clerk/CFO

Meeting Date: 03/23/2021

Information

Subject

City Treasurer's Report - Doug Shull

Information

Simple motion is in order for approval of the January and February Treasurer's Reports.

Fiscal Impact

Attachments

January Report

February Report

**FINANCIAL REPORT
MONTH OF JANUARY, 2021**

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001	General Government	3,272,235.60	126,536.21	177,480.84	89,040.66	5,564.83	3,304,766.80
011	Police	2,198,191.75	44,842.25	254,021.29	21,004.20	5,469.17	2,004,547.74
015	Fire	364,511.23	6,227.76	50,735.08	1,853.07	1,089.92	320,767.06
016	Ambulance	266,141.62	60,255.70	159,323.15	4,242.55	6,176.25	165,140.47
041	Library	417,945.68	5,314.61	49,727.29	1,901.83	3,525.83	371,909.00
042	Park & Recreation	677,722.92	11,412.74	88,012.66	2,879.80	3,957.75	600,045.05
045	Memorial Pool	152,497.72	891.10	1,520.39	-	-	151,868.43
099	Franchise Fee-MEC	787,434.81	-	-	-	-	787,434.81
GENERAL FUND SUB-TOTAL		8,136,681.33	255,480.37	780,820.70	120,922.11	25,783.75	7,706,479.36
110	Road Use Tax (Streets)	2,271,608.11	171,006.50	111,613.85	-	33,773.91	2,297,226.85
112	Trust & Agency	36,668.19	24,644.78	-	-	24,644.77	36,668.20
115	YMCA Maintenance Obligations	310,793.34	-	162.31	-	-	310,631.03
121	Local Option sales Tax	7,110,169.73	147,916.72	-	-	-	7,258,086.45
125	TIF	5,826,317.56	14,333.12	-	-	-	5,840,650.68
141	Library Special Revenue	63,821.35	1,745.45	101.86	-	-	65,464.94
142	Park & Rec Special Revenue	105,858.59	-	-	-	-	105,858.59
160	Downtown Revolving Loan	144,602.47	16,578.28	-	-	-	161,180.75
161	Downtown BIZ Program	98,664.89	-	-	-	-	98,664.89
177	Police ForFeiture	19,830.07	-	-	-	-	19,830.07
190	Vehicle Reserve	943,792.95	-	4,531.00	-	-	939,261.95
199	Police Retirement	18,994.69	-	-	-	-	18,994.69
SPECIAL REVENUE SUB-TOTAL		16,951,121.94	376,224.85	116,409.02	-	58,418.68	17,152,519.09
200	G.O. DEBT SERVICE	977,404.92	9,571.53	600.00	-	-	986,376.45
301	Capital Projects (General)	603,806.15	-	-	-	-	603,806.15
321	Capital Projects (Streets)	(181,994.89)	1,757.60	22,216.69	-	-	(202,453.98)
322	Downtown Sqare Streetscape	4,505,305.50	-	46,617.00	-	-	4,458,688.50
323	Hillcrest Ave Improvements	-	-	-	-	-	-
324	K Street Improvements	-	-	11,225.47	-	-	(11,225.47)
353	Community Redevelopment (D&D)	88,659.03	-	-	-	-	88,659.03
CAPITAL PROJECTS SUB-TOTAL		5,015,775.79	1,757.60	80,059.16	-	-	4,937,474.23
541	LIBRARY ENDOWMENT FUND	43,909.99	-	-	-	-	43,909.99
610	Sewer	924,420.58	-	102,975.19	158,333.33	35,185.84	944,592.88
650	Stormwater Utility	376,878.15	18,597.47	14,286.75	-	766.92	380,421.95
670	Recycling	128,974.40	27,204.96	24,983.84	-	766.92	130,428.60
710	Sewer Capital Projects	1,102,453.99	363,340.84	87,688.21	-	158,333.33	1,219,773.29
771	Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781	WRRF Construction	(2,958,255.46)	2,409,000.12	1,533,236.16	-	-	(2,082,491.50)
791	Sewer Revenue Bonds	157,273.21	-	-	-	-	157,273.21
820	Health Insurance	1,803,027.64	141,960.58	98,860.47	-	-	1,846,127.75
830	Health Reimbursement Accounts	5,607.71	-	-	-	-	5,607.71
840	Flex/STD	186,189.93	241.52	621.94	-	-	185,809.51
850	Liability Insurance Reserve-City	8,093.38	-	35,450.98	-	-	(27,357.60)
CITY UTILITY & ISF SUB-TOTAL		1,848,902.23	2,960,345.49	1,898,103.54	158,333.33	195,053.01	2,874,424.50
	City Funds Subtotal	32,973,796.20	3,603,379.84	2,875,992.42	279,255.44	279,255.44	33,701,183.62
	IMU Funds in Casselle	1,511,416.63	322,533.33	318,608.33	-	-	1,515,341.63
GRAND TOTAL CITY FUNDS		34,485,212.83	3,925,913.17	3,194,600.75	279,255.44	279,255.44	35,216,525.25
Cross Check Total							35,216,525.25
Investments					Clerk's Balance		35,216,525.25
	Bankers Trust	\$ 22,110,742.22	1.13%				
	Iowa Public Agency Inv. Trust	\$ 116,201.77	0.01%				
	Payroll Account, TruBank	\$ -					
	Checking Account, TruBank	\$ 2,610,837.42	0.20%		Plus Outstanding Checks	\$ 245,594.59	
	Sweep Account, TruBank	\$ 10,006,550.35	0.40%		Minus Outstanding Deposits	\$ (636.12)	
	Indianola Hometown Pride, TruBank	\$ 353.58			Bank Adjustment	281.55	
	Indianola EMS - TruBank	\$ 616,829.65					
	Wells Fargo	\$ 250.28					
BANK BALANCE		35,461,765.27		BOOK BALANCE			35,461,765.27

Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
IMU Funds from FY2020	1,475,016.63		-	-	-	1,475,016.63
600 Water	27,535.81	60,604.98	57,679.98	-	-	30,460.81
620 IMU Administration	2,084.40	60,520.79	60,520.79	-	-	2,084.40
630 Electric	3,615.93	134,185.39	133,185.39	-	-	4,615.93
640 Fiber/Communications	3,229.27	66,879.86	66,879.86	-	-	3,229.27
730 Electric Capital Projects	(65.41)	-	-	-	-	(65.41)
740 Fiber/Comm Capital Projects	-	342.31	342.31	-	-	-
IMU SUB-TOTAL	1,511,416.63	322,533.33	318,608.33	0.00	0.00	1,515,341.63

INTEREST DISTRIBUTION	INTEREST		FYTD
	INCOME	% OF TOTAL	
General Fund (Non-Program 9500)	\$ 6,615.78	44.88%	\$ 92,230.30
Library Special Revenue (Fund 141)	\$ 51.59	0.35%	\$ 1,270.56
TIF (Fund 125)	\$ 4,737.77	32.14%	\$ 66,657.73
Library Endowment Fund (Fund 541)			
Sewer (Fund 710)	\$ 1,869.17	12.68%	\$ 24,193.53
Health Insurance (Fund 820)	\$ 1,466.74	9.95%	\$ 22,599.90
TOTAL	\$ 14,741.05	100.00%	\$ 206,952.02

**FINANCIAL REPORT
MONTH OF FEBRUARY, 2021**

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001	General Government	3,304,766.80	166,892.24	165,518.41	88,314.49	5,564.83	3,388,890.29
011	Police	2,004,547.74	61,594.58	238,927.34	14,739.00	5,469.17	1,836,484.81
015	Fire	320,767.06	6,220.36	31,986.35	912.05	1,089.92	294,823.20
016	Ambulance	165,140.47	57,898.59	117,629.69	2,088.11	6,176.25	101,321.23
041	Library	371,909.00	2,694.55	45,526.85	936.05	3,525.83	326,486.92
042	Park & Recreation	600,045.05	9,758.09	70,888.95	1,417.40	3,957.75	536,373.84
045	Memorial Pool	151,868.43	438.58	527.33	-	-	151,779.68
099	Franchise Fee-MEC	787,434.81	43,609.27	-	-	-	831,044.08
GENERAL FUND SUB-TOTAL		7,706,479.36	349,106.26	671,004.92	108,407.10	25,783.75	7,467,204.05
110	Road Use Tax (Streets)	2,297,226.85	129,199.60	102,772.85	-	33,773.91	2,289,879.69
112	Trust & Agency	36,668.20	12,129.75	-	-	12,129.76	36,668.19
115	YMCA Maintenance Obligations	310,631.03	-	-	-	-	310,631.03
121	Local Option sales Tax	7,258,086.45	-	-	-	-	7,258,086.45
125	TIF	5,840,650.68	23,218.14	-	-	-	5,863,868.82
141	Library Special Revenue	65,464.94	1,585.90	854.80	-	-	66,196.04
142	Park & Rec Special Revenue	105,858.59	-	9,282.50	-	-	96,576.09
160	Downtown Revolving Loan	161,180.75	-	12,846.32	-	-	148,334.43
161	Downtown BIZ Program	98,664.89	6,967.73	726.61	-	-	104,906.01
177	Police Forfeiture	19,830.07	-	-	-	-	19,830.07
190	Vehicle Reserve	939,261.95	-	53,870.38	-	-	885,391.57
199	Police Retirement	18,994.69	-	-	-	-	18,994.69
SPECIAL REVENUE SUB-TOTAL		17,152,519.09	173,101.12	180,353.46	-	45,903.67	17,099,363.08
200	G.O. DEBT SERVICE	986,376.45	7,702.34	-	-	-	994,078.79
301	Capital Projects (General)	603,806.15	-	48,185.04	-	-	555,621.11
321	Capital Projects (Streets)	(202,453.98)	200.00	296.00	-	-	(202,549.98)
322	Downtown Square Streetscape	4,458,688.50	-	-	-	-	4,458,688.50
323	Hillcrest Ave Improvements	-	-	-	-	-	-
324	K Street Improvements	(11,225.47)	-	-	-	-	(11,225.47)
353	Community Redevelopment (D&D)	88,659.03	-	-	-	-	88,659.03
CAPITAL PROJECTS SUB-TOTAL		4,937,474.23	200.00	48,481.04	-	-	4,889,193.19
541	LIBRARY ENDOWMENT FUND	43,909.99	112.87	-	-	-	44,022.86
610	Sewer	944,592.88	-	91,665.86	158,333.33	35,185.84	976,074.51
650	Stormwater Utility	380,421.95	18,735.61	24,565.18	-	766.92	373,825.46
670	Recycling	130,428.60	29,134.27	26,582.23	-	766.92	132,213.72
710	Sewer Capital Projects	1,219,773.29	329,566.40	125,364.13	-	158,333.33	1,265,642.23
771	Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781	WRRF Construction	(2,082,491.50)	1,533,235.53	1,164,281.82	-	-	(1,713,537.79)
791	Sewer Revenue Bonds	157,273.21	-	-	-	-	157,273.21
820	Health Insurance	1,846,127.75	147,401.84	75,486.86	-	-	1,918,042.73
830	Health Reimbursement Accounts	5,607.71	-	-	-	-	5,607.71
840	Flex/STD	185,809.51	241.54	237.04	-	-	185,814.01
850	Liability Insurance Reserve-City	(27,357.60)	-	3,834.42	-	-	(31,192.02)
CITY UTILITY & ISF SUB-TOTAL		2,874,424.50	2,058,315.19	1,512,017.54	158,333.33	195,053.01	3,384,002.47
City Funds Subtotal		33,701,183.62	2,588,537.78	2,411,856.96	266,740.43	266,740.43	33,877,864.44
IMU Funds in Casselle		1,515,341.63	291,027.59	286,874.59	-	-	1,519,494.63
GRAND TOTAL CITY FUNDS		35,216,525.25	2,879,565.37	2,698,731.55	266,740.43	266,740.43	35,397,359.07
Cross Check Total							35,397,359.07
Investments					Clerk's Balance		35,397,359.07
	Bankers Trust	\$	22,152,158.46	1.42%			
	Iowa Public Agency Inv. Trust	\$	116,203.11	0.01%			
	Payroll Account, TruBank	\$	-				
	Checking Account, TruBank	\$	2,588,717.06	0.20%			
	Sweep Account, TruBank	\$	10,009,620.85	0.40%			
	Indianola Hometown Pride, TruBank	\$	353.58		Plus Outstanding Checks	\$	141,554.51
	Indianola EMS - TruBank	\$	671,801.54		Minus Outstanding Deposits	\$	(734.75)
	Wells Fargo	\$	139.78		Bank Adjustment		815.55
BANK BALANCE		35,538,994.38		BOOK BALANCE		35,538,994.38	

Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
IMU Funds from FY2020	1,475,016.63		-	-	-	1,475,016.63
600 Water	30,460.81	58,625.15	55,472.15	-	-	33,613.81
620 IMU Administration	2,084.40	53,166.17	53,166.17	-	-	2,084.40
625 Revolving Economic Development	-	-	-	-	-	-
626 USDA RLF	-	-	-	-	-	-
630 Electric	4,615.93	122,110.38	121,110.38	-	-	5,615.93
640 Fiber/Communications	3,229.27	56,629.51	56,629.51	-	-	3,229.27
700 Water Capital Projects	-	-	-	-	-	-
730 Electric Capital Projects	(65.41)	496.38	496.38	-	-	(65.41)
740 Fiber/Comm Capital Projects	-	-	-	-	-	-
770 Water Reserve	-	-	-	-	-	-
773 Electric Reserve	-	-	-	-	-	-
780 Water Capital Improvement	-	-	-	-	-	-
783 Electric Improvement	-	-	-	-	-	-
790 Water Revenue Bonds	-	-	-	-	-	-
793 Electric Revenue Bonds	-	-	-	-	-	-
855 Liability Insurance Reserve--IMU	-	-	-	-	-	-
IMU SUB-TOTAL	1,515,341.63	291,027.59	286,874.59	0.00	0.00	1,519,494.63

INTEREST DISTRIBUTION	INTEREST		FYTD
	INCOME	% OF TOTAL	
General Fund (Non-Program 9500)	\$ 19,327.67	42.81%	\$ 104,942.19
Library Special Revenue (Fund 141)	\$ 167.05	0.37%	\$ 1,386.02
TIF (Fund 125)	\$ 14,736.16	32.64%	\$ 76,656.12
Library Endowment Fund (Fund 541)	\$ 112.87	0.25%	
Sewer (Fund 710)	\$ 6,144.58	13.61%	\$ 28,468.94
Health Insurance (Fund 820)	\$ 4,659.23	10.32%	\$ 25,792.39
TOTAL	\$ 45,147.56	100.00%	\$ 237,245.66

Meeting Date: 03/23/2021

Information

Subject

Receive and file the EMS billing activity reports for January and February 2021.

Information

Simple motion is in order.

Fiscal Impact

Attachments

January Report
February Report



FIRE DEPARTMENT

TO: Mayor Pam Pepper and City Council Members
CC: City Manager Ryan Waller, Finance Director Andy Lent
FROM: Fire Chief Gregory M. Chia
DATE: 02-24-2021
RE: January 2021 EMS Billing Activity

January 2021 EMS billing activity from Digitech Company is posted below. Digitech has posted financial activity for Indianola Fire Department EMS section. The information shown is the fire department and Digitech activity for the month of January 2021.

Details for the month of January 2021 EMS Billing activity.

For the period: 01/01/2021 to 01/31/2021

New Charges: \$129,095.00	All Accounts Collected Old / New: \$54,001.17
Billable Transports: \$127,895.00	Non-Transports Collected: \$1200.00
Non-Transports Billable: \$1200.00	Unidentified Payments Collected: \$0
Total Non-Billable: (\$15,235.00)	Refunds: (\$365.00)
ALS Tier: 0	
Total Accounts Created: \$113,860.00	Net Total Collected: \$53,636.17

With the above activity the TruBank Account Balance now stands at \$620,541.65 as reflected on February 1, 2021.





FIRE DEPARTMENT

TO: Mayor Pam Pepper and City Council Members
CC: City Manager Ryan Waller, Finance Director Andy Lent
FROM: Fire Chief Gregory M. Chia
DATE: 03-17-2021
RE: February 2021 EMS Billing Activity

February 2021 EMS billing activity from Digitech Company is posted below. Digitech has posted financial activity for Indianola Fire Department EMS section. The information shown is the fire department and Digitech activity for the month of February 2021.

Details for the month of February 2021 EMS Billing activity.

For the period: 02/01/2021 to 02/28/2021

New Charges: \$107,411.00	All Accounts Collected Old / New: \$54,746.29
Billable Transports: \$107,011.00	Non-Transports Collected: \$400.00
Non-Transports Billable: \$400.00	Unidentified Payments Collected: \$0
Total Non-Billable: (\$11,127.00)	Refunds: (\$942.72)
ALS Tier: 0	
Total Accounts Created: \$96,284.00	Net Total Collected: \$53,803.57

With the above activity the TruBank Account Balance now stands at \$672,608.45 as reflected on March 1, 2021.



Meeting Date: 03/23/2021

Information

Subject

Consideration of the appointment of Tim Wilson to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2024.

Information

Simple motion is in order.

Fiscal Impact

Attachments

Wilson Application



City Clerk / Finance Office

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9410 phone • 515.961.9402 fax

VOLUNTEER APPLICATION FORM TO SERVE ON A CITY BOARD AND COMMISSION

There are numerous Boards and Commissions to advise the City Council. Appointments are approved at a Council meeting when terms have expired or vacancies occur.

To be considered, interested individuals must be Indianola residents. 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 interest citizens. The City of Indianola desires to have diverse representation on the Boards and Commissions to reflect the age, race/ethnicity and gender of the Indianola community. All appointments are made during the City Council meetings that take place on the first and third Monday.

*Interested residents must complete and submit this form along with a resume or bio to the City Clerk Office:
via email to CityClerk@indianolaiowa.gov or by mail at 110 N. 1st Street, Indianola, IA 50125*

PERSONAL INFORMATION

NAME:	Tim Wilson				
STREET ADDRESS:	1000 Kensington Ct.				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	tslwilson@gmail.com				
HOME PHONE:	None	CELL PHONE:	515 491-8483	WORK PHONE:	515 223-7710
GENDER:	Male	AGE (OPTIONAL):	62	RACE (OPTIONAL):	White

☐ BOARD OF ADJUSTMENT / APPEALS meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.	☐ CIVIL SERVICE COMMISSION meets on call. The commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The commission consists of three members that serve 4-year terms.	☐ HOMETOWN PRIDE COMMITTEE meets once a month. The committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2 year terms.
☐ 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.	☐ LIBRARY BOARD OF TRUSTEES meets the second Tuesday of the month at 5:30 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures and rooms and personnel. The Board consists of seven members serving 6-year terms.	☐ MEMORIAL AQUATIC CENTER COMMISSION meets quarterly at 5:30 p.m. at the Activity Center. The commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.
☐ PARK & 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 & 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 This committee reviews options to become a more "green" community and reduce the city's carbon footprint.
		☒ Fine Art & Beautification Commission This committee 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.

Statement of interest by Tim Wilson:

My interest in serving on the Fine Art & Beautification Commission is that this group seems the best place to impact the aesthetics of our community. I moved to Indianola in 2015. I have lived in several different communities and travel has been part of my work and life for decades. I have observed many different ways that towns and cities celebrate local arts and culture. One example is Mount Vernon, Iowa, where I lived for the seven years prior to moving to Indianola. Mount Vernon is seen as a destination for a small town feel with culture and fine dining by residents of Iowa City, Cedar Rapids and smaller communities. In part, this attraction is due to architecture and the relative compactness of the points of interest but also because of events featuring the arts, such as “Chalk the Walk” each Spring, which invites visitors and residents alike to participate in creating chalk designs on the two blocks where most businesses are located. It brings thousands to town who spend money at the businesses in town.

I have observed many other events celebrating art and beauty but also more permanent ways that communities create a sense of place through beauty and art. These can be as comprehensive as similar architecture to more cosmetic approaches such as street signage and installed art. I believe there are many possibilities for Indianola to enhance what we already have. We have two main events – both in the summer – which are associated with the name “Indianola” within Iowa and beyond. These of course are the DMMO Opera season and the Balloon Classic. I have no doubt that we can do more to highlight these events through design and art as well as to add other events and activities to both draw more visitors and to enhance residents’ pride in community.

If appointed to this commission, I would look forward to working with members as well as City Council and Indianola Hometown Pride in looking at ways to enhance the arts and beauty of Indianola through our new designation by Iowa Great Places.

TIMOTHY S. L. WILSON

1000 Kensington Court
Indianola, Iowa 50125
tslwilson@gmail.com
515 491-8483 (Cell)

HIGHLIGHTS OF QUALIFICATIONS:

- Demonstrated ability to develop and manage new initiatives and programs
- Quick to learn community systems, structures, organizations, and service populations
- Experienced in working independently and in teams to achieve positive outcomes

EMPLOYMENT HISTORY:

Executive Director Home Forward Iowa	2016 – Present Des Moines, Iowa
Director of Development and Stewardship Westminster Presbyterian Church	2015 – 2017 Des Moines, Iowa
Executive Director Willis Dady Emergency Shelter/Homeless Services	2009 – 2015 Cedar Rapids, Iowa
Social Justice Coordinator First Unitarian Church of Rochester	2006 – 2008 Rochester, New York
Director, Health & Safety Programs (Acting)/Deputy, HIV Prevention Network PathStone, Inc. (formerly Rural Opportunities, Inc.)	2001 - 2005 Rochester, New York
Virginia Preschool Initiative/Project Manager & Home Liaison Pulaski County Schools/New River Community Action, Inc.	1996 - 2000 Pulaski, Virginia
Program Officer/Program Assistant Philadelphia Education Fund	1986 - 1996 Philadelphia, Pennsylvania

PROFESSIONAL SKILLS:

Community Engagement

- Conducted assessments to determine local community needs and potential client agencies' capacity to effectively implement strategies and achieve goals
- Solicited input from populations served and incorporated this into policies and programs
- Met face-to-face with lawmakers at local, state and federal levels to inform and advocate

Building Outcome-focused Partnerships and Coalitions

- Convened and provided technical assistance to service providers and other stakeholders, creating regional coordinated entry to homeless services
- Provided technical assistance to shelters, housing providers and other homeless and housing service agencies
- Developed new local and regional partnerships

Application of Evidence-based Best Practices & Solutions

- Planned conferences, webinars and symposia at which best practices in homelessness and housing services were featured; provided follow-up technical assistance to attendees
- Adopted Housing First principles in managing previously high-barrier shelter
- Implemented CDC-funded capacity-building health program throughout United States
- Co-facilitated adaptation of training materials for statewide health program

Communications

- Served as presenter or panelist at numerous local, state and national conferences
- Regularly facilitate meetings of local and statewide service providers
- Prepared press releases and appeared on radio and television news and other programs

Strategic Planning & Change

- Twice served on leadership teams in merging of separate comparably-sized agencies
- Restructured program team and services to meet new directives of federal funding agency
- Conducted review of progress toward strategic plan goals established by board of directors

Program Design, Implementation & Evaluation

- As chair of Continuum of Care grant committee, led redesigning of program review and grant application to reflect updated HUD program guidelines
- Created and implemented strategies to advance organizational goals and priorities
- Developed and managed outcome-focused work plans and performance evaluations
- Monitored and maintained national performance standards at multiple program sites

Meeting and Event Planning

- Planned and facilitated trainings, panel presentations, and workshops
- Helped to adapt several previously live meetings and training events to virtual forums during COVID-19 pandemic
- Coordinated several “day on the hill” advocacy events to engage state legislators

EDUCATION:

Masters of Arts – Political Science	1984
The Pennsylvania State University, State College, Pennsylvania	
Bachelor of Arts – Political Science <i>cum laude</i>	1981
Northern Illinois University, DeKalb, Illinois	

PROFESSIONAL AND VOLUNTEER INVOLVEMENT (selected):

- Drake University Head Start Policy Council 2019-present
- Iowa Council on Homelessness, Executive Committee 2012- present
- Iowa-Nebraska HUD Peer-to-Peer Symposium planning group 2013-present
- Cedar Rapids Community School District, Diversity Committee 2012- 2015
- Mount Vernon-Lisbon Community Development Group, volunteer for various events 2009-2015
- Family Promise of Linn County; co-founder, Board of Directors 2010-2012
- Families & Friends of Murdered Children and Victims of Violence; Board of Directors (Rochester, NY) 2006-08
- School Without Walls (High School): student portfolio reviewer (Rochester, NY) 2006-2008
- Rochester (NY) Education Foundation; co-founder, Program Committee, Board of Directors
- Founded Pulaski County, Virginia childcare/preschool coalition 1999

I received the 2010 Lynn L. Nichols Award as outstanding executive of a United Way of East Central Iowa partner agency.

Personal and professional references provided upon request.

Meeting Date: 03/23/2021

Information

Subject

Resolution declaring April 2021 as Child Abuse Prevention Month.

Information

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO 2021-

RESOLUTION DECLARING APRIL 2021 AS CHILD ABUSE PREVENTION MONTH

WHEREAS, our children are our most valuable resource and will shape the future of Indianola; and

WHEREAS, child abuse and neglect directly harms children and increases the likelihood of long-term physical and mental health problems, alcohol and substance abuse, continued family violence and criminal behavior; and

WHEREAS, children suffering from child abuse are more likely to: engage in risky behavior, perform poorly in school, develop unhealthy relationships, suffer from depression, attempt suicide, and express violent aggression; and

WHEREAS, only \$1 is spent on preventing child abuse in Iowa for every \$50 spent on treating it; and

WHEREAS, Iowa is leading research efforts to better understand the negative long-term outcomes of child abuse and neglect among adults through the Adverse Childhood Experiences study (ACEs), which shows that poor physical health, mental health, and financial health in adulthood is attributed to adverse experiences in childhood, including abuse and neglect; and

WHEREAS, the risk of child abuse is reduced through strong social supports for adults and children; and

WHEREAS, research shows that the presence of one caring relationship in a child's life mitigates negative outcomes and reduces risk factors, resulting in better physical health, mental health, and financial health; and

WHEREAS, positive social supports for children and adults are key factors to improving social well-being in Iowa.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Indianola do hereby proclaim April 2021 as Child Abuse Prevention Month in Indianola and urge all citizens in our community to increase their participation in building caring connections with families, thereby preventing child abuse and strengthening the community in which we live.

Passed and approved this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 03/23/2021

Information

Subject

Resolution approving a contract for the Moats Park Restroom project.

Information

Roll call is in order.

Fiscal Impact

Attachments

Moats Park Memorandum

Snyder Recommendation

Hill Proposal

Resolution Approving Contract



— Parks and Recreation —

To: Mayor Pepper and Indianola City Council

From: Doug Bylund, Parks and Recreation Director

Cc: Ryan Waller, City Manager
Andy Lent, Director of Finance

Date: March 17, 2021

Subject: Moats Park Restroom Bid Results

Below is the summary of results from the bid opening for the Moats Park Restroom that was opened by the City Clerk on Tuesday, March 9 at 2:00 p.m. in the City Hall Council Chambers. This project was posted on the League of Cities Website, the City Website and Snyder & Associates Bid website. Three contractors submitted bids that are summarized below. Attached is Snyder & Associates evaluation and recommendation for the project even with the engineers estimate of \$51,646. The bid alternate #1 includes the removal, disposal and utility disconnects from the old restroom.

The replacement of the restroom has been planned with \$25,000 allocated in the CIP in the past 4 years for a total of \$100,000. The additional extra funds will come from the Parks and Recreation Special Revenue Account Fund 142.

Summary of Bid Results

		Base Bid	Alternate #1	Total Cost
Hill Contracting	Leon, Iowa	\$ 65,500	\$ 6,500	\$ 71,100
Joiner Construction	Plano, Iowa	\$ 68,020	\$ 7,500	\$ 75,700
Minturn, Inc.	Brooklyn, Iowa	\$134,670	\$18,500	\$153,170

Not only will the project replace and improve the restroom conditions at the highly visible park, it will also be ADA Compliant for all users of the park. Staff recommendation is to accept the bid of Hill Contracting for the base bid of \$65,500 and the alternate addition of \$6,500 for a total of \$71,100. While this restroom is similar to our restrooms at Pickard Park and the McVay Trailhead, those projects were removed and installed by city departments, but each department would be pulled away for several weeks.

With approval of this contract, staff will order the previously approved pre-built restroom at a cost of \$87,070.00 from CXT with expected delivery in late May or Early June. The contractor will schedule the removal of the old restroom and preparatory earthwork to minimize the time portable restrooms will be needed at the park. The substantial completion should be finished by the end of June.

March 11, 2021

Doug Bylund, Director
Indianola Parks and Recreation
2204 W 2nd Avenue
Indianola, IA 50125

RE: MOATS PARK RESTROOM IMPROVEMENTS
BID RECOMMENDATION

Dear Doug:

On Tuesday, March 9th, 2021, bid proposals were received for the restroom project at Moats Park. Improvements include removal of the existing restroom, setting a new concrete foundation, installing new utility services, and installing a retaining wall system and sidewalks around a proposed pre-cast restroom building. The City of Indianola will purchase the precast building directly from the manufacturer and have it delivered and unloaded on-site, with the contractor's coordination. Three bids were received for the project, ranging from \$64,600 to \$134,670, as shown on the attached bid tabulation.

Upon review of the proposals, there was good competition with three bidders, and the lower two bids were within 6% of each other. Although the bids were over the Engineer's estimate, there is a considerable amount of work available to contractor's this spring, contributing to the higher prices. It is our opinion that this represents the lowest and most competitive bid period for this project in 2021, and prices would unlikely be lower if the project were re-bid this year.

Snyder & Associates has been in contact with Hill Contracting; they have worked on similar projects before and are ready to start right away this spring. Their alternate bid item for the removal of the existing building and foundation was the lowest of the three bids, and lower than the Engineer's estimate, therefore we recommend the Council consider approving the alternate bid item in addition to the base bid if they choose to move forward with the project. Snyder & Associates recommends awarding the project to Hill Contracting for the total amount of \$71,100.

Please feel free to contact me with any questions or comments.

Sincerely,

SNYDER & ASSOCIATES, INC.



Tim West, PLA

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Indianola, hereinafter called the "Jurisdiction," has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

The extent of work on this project includes all materials, equipment, transportation, and labor necessary to complete the improvements generally described as follows: building and pavement demolition, utility replacement, grading, building foundation, coordinating the placement of an Owner-purchased pre-cast restroom building, utility connections, sidewalk pavements, modular retaining wall installation and surface restoration at the existing restroom site at Moats Park, located at approximately 806 N. 1st Street, Indianola, Iowa.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Price(s), any Alternate Price(s), and the Total Base Bid Construction Cost in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The total of the Total Base Bid plus any alternates selected by the Jurisdiction shall be used for comparison of bids. The total of the Total Base Bid plus any Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the contract documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
3. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to fully complete the project in 20 working days; and to pay liquidated damages for noncompliance with said completion provisions at the rate of One Thousand Dollars (\$1,000) for each working day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	Part C – Bid Schedule
2.	
3.	
4.	
5.	
6.	

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- ☒ Individual,
Sole Proprietorship
- ☐ Partnership
- ☐ Corporation
- ☐ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and
execute all documents
- ☐ Other

The Bidder shall enter its Public Registration
Number C 1 5 9 3 - 4 4 issued
By the Iowa Commissioner of Labor Pursuant
Section 91C.5 of the Iowa Code.

Number

Failure to provide said Registration Number
shall result in the bid being read under
advisement. A contract will not be executed
until the Contractor is registered.

Hill Contracting
Bidder

[Signature]
Signature

By Jim Hill
Name (Print/Type)

VP
Title

20904 215th Ave
Street Address

LEON IA 50144
City, State, Zip Code

641-446-6428
Telephone

Type or print the name and title of the company's
owner, president, CEO, etc. if a different person
than entered above

Garry R Hill
Name

Owner
Title

**NOTE: The signature on this proposal must be an original signature in ink; copies, facsimiles,
or electronic signatures will not be accepted.**

PROPOSAL ATTACHMENT: PART C

Project Name _____

PROPOSAL**PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES**

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Price(s), any Alternate Price(s), and the Total Base Bid Construction Cost in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The total of the Total Base Bid plus any alternates selected by the Jurisdiction shall be used for comparison of bids. The total of the Total Base Bid plus any Alternates shall be used for determining the sufficiency of the bid security.

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
DEMOLITION/ EARTHWORK					
1.1	MOBILIZATION	1	LS	\$ <u>4000.00</u>	\$ <u>4000.00</u>
1.2	PAVEMENT REMOVAL	120	SY	\$ <u>30.00</u>	\$ <u>3600.00</u>
1.3	REMOVE/ABANDON ELECTRICAL SERVICE	1	LS	\$ <u>2000.00</u>	\$ <u>2000.00</u>
1.4	REMOVE EXISTING WATER SERVICE	15	LF	\$ <u>100.00</u>	\$ <u>1500.00</u>
1.5	REMOVE EXISTING SANITARY SEWER SERVICE	15	LF	\$ <u>1000.00</u>	\$ <u>15000.00</u>
1.6	REMOVE EXISTING RAILROAD TIE RETAINING WALL	1	LS	\$ <u>2500.00</u>	\$ <u>2500.00</u>
1.7	GRADING AND SHAPING	1	LS	\$ <u>5000.00</u>	\$ <u>5000.00</u>
1.8	MODULAR CONCRETE BLOCK RETAINING WALL	90	SF	\$ <u>100.00</u>	\$ <u>9000.00</u>
UTILITIES					
2.1	2" COPPER WATER SERVICE	15	LF	\$ <u>100.00</u>	\$ <u>1500.00</u>
2.2	2" ISOLATION VALVE	1	EA	\$ <u>1000.00</u>	\$ <u>1000.00</u>
2.3	WINTERIZATION ASSEMBLY	1	LS	\$ <u>1000.00</u>	\$ <u>1000.00</u>
2.4	4" PVC SANITARY SEWER SERVICE	40	LF	\$ <u>100.00</u>	\$ <u>4000.00</u>
2.5	ELECTRICAL SERVICE AND CONDUITS	1	LS	\$ <u>4000.00</u>	\$ <u>4000.00</u>
RESTROOM BUILDING					
3.1	BUILDING FOUNDATION	1	LS	\$ <u>5000.00</u>	\$ <u>5000.00</u>
PAVEMENTS					
4.1	5" PCC TRAIL	535	SF	\$ <u>15.00</u>	\$ <u>8,025.00</u>
4.2	4" PCC SIDEWALK	565	SF	\$ <u>15.00</u>	\$ <u>8,475.00</u>
4.3	SEEDING AND MULCHING	1	LS	\$ <u>2,500.00</u>	\$ <u>2,500.00</u>
TOTAL BASE BID CONSTRUCTION COST					\$ <u>64,600.00</u>
ADD ALTERNATE NO. 1					
ALT 1	REMOVE EXISTING BUILDING AND FOUNDATION	1	LS	\$ <u>6,500.00</u>	\$ <u>6,500.00</u>

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

- ☒ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- ☒ Yes ☐ No My company has an office to transact business in Iowa.
- ☒ Yes ☐ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- ☒ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- ☒ Yes ☐ No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: 1-1-2011 to 3-9-2021 Address: 20904 215th Ave
(mm/dd/yyyy) City, State, Zip: Leon IA 56144

Dates: _____ to _____ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders

Part C

- Name of home state or foreign country reported to the Iowa Secretary of State:

- Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☐ No
- If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: Hill Contracting

Signature: [Signature]

Date: 3-9-2021

Council Member _____ introduced the following resolution entitled "RESOLUTION APPROVING CONTRACT FOR THE MOATS PARK RESTROOM IMPROVEMENT PROJECT" and moved for its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES:

NAYS:

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 2021-
RESOLUTION APPROVING CONTRACT FOR THE MOATS PARK RESTROOM
IMPROVEMENT PROJECT

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

Section 1. The bid of Hill Contracting of Leon, Iowa in the amount of \$71,100 for the Moats Park Restroom improvement project for the City of Indianola described in the plans and specifications previously adopted by the City Council on the 16th day of February 2021, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The Mayor and the City Clerk are hereby authorized and directed to execute a contract with the contractor for the construction of the public improvement subject to receipt of the contract and bond approved as to form by the City Attorney and certificate of insurance acceptable to City staff.

PASSED AND APPROVED this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Information

Subject
West Highway 92 Tree Planting Project

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 03/23/2021

Information

Subject

Public hearing for the plans and specifications for the West Highway 92 Tree Planting Project.

Information

Roll call to enter and exit the Public Hearing is in order.

Fiscal Impact

Attachments

Project Document

CITY OF INDIANOLA
REQUEST FOR PROPOSALS
OF
INDIANOLA PARKS DEPARTMENT
WEST HIGHWAY 92 TREE PLANTING

PROPOSAL INSTRUCTIONS AND CONDITIONS

SECTION 1

1. Purpose

The purpose of this request for proposal (RFP) is to solicit proposals for planting, mulching and staking 21 trees along the northside of Highway 92 between 2300 W 2nd Ave and 2616 W 2nd Ave for the City of Indianola.

It is the intent of the City of Indianola to enter into a contract offering the best proposal(s), as determined by the City, for the tree installation along Highway 92.

2 . Requests for Clarification

Vendors with questions concerning the RFP may submit their questions in writing to Angie Buchanan, Horticulturist Supervisor, 2204 W. 2nd Ave, Indianola, IA 50125-0299; no later than 2:00 p.m. on March 3, 2021 either by mail, hand delivery, or email. Questions received, and answers the Municipal Government provides, will be e-mailed and/or mailed by March 5, 2021. Oral questions will not be accepted. If any contractor would like to visit the location before placing a bid, contact Horticulturist Supervisor, Angie Buchanan by Phone: 515-961-9425 or email: abuchanan@indianolaiowa.gov.

3. Proposal Conference

A proposal conference will not be held to discuss the RFP.

4. Schedule of Events

Municipal Government issues RFP.....	February 22, 2021
Written questions due to Horticulturist Supervisor.....	March 3, 2021
Proposals due to the City.....	March 10, 2021 10:00 AM
Notice of award by City Council.....	March 23, 2021
Proposed construction start date.....	April 1, 2021
Completion of Project.....	June 1, 2021

5. Disposition of Proposals

Contractors must provide a quote as close to the described requirements as possible in this RFP (see Section 4), if unable to provide requirement, please note. To achieve a uniform review process and the maximum degree of comparability, proposals are required to be organized in the following manner:

- A. Title page that includes the subject of the proposal, name of institution, address, name of contact person, telephone and email, and date.
- B. Quote on Installation includes the following: planting, mulching, staking, cleanup.

Your proposal may not be considered, and may be rejected as non-responsive, if it does not include all the information requested. The Municipal Government reserves the right to reject any and all proposals, in whole and in part, received in response to the RFP at any time during the solicitation process.

6. Proposal Evaluation

A task force consisting of City Staff will evaluate the proposals. The purpose of the task force will be to evaluate responses, to rank the proposals, and to make a recommendation to the City Council regarding the proposal which best meets the Municipal Government's requirements.

The task force will evaluate the proposals using the following criteria:

- A. Cost of Installation
- B. Compliance with Installation Specifications (section 4)
- C. References

The task force will consider all information provided and may consider relevant information from other sources. **The City Council will award the contract to the responsible service provider submitting the best proposal. The lowest priced proposal is not necessarily the best proposal.**

7. Taxes

The Municipal Government is exempt from federal excise taxes and state and local sales and use taxes on the services supplied pursuant to this proposal.

8. Bond Requirement

The successful bidder will be required to furnish bonds in an amount equal to one hundred percent (100%) of the contract price. Said bonds must be issued by a responsible surety approved by the City Council and shall guarantee (1) the faithful performance of the contract

and the terms and conditions therein contained, shall (2) guarantee the prompt payment for all materials and labor and protect and save harmless the City from claims and damages of any kind used by the operations of the Contractor.

9. Maintenance Bond & Warranty

To remedy any and all defects that may develop resulting from work to be performed under the Contract within 1 year from the date of acceptance of the work under Contract, by reason of defects in workmanship or materials used in construction of said work.

PROPOSAL PREPARATION

SECTION 2

1. Submission of Proposals

The proposal must be received at the City Clerk's Office no later than 10:00 a.m., March 10, 2021. The proposals shall be delivered or mailed to:

City of Indianola
Attn: Andy Lent
110 N 1st, PO Box 299
Indianola, IA 50125-0299

No emailed proposals will be accepted. No proposals after 10:00 a.m. on March 10, 2021 will be accepted. The task force will evaluate all proposals. Be prepared to answer any calls in regard to the proposal.

2. Time and Place Sealed Proposals Will be Opened and Considered

There will not be a public opening for the RFPs.

3. Amendment to the Request for Proposals

In the event it becomes necessary to amend, add to, or delete any part of the RFP, such amendment will be provided to all the contractors that received the original RFP. The contractor response must include acknowledgment of all addenda.

PROPOSAL

SECTION 3

1. Proposal Form

Name of supplier: _____

Address: _____

Phone Number: _____

Email Address: _____

Authorized signature: _____

2. Cost Description

Total Cost for planting of trees includes the tree mulching, tree staking, and cleanup of area.

\$ _____

INDIANOLA PARKS HIGHWAY 92 TREE PROJECT INSTALLATION

SECTION 4

1. General Description

Work includes all labor, materials, and equipment necessary for the installing of 21 trees along Highway 92.

- Calling for utility locates
- Delivery and Installation of 21 trees with at least 1.5" caliper nursery grade: 7 'Shademaster' Honeylocust, 7 Red Oak and 7 'McKSentry' Linden
- Digging hole for tree
- Planting trees the proper depth
- 2" mulch layer around tree root area
- Staking tree straight and securely
- Cleanup surrounding area from loose soil debris
- See attached map for tree locations



Meeting Date: 03/23/2021

Information

Subject

Resolution approving the plans and specifications and contract for the West Highway 92 Tree Planting Project.

Information

Roll call is in order.

Fiscal Impact

Attachments

Tree Replanting Memorandum

Resolution Approving Contract



— Parks and Recreation —

To: Mayor Pepper and Indianola City Council

From: Doug Bylund, Parks and Recreation Director

Cc: Ryan Waller, City Manager
Andy Lent, Director of Finance

Date: March 17, 2021

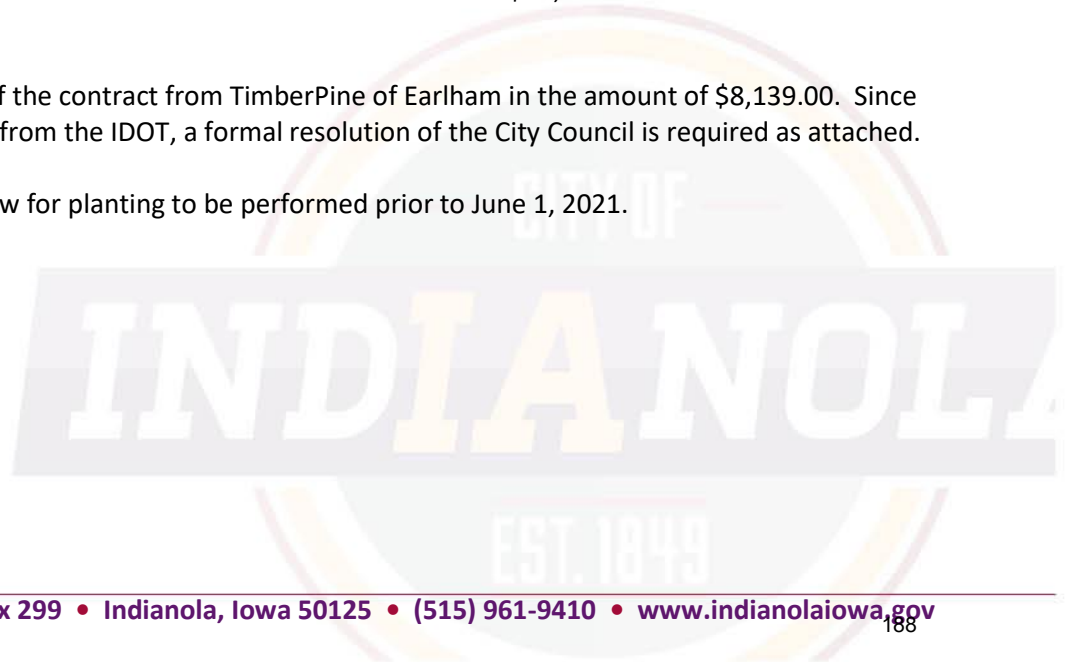
Subject: West Highway 92 Tree Planting Bid Results

Below are the results of bids that were opened at City Hall on Wednesday, March 10 for the West Highway 92 Tree Planting Project. 4 bids were received by the bid opening and one was received in the mail the following day and was not accepted. This project includes planting, mulch and staking of 21 trees along the north side of Highway 92 near the west entrance into Indianola. These will replace a section of trees that were removed by IDOT during the highway reconstruction project. The City has a reimbursement agreement with IDOT for the cost of the tree planting that was approved by City Council previously.

<u>Contractor</u>	<u>City</u>	<u>Bid Amount</u>
TimberPine, Inc	Earlham	\$ 8,139.00
Greentech of Iowa, LLC dba Soil-tek	Slater	\$ 8,799.00
Earl May Garden Center	Des Moines	\$12,780.88
Jake's Lawn and Landscape, LLC	Indianola	\$15,750.00

Staff recommends approval of the contract from TimberPine of Earlham in the amount of \$8,139.00. Since this project is receiving funds from the IDOT, a formal resolution of the City Council is required as attached.

The project specifications allow for planting to be performed prior to June 1, 2021.



City of Indianola
RESOLUTION NO. 2021-

**RESOLUION ADOPTING PLANS AND SPECIFICATIONS AND CONTRACT
FOR THE WEST HIGHWAY 92 TREE PLANTING PROJECT**

WHEREAS, the City Council deems it advisable and necessary to make certain public improvements for the City of Indianola described in general as West Highway 92 Tree Planting and has caused to be prepared plans, specifications and form of contract together with an estimate of costs which are now on file in the off of the Indianola City Clerk and are deemed suitable for public improvements; and

WHEREAS, the plans, specifications and form of contract and estimate of cost may be adopted in a contract for the making of public improvements; and

WHEREAS, the Parks Department solicited bids for the project which were opened by the City Clerk on Wednesday, March 10, 2021 with the lowest bid received from TimberPine, LLC of Earlham, Iowa in the amount of \$8,139.00

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

1. The plans, specifications, form of contract and estimate of cost for installation of 21 trees along Highway 92 are hereby approved.
2. The West Highway 92 Tree Planting Project Contract be awarded to TimberPine, LLC of Earlham, Iowa in the amount of \$8,139.00.
3. The Mayor is authorized and directed to execute 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 to the documents required to complete the contract.

PASSED this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andy J. Lent, City Clerk/CFO

Meeting Date: 03/23/2021

Information

Subject

Resolution adopting the Utility Refund Policy.

Information

Roll call is in order.

Fiscal Impact

Attachments

Refund Policy Memorandum

Resolution Adopting Policy

Utility Refund Policy



— CLERK/FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, City Clerk/CFO
CC: Ryan Waller, City Manager
Date: 23 March 2021
Re: Utility Services Refund Policy

Included with this memo is a draft utility services refunding policy for the City utility services, which include sanitary sewer, stormwater, and recycling. A refund policy already existed for sanitary sewer, however, no such policy existed for recycling or stormwater. This draft policy seeks to add these two service refund policies.

While the sanitary sewer refund policy largely remains the same, the refund policy for recycling states that a refund will be made to the property owner if the property was missed during collection and the contractor has refunded the amount for the missed property to the City. The stormwater refund policy allows for a refund to the property owner, if the property has been charged more ERUs (Equivalent Residential Units) than what the property should be charged. This will need to be determined by City staff coordinating with IMU to ensure this was the actual case prior to a refund authorization.

For each of the utility services refunds, the City Manager, or designee, can authorize a refund up to \$1,000. Above that amount, the City Council will need to authorize the refund.

This policy amendment was discussed at the Executive Committee meeting on March 4, 2021 and direction was given to staff to bring it before the full Council.

Staff recommends approval of the submitted policy amendment.

City of Indianola
RESOLUTION NO. 2021-

RESOLUTION ADOPTING A UTILITY REFUND POLICY

WHEREAS, policy and procedures are added or amended to the City of Indianola Council Policy over time; and

WHEREAS, the Indianola City Council in reviewing its policies believes it is in the best interest of the citizens of Indianola for the Council to approve and add the Utility Refund Policy.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of Indianola that the Utility Refund Policy shall be added as attached to this resolution.

DATED this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

~~Excessive Sewer Policy~~City Utility Refunds

The purpose of this policy is to provide the City Manager, or ~~his~~ their designee, with the authority to issue credits to utility accounts ~~with bona fide excessive sewer usage~~ in amounts up to \$1,000 based on the following criteria:

Sanitary Sewer Refunds:

- Water was metered: Municipal employees verify evidence that water did not directly enter into the sewer system. The metered water that did not enter into the sewer system was due to extraordinary circumstances beyond the utility account holder's control. A refund amount will not exceed the amount above the monthly average amount for the preceding 12 months.

Recycling Refunds

- Recycling Container Missed: City staff can verify that the container was missed by the City-contracted service for recycling AND a refund for the missed service has been received by the City from the contractor. The refunded amount will not exceed the amount received from the contractor.

Stormwater Utility

- ERU Incorrectly Charged: City Staff will verify that an excess amount of Equivalent Residential Units (ERU)s were used when the utility fee was computed. A refund will not exceed the amount above that which should have been charged to the property owner for a total not exceeding the amount of time the owner held title to the property or 12 months, whichever is less.

For any refund issued under this policy, the City staff has the authority to approve a refund of an amount ~~less than~~ not exceeding \$1,000. A refund exceeding ~~this amount~~ \$1,000 must be approved by the City Council. In all events, a refund shall be a credit on the customer's ~~invoice~~ account and shall not be paid in cash.

Any and all credits will be issued to the customer's utility account and not as a cash credit unless approved by the City Council. Any request from the owner of a closed account will be approved according to the approval levels above and will be issued as a cash credit.

~~Amended by City Council on December 19, 2016, August 7, 2017~~

Meeting Date: 03/23/2021

Information

Subject

Resolution approving Brush Facility services for 2021.

Information

Roll call is in order.

Fiscal Impact

Attachments

Resolution Approving Services

Brush Facility Memorandum

RESOLUTION NO. _____

RESOLUTION APPROVING BRUSH FACILITY SERVICES FOR 2021

WHEREAS, the Brush Facility is an important service the City of Indianola offers to residents; and

WHEREAS, the Brush Facility is open from April through mid-November yearly; and

WHEREAS, some dates are designated as free yard waste disposal days; and

WHEREAS, extended dates may be needed depending on the season; and

WHEREAS, the City of Indianola charges Brush Facility fees to residents for leaves, grass, trees, shrubs, and e-cycling disposed of in its facility.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Indianola, Iowa that the Brush Facility Services listed as follows:

(1) Hereby approves the 2021 Brush Facility season to run from Saturday, April 3, 2021 to Sunday, November 21, 2021 with extended dates, if needed, to be December 2, 4, and 5, 2021; and

(2) the dates for free yard waste disposal days are hereby approved, and

(3) authorizes City staff to change prices at the Brush Facility as outlined in the attached memorandum.

APPROVED this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



PUBLIC WORKS

To: Mayor and City Council
CC: Ryan Waller, City Manager
From: Akhilesh Pal, Public Works Director
Date: March 22, 2021
Re: Resolution to approve Brush Facility Services for 2021

Staff is recommending the following brush facility services during the 2021 Season to open the facility on Saturday, April 3, 2021 and close it on Sunday, November 21, 2021. The normal Hours of Operation for the brush facility are Thursdays: Noon - 7:00 p.m. or dusk; Saturdays: 9:00 a.m. - 4:00 p.m.; and Sundays: Noon - 4:00 p.m. The Brush Facility will be closed on all holidays, including Easter on April 4, 2021. It will close for the season on November 21, 2021.

Depending on the weather, the Brush Facility has remained open past the scheduled closing date. Staff is requesting Council to incorporate extended dates to the schedule to continue providing the Brush Facility services, if needed. The extended dates would be on December 2, 4 and 5, 2021. The brush facility is closed during the week of Thanksgiving holiday.

The following fee schedule revisions are recommended for the services at the Brush Facility:

Fee Description	Cost	Cost Description
<u>Bag/Bundle, Leaves/Grass</u>	<u>\$2.00</u>	<u>Each</u>
<u>Bag/Bundle Trees/Shrubs</u>	\$5.00	Each
Pickup Load	\$20.00	Each
Trailer Load	\$25.00	Each
Small Truck	\$30.00	Each
Large Truck	\$50.00	Each
Anything that is 1/2" or more in diameter. Items may be loose or in paper bags only		

<u>LCD/LED Monitors</u>	<u>\$15.00</u>	<u>Each</u>
<u>Up to 27" Televisions</u>	<u>\$215.00</u>	<u>Each</u>
<u>Larger than 27"</u>	<u>\$30.00</u>	<u>Each</u>
<u>Console/Projection TV</u>	<u>\$40.00</u>	<u>Each</u>
Monitors and Televisions electronic recycling.	\$25.00	Each payable to contractor handling the

Mulch Load Service Fee	\$10.00	per vehicle <u>(available the second Saturday of each month)</u>
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PUBLIC WORKS

Free Yard Waste Disposal:

The spring and fall leaf and organic yard waste disposal program will be available FREE of charge. The spring program is from Saturday, April 3, 2021 to Sunday April 18, 2021 and the fall program is from Saturday, October 30, 2021 to Sunday, November 21, 2021. The Brush Facility will be closed on all holidays, including Easter on April 4, 2021.

- Fees still apply for brush that is 1/2 inch or more in diameter.
- Charging of leaves and organic yard waste disposal will begin Thursday, April 22, 2021.

Electronics Recycling and Scrap Appliance Drop-off:

Indianola residents can dispose of scrap appliances and recycle electronics during the Spring Cleanup event by bringing them to the Indianola Brush facility, located at 1800 West Iowa Avenue, on Saturday April 24, 2021, from 9:00 AM to 1:00 PM. This program is also available for the Fall Cleanup event on October 16, 2021, from 9:00 AM until 1:00PM.

These items will be accepted - FREE!

Air Conditioners (all sizes)	Dishwashers	Metal - Most anything	Speakers
Batteries (all kinds)	Dryers	Metal Shelving	Stereo Systems
Blenders/Mixers/Toasters	DVD Players	Microwaves	Stoves
Calculators	Exercise Equipment	Motors (no gas)	Vacuums
Cameras, Camcorders	Fans	Mowers (no gas)	VCR's
Cell Phones	Fax Machines	Phones	Video Game Systems
Chillers	Freezers (no food)	Pots, Pans, Electric Skillets	Washers
Computer Towers, Servers	Furnaces	Printers	Water Coolers
Condenser Units	Garage Doors & Openers	Refrigeration Units	Water Heaters
Copiers	General Scrap Metal	Rooftop AC Units	Water Softeners (no salt)
Dehumidifiers	Ice Makers	Saws	

These items will NOT be accepted

Anything with food in it	Garbage	Light Bulbs	Plastics
Chemicals	Humidifiers	Paint	Wood

Televisions and Computer Monitors are accepted AT A COST of \$25 for each TV or monitor. (Payment must be made on site, cash or check only. Checks made payable to K3 Recycling).

Note: K3 Recycling is partnering with the City of Indianola for this electronics recycling and scrap appliance drop-off event.



PUBLIC WORKS

2021 City Wide Cleanup Program

The spring cleanup event will be held on recycling dates between April 26 & April 30, 2021. Items must be placed on the curb by 7:00 a.m., depending upon which date is designated for recycling collection day between April 26 & April 30, 2021. The fall cleanup event is on Saturday, October 16, 2021, which will be held at the Brush Facility, located at 1800 West Iowa Avenue.

The Citywide Cleanup event allows Indianola residents to dispose of large household items at no additional charge. All smaller items must be placed in bags or boxes. The total amount of debris must fit into the size of a flatbed truck, roughly 8 ft x 5.5 ft x 3 ft. Extra debris will not be collected.

Items not accepted in the collection include appliances, yard waste, tires, electronic waste, hazardous waste, railroad ties, construction materials, drywall, broken glass, and concrete. Items from large construction projects will not be facilitated. Appliances are not accepted. Items that are bulky and difficult to handle (such as swing sets) must be cut up or dismantled into pieces no longer than 4 feet.

Household Hazardous Waste

Indianola residents can dispose of household hazardous waste during the Spring Cleanup event by bringing them to the Indianola Brush facility, located at 1800 West Iowa Avenue, on Thursday, April 29, 2021, from Noon to 4:00 PM. This program is also available for the Fall Cleanup event on Saturday, October 16, 2021, from 9:00 AM until 1:00PM.

Residents may also visit the metro hazardous waste facility located at 1105 Prairie Drive SW in Bondurant during normal business hours. They're open Tuesday through Friday from 1 to 5 p.m. and Saturday from 8 a.m. to noon. Please call 515-967-5512 for more information on what is accepted.

List of items ACCEPTED with this program:

Aerosol Cans	Corrosive Products
Antifreeze	Fertilizers & Weed Killers (Herbicides, Insecticides, Pesticides) *
Batteries (Ni-Cad, Lithium, Mercury)	Flammable Liquids (Gasoline, Kerosene, Paint Thinner, & Remover)
CFL: Compact Florescent Light Bulbs (place in a sealed plastic bag)	Oxidizers (Pool Chemicals & Stump Remover)
CFL: Fluorescent Tubes (4-8 foot)	Sharps**
Paint Related Materials	

Note:*Bag large items of Fertilizers and weed killers in supplied plastic bag and close with included tie.

** Sharps must be placed in laundry detergent bottle or sharps container, then tape lid shut with heavy tape.

Meeting Date: 03/23/2021

Information

Subject

Resolution approving the City's annual Fee Schedule.

Information

Roll call is in order.

Fiscal Impact

Attachments

Resolution Approving Fee Schedule

Revised Fee Schedule

CITY OF INDIANOLA, IOWA
RESOLUTION NO. 2021-

RESOLUTION APPROVING FEE SCHEDULE

WHEREAS, the Indianola City Council reviews and approves the fee schedule for city services on an annual basis; and

WHEREAS, the attached Fee Schedule is being presented for the Council's consideration.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, that the attached Fee Schedule for the City of Indianola is hereby approved.

Adopted this 23rd day of March 2021.

Pam Pepper, Mayor

Attest:

Andrew J. Lent, City Clerk/CFO

City of Indianola Fee Schedule

~~ADOPTED BY INDIANOLA CITY COUNCIL ON JUNE 15, 2020.~~

~~FEES EFFECTIVE UPON APPROVAL.~~ ADOPTED BY INDIANOLA CITY COUNCIL ON -
MARCH 23, 2021. FEES EFFECTIVE UPON APPROVAL.

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City Clerk Fees

Permits/Licenses

Fee Description	Cost	Cost Description
Cigarette Permit	\$75.00 100.00	Per Year
Refuse Hauling Permit	\$150.00	Per Packer
Refuse Hauling Permit	\$100.00	Units Other than Packer
Solicitors	\$100.00	Per Year
Peddlers or Transient Merchant.....	\$50.00	For one day
Peddlers or Transient Merchant.....	\$100.00	For one week
Peddlers or Transient Merchant.....	\$200.00	For up to six (6) months
Peddlers or Transient Merchant.....	\$300.00	For one year or any major part thereof
Ice Cream Vendors.....	\$20.00	One Day
Ice Cream Vendors.....	\$30.00	One Week
Ice Cream Vendors.....	\$50.00	One Month
Ice Cream Vendors.....	\$100.00	One Month to six months
Mobile Food & Beverages Vendors	\$50.00	For one day
Mobile Food & Beverages Vendors	\$100.00	For one week
Mobile Food & Beverages Vendors	\$200.00	For up to six (6) months
Mobile Food & Beverages Vendors	\$300.00	For over six (6) months to one year
<u>Ordinance Amendment.....</u>	<u>\$150.00</u>	<u>If someone from general public is requesting amendment to cover notice and publication fees</u>

Examination or Copying of Records

- If the number of photocopies does not exceed twenty-five (25) pages, or if staff time for responding to the request does not exceed thirty (30) minutes, the following fee schedule shall apply:
 - a. Fees for photocopies: \$.25 per page for black and white copies and \$1.00 per page for color copies.
 - b. A fee for records provided on a ~~CD~~-thumb drive is \$10.00.
- If the number of pages to be copied exceeds twenty-five (25) pages, or if the staff time involved _____in providing the records exceeds thirty (30) minutes, the following additional fee schedule shall _____apply:
 - a. Hourly rate for clerical time needed to make photocopies or copying to a ~~CD~~thumb drive - \$25.00 (prorated to the nearest fifteen (15) minutes)
 - b. Hourly rate for professional staff time – Effective hourly rate of staff member for time needed to produce or review the documents (prorated to the nearest fifteen (15) minutes)
 - c. Routinely prepared or bound reports – Actual cost to produce
 - d. Special requests for records mapping requests, and other non-traditional methods of providing information may incur additional costs.
- The City reserves the right to adjust the above fee schedule in the event of unanticipated costs.
- Unless otherwise prohibited by law, the City may, at the City's discretion, furnish copies of requested _____ records without charge or at a reduced fee if the City determines that the waiver or _____ reduction of fees is in the public interest.

Event Fees

Fee Description	Cost	Cost Description
Bike Night Fee.....	\$750.00	Per Event to Lease Square (April-September)
Bike Night Fee.....	\$80.00	Per Event to Sweep the Square
Deck Fees.....	\$0.50	Per square foot

Block Party	\$150.00	Deposit	Deposit refunded if barricades are not lost or damaged
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Miscellaneous

Fee Description	Cost	Cost Description
Returned Check/Debit/Credit Card	\$30	
Copies	\$0.25	per copy sheet of paper

Street Department

Permits

Fee Description	Cost	Cost Description	Additional Fees Description
Street Closure	\$25.00	Each application	

Brush Facility

Fee Description	Cost	Cost Description	Additional Fees Description
Bag/Bundle, Leaves/Grass	\$2.00	Each	
Bag/Bundle Trees/Shrubs	\$5.00	Each	
Pickup Load	\$20.00	Each	
Trailer Load	\$25.00	Each	
Small Truck	\$30.00	Each	
Large Truck	\$50.00	Each	
Anything that is 1/2" or more in diameter. Items may be loose or in paper bags only			

~~Monitors and Televisions \$25.00 each payable to contractor partnering with the City for the electronic recycling.~~

Mulch Load Service Fee	\$10.00	per vehicle (available the second Saturday of each month)
LCD/LED Monitors	\$15.00	Each
Up to 27" Televisions	\$15.00	Each
Larger than 27"	\$30.00	Each
Console/Projection TV	\$40.00	Each
Monitors and Televisions \$25.00 each payable to contractor handling the electronic recycling.		

~~Mulch Load Service Fee~~ ~~\$10.00~~ ~~per vehicle (available the second Saturday of each month)~~

Community Development Fees

Administrative Fees

Board of Adjustment Hearing.....	\$150.00	
Comprehensive Plan Amendment.....	\$225.00	
Easement/Right-of-way Vacation Fee.....	\$200.00	
Floodplain Development Permit.....	\$150.00	
Nuisance/Property Maintenance Administrative Fee....	\$25.00	Per Hour
Nuisance/Property Maintenance Abatement Fee.....	Contractors Invoiced Fee	
Rezoning Request.....	\$250.00	Plus Outside Engineering Costs
Site Plan Review.....	\$225.00	Plus Outside Engineering Costs
Street Bond Permit.....	\$10.00	Per square foot
Zoning Code Amendment.....	\$250.00	

Alley Closing Fee.....	\$200.00	Per 1/2 block
Board of Adjustment Hearing.....	\$150.00	
Nuisance/Property Maintenance Administrative Fee....	\$25.00	Per Hour
Nuisance/Property Maintenance Abatement Fee.....	Contractors Invoiced Fee	
Rezoning Request.....	\$250.00	Plus Outside Engineering Costs
Site Plan Review.....	\$225.00	Plus Outside Engineering Costs
Street Bond Permit.....	\$10.00	Per square foot

Sign Permit Fees

24 sq. ft. or less	\$50.00	
25-100 sq. ft.	\$75.00	
100+ sq. ft.	\$100.00	Additional \$0.20 per sq. ft. over 100
Exemption Request.....	\$50.00	
Code Appeal Procedure	\$50.00	
Banner Application.....	\$25.00	Additional \$2.00 per banner
Temporary Sign Permit.....	\$25.00	For the first 10-day period, \$5.00 additional for 10 additional days (must be consecutive)
Temporary Sign Permit.....	\$25.00	For a 3-day period

Subdivision Fees

Plat of Survey	\$75.00	
Preliminary Plat Review.....	\$250.00	Additional \$10.00 for each lot in excess of 10 lots, Plus Outside Engineering Costs
Final Plat Review	\$150.00	Additional \$10.00 for each lot in excess of 10 lots, Plus Outside Engineering Costs
Construction Document Review.....	\$100.00	Plus Outside Engineering Costs

Building Permit Fees

Total valuation of \$1.00 - \$500.00	\$30.00	
Total valuation of \$501.00 - \$2,000.00	\$30.00	for the 1st \$500.00 plus \$1.75 for each additional \$100.00 or fraction thereof, to and including \$2000.00
Total valuation of \$2,001.00 - \$25,000.00.....	\$50.00	for the 1st \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00

Total valuation of \$25,001.00 - \$50,000.00.....	\$276.00	for the 1st \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
Total valuation of \$50,001.00 - \$100,000.00.....	\$457.00	for the 1st \$50,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
Total valuation of \$100,001.00 - \$500,000.00.....	\$738.00	for the 1st \$100,000.00 plus \$5.25 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
Total valuation of \$500,001.00 - \$1,000,000.00.....	\$2,703.00	for the 1st \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
Total valuation of \$1,000,001.00 and up.....	\$4,546.00	for the 1st \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof

Inspections outside of normal business hours.....	\$40.00	Per hour
Re-inspection fee.....	\$25.00	Per hour
Inspections for which no fee is specifically indicated.....	\$25.00	Per hour
Additional plan review required by changes, additions or revisions to approved plans....	\$25.00	Per hour

Miscellaneous Permit Fees

Electrical Permit Fee	\$80.00	Basic Overhead Fee with New Service Connection
Electrical Permit Fee	\$120.00	Basic Underground Fee with New Service Connection
		Additional Fees based on # of meters, circuits, openings, fixed appliances, motors, etc.
Mechanical Permit Fee	\$50.00	Basic Fee
		Additional Fees based on installation, relocation or replacement of furnaces, appliances, cooling units, boiler, air handling unit, ventilation fan, and gas piping
Plumbing Permit Fee.....	\$50.00	Basic Fee
		Additional Fees based on each plumbing fixture.
Demolition Permit Fee	\$125.00	
Driveway Permit.....	\$25.00	
Planting in Parking Permit.....	\$5.00	
Right of Way Permit	\$100.00	
Sidewalk Permit.....	\$20.00	

Utility Construction Fees

Electric Service Fees.....	\$60.00	Overhead
Electric Service Fees.....	\$100.00	Underground
Electric Service Fees.....	\$35.00	Temporary Construction
Electric Meter.....	\$100.00	
Water Connection.....	\$150.00	

Water Meter Connection.....	\$50.00	Plus Cost of Meter
Construction Water.....	\$35.00	
Water Inspection.....	\$40.00	
Water Permit.....	\$15.00	
Sewer Inspection.....	\$100.00-\$200.00	
Sewer Permit.....	\$20.00	
Sewer Tap Fee.....	TBD	Dependent upon sewer connection fee

Information Technology Fees

Indianola Magazine Ad

8.75 w x 11.25 h - full page premium-4 issues.....	\$875/issue
8.75 w x 11.25 h - full page premium-single issue.....	\$1,025/issue
8.75 w x 11.25 h -full page - 4 issues	\$750/issue
8.75 w x 11.25 h - full page -single issue.....	\$900/issue
8.75 w x 5.75 h-half page-4 issues	\$400/issue
8.75 w x 5.75 h-half page-single issue	\$550/issue

Police Department Fees

Report Fee.....	\$5.00	Per copy
Trip Sheets	\$1.00	Per page
Color Photos.....	\$5.00	Per sheet
Color Photos on Compact Disc.....	\$20.00	Per disc
Videos & Recordings on CD.....	\$20.00	Per disc
Email photos.....	\$5.00	Per report
Videos, recordings & reports transferred to USB drive provided by requestor.....	\$10.00	
Compiling historical record(s).....	\$10.00	Per hour
Simpson Parking Hanger	\$5.00	5 – hangers no charge each placement

Fire/EMS Fees

Report Fees

Fire Report \$15.00

EMS Report \$15.00

Transport Fees

Basic Life Support Rate \$620.00

Advanced Life Support \$735.00

Advanced Life Support 2 \$1,065.00

Loaded Mileage Transport Fee\$13.00 Per loaded mile

Treatment Fees

Treatment Only (Does not include Transport)..... \$200.00

ALS Tier..... \$350.00

Permit Fees

Burn Permit.....\$35.00

Construction Permit for Fire Alarm.....\$35.00

Construction Permit for Fire Pump.....\$35.00

Above Ground Installation of Flammable Liquids/Flammable Gas Tanks \$50.00

Fire Works Display/Pyrotechnics Special Effects Permit 150/event

Special Event Fees

Firefighter/Paramedic.....32.71/hour

Firefighter/EMT.....28.26/hour

Firefighter/Paramedic/Full Time.....\$45.05-\$54.97/hour

Billings for other agencies

EMS Billing Fee\$35.00/Report

Library Fees

Lost or Damaged Materials

Missing barcode	\$1.00
Missing/damaged cases for audio or audiobooks	\$2.50-\$9.00
Missing/damaged cases for DVD & CD's.....	\$1.50-\$4.00
Lost inserts	\$3.00
Library card replacement.....	\$1.00
Torn page	\$2.00
Damaged beyond repair	Cost of the Item
Damaged but repairable	Check with Library Director

Printing Fees

Black and white photocopies	\$0.15 Per page
Color photocopies	\$0.50 Per page
Computer Printouts	\$0.15 Per page

Fines

Printed Materials	\$0.15 Per day	Max of \$5.00
DVDs and games	\$0.50 Per day	Max of \$5.00

Miscellaneous

Meeting room reservation.....	\$25.00	For 4 hours, \$5.00/hour thereafter
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Veterans Memorial Pool and Aquatic Center Fees

Admissions

Daily Pool Admission	\$5 6.00	2 & under Free
After 5 PM Admission.....	\$2.50 3.00	
Tot Splash Time	\$2.0 2.50	Free with season pass
Adult Lap Swim.....	\$2.50 2.00	Free with season pass
Open Night Swim	\$2.050 2.50	Free with season pass
10 Swim Punch Card.....	\$560.00 60.00	
20 Swim Punch Card.....	\$100.00 120.00	

Season Passes (20% Discount Through April 19)

1 Person Season Pool Pass	Resident: \$73.00 61.00	Non-Resident: \$84.00 71.00
2 Person Season Pool Passes.....	Resident: \$128.00 107.00	Non-Resident: \$148.00 123.00
3 Person Season Pool Passes.....	Resident: \$138.00 117.00	Non-Resident: \$160.00 135.00
4 Person Season Pool Passes.....	Resident: \$148.00 127.00	Non-Resident: \$172 147.00
5 Person Season Pool Passes.....	Resident: \$158.00 137.00	Non-Resident: \$184.00 159.00
Each Additional Person	Resident: \$10.00	Non-Resident: \$12.00

Season Passes (April 20 – End of Season)

1 Person Season Pool Pass	Resident: \$76.00 91.00	Non-Resident: \$105.00 88.00
2 Person Season Pool Passes.....	Resident: \$161.00 134.00	Non-Resident: \$185.00 154.00
3 Person Season Pool Passes.....	Resident: \$173.00 144.00	Non-Resident: \$200.00 166.00
4 Person Season Pool Passes.....	Resident: \$185.00 154.00	Non-Resident: \$215.00 178.00
5 Person Season Pool Passes.....	Resident: \$197.00 164.00	Non-Resident: \$230.00 190.00
Each Additional Person	Resident: \$12.00 10.00	Non-Resident: \$15.00 12.00

Lessons

Mighty Minnows Swim Lessons	Resident: \$21.50 26.00	Non-Resident: \$31.00 26.50
Red Cross Swim Lessons.....	Resident: \$42.00 35.00	Non-Resident: \$47.00 40.00

Pool Party Rental Fees

Entire Pool.....	\$360.00 325.00
Large Pool Only	\$264.00 240.00
Shallow Pool Only	\$165.00 150.00
Birthday Party Area.....	\$55.00 50.00

Parks and Recreation Program Fees

Special Needs Dances	\$4.00 3.00	
Adult Dances	\$6.00 5.00	
Family Sweetheart Dance	\$18.00 15.00 /child	\$20.00 23.00 /adult
Family Fun Night	\$18.00 15.00 /child	\$23.00 20.00 /adult
Flashlight Easter Egg Hunt.....	Resident: \$7.25 6.00	Non-Resident: \$9.00 7.50
Mad Science Workshops.....	Resident: \$35 29.00	Non-Resident: \$40.00 34.00
Mad Science Camps	Resident: \$95-\$155 79-\$139.00	Non-Resident: \$100-
160 84.00 \$144.00		
Bricks 4 Kidz Workshops	Resident: \$38-\$46 32.00-\$40.00	Non-Resident: \$43-\$51 37.00-
\$45.00		
Bricks 4 Kidz Academy.....	Resident: \$143.00 119.00	Non-Resident: \$148.00 124.00
Lego Robotics Lab	Resident: \$43-\$47 36.00-\$40.00	Non-Resident: \$48-\$52 41.00-
\$45.00		
Nature Explorers	Resident: \$42-\$47 35.00-\$40.00	Non-Resident: \$47-\$51 40.00-
\$45.00		
Family Horseback Rides	Resident: \$32-\$38 26.50-\$32.00	Non-Resident: \$37-\$43 31.50-
\$37.00		
Junior Police Academy	Resident: \$28.00	Non-Resident: \$33.00 Resident: \$23.00
.....	Non-Resident: \$28.00	
Junior Fire Academy.....		
Resident: \$21.00	Non-Resident: \$26.00	
Resident: \$17.50	Non-Resident: \$22.00	
Rocket Camp	Resident: \$119.00	Non-Resident: \$124.00 Resident: \$99.00
.....	Non-Resident: \$104.00	
Magicamp		
Resident: \$42.00	Non-Resident: \$47.00	
Resident: \$35.00	Non-Resident: \$40.00	
Hot Air Balloon Camp.....	\$50.00 60.00	
Bullseye Camp	Resident: \$ 66.00	Non-Resident: \$71.00 Resident: \$55.00-
.....	Non-Resident: \$60.00	
Creative Geniuses	Resident: \$49.00-\$78.00	Non-Resident: \$54.00-\$83.00 Resident: \$41.00-\$65.00
.....	Non-Resident: \$46.00-\$70.00	
Creative Geniuses Art Night.....	Resident: \$24.00	Non-Resident: \$29.00 Resident: \$20.00-
.....	Non-Resident: \$25.00	
Rounded Minds Art.....	Resident: \$ 84.00	Non-Resident: \$89.00 Resident: \$70.00-
.....	Non-Resident: \$75.00	
Rounded Minds Soccer	Resident: \$48.00-\$ 82.00	Non-Resident: \$53.00-\$87.00 Resident: \$40.00-\$68.00
.....	Non-Resident: \$45.00-\$73.00	
Kids Cooking.....		
Resident: \$18.00	Non-Resident: \$22.50	
Resident: \$15.00	Non-Resident: \$18.75	
Babysitting Clinic.....	Resident: \$31.00	Non-Resident: \$36.00 Resident: \$26.00-
.....	Non-Resident: \$31.00	
It's Tea Time	Resident: \$12.00	Non-Resident: \$15.00 Resident: \$10.00-
.....	Non-Resident: \$12.50	
Dinner Delights.....	Resident: \$120.00-\$240.00	Non-Resident: \$125.00-
\$245.00 Resident: \$100.00-\$200.00	Non-Resident: \$105.00-\$205.00	
Adult Dance Classes		

Resident: \$53.00	Non-Resident: \$58.00	
Resident: \$44.00	Non-Resident: \$49.00	
Beginning Quilting	Resident: \$38.00-\$58.00	Non-Resident: \$43.00-\$63.00
\$32.00-\$48.00	Non-Resident: \$37.00-\$53.00	
Adult Painting Workshops	Resident: \$24.00-\$54.00	Non-Resident: \$29.00-\$59.00
\$20.00-\$45.00	Non-Resident: \$25.00-\$50.00	
Beginning Vegetable Gardening	Resident: \$11.00	Non-Resident: \$13.75
.....	Non-Resident: \$11.25	Resident: \$9.00
Starting Plants from Seeds	Resident: \$6.00	Non-Resident: \$7.50
.....	Non-Resident: \$6.25	Resident: \$5.00
Think Spring Garden Seminar	\$45.00 54.00	
Garden Art	\$24.00-\$48.00	\$20.00-\$40.00
Senior Trips	Resident: \$10.00-\$54.00	Non-Resident: \$12.50-\$59.00
\$8.00-\$45.00	Non-Resident: \$8.00-\$50.00	
Youth Softball Leagues	Resident: \$62.00-\$82.00	Non-Resident: \$67.00-\$87.00
\$52.00-\$68.00	Non-Resident: \$57.00-\$73.00	
Adult Slow Pitch Leagues	\$375-\$495/team	\$400-\$470/team
T-Ball Leagues	Resident: \$26.00-\$40.00	Non-Resident: \$31.00-\$45.00
\$22.00-\$33.00	Non-Resident: \$27.00-\$38.00	
Youth Tennis Lessons		
Resident: \$35.00	Non-Resident: \$39.00	
Resident: \$29.00	Non-Resident: \$34.00	
Youth Flag Football Leagues	Resident: \$53.00	Non-Resident: \$58.00
.....	Non-Resident: \$49.00	Resident: \$44.00
Youth Basketball Leagues	Resident: \$62.00	Non-Resident: \$67.00
.....	Non-Resident: \$57.00	Resident: \$52.00
Adult Basketball Leagues	\$190.00/team	\$165.00/team
Adult Bags League	\$48/team	\$40/team
Chicometrics	Resident: \$37.00-\$49.00	Non-Resident: \$42.00-\$54.00
\$31.00-\$41.00	Non-Resident: \$36.00-\$46.00	

Parks and Recreation Facility Fees

Buxton Room – Weekend/No Alcohol	\$300/day	\$200 deposit
Buxton Room – Weekend/Alcohol	\$500/day	\$400 deposit
Buxton Room – Weekday	\$36/hr	
Conference & Arts/Craft Rooms	\$12/hr	
Park Shelters	Resident: \$6.00/hr	Non-Resident: \$7.00/hr
Pickard Campground	\$14.00/day	
Buxton Gazebo	\$42.00/day	
Amphitheater	\$72.00/day	\$100/deposit
Amphitheater Back Stage	\$30.00/day	
Selling Concessions Permit	\$30.00/day	
Charging Admissions Permit	\$30.00/day	
Softball Field Practices – Spring	\$245/team	
Softball Field Practices – Fall	\$145/team	
Softball Field Practices	\$12/75 minutes	
Adult Softball Field	\$90.00/day	
Youth Softball Field	\$75.00/day	

Dog Park Pass	\$25.00/year	
Recreation Equipment	\$1.00-\$12.00/day	
Cross Country Course	\$125.00/day	
Buxton Room — Weekend/No Alcohol	\$300/day	\$200 deposit
Buxton Room — Weekend/Alcohol.....	\$500/day	\$400 deposit
Buxton Room — Weekday.....	\$30/hr	
Conference & Arts/Craft Rooms	\$10/hr	
Park Shelters	Resident: \$5.00/hr	Non-Resident: \$6.00/hr
Pickard Campground.....	\$12.00/day	
Buxton Gazebo.....	\$35.00/day	
Amphitheater.....	\$60.00/day	\$100/deposit
Amphitheater Back Stage.....	\$25.00/day	
Selling Concessions Permit.....	\$25.00/day	
Charging Admissions Permit	\$25.00/day	
Softball Field Practices — Spring	\$220/team	
Softball Field Practices — Fall.....	\$120/team	
Softball Field Practices	\$10/75 minutes	
Adult Softball Field.....	\$75.00/day	
Youth Softball Field.....	\$60.00/day	
Dog Park Pass.....	\$25.00/year	
Recreation Equipment	\$0.50-\$10.00/day	
Cross Country Course.....	\$100.00/day	

Water Resource Recovery (WPC) Department Fees

Cleaning/Televising Lines

Normal Cleaning of Sewer Lines	\$1.25/foot	
Televise Lines with USB Report.....	\$1.25/foot	
Jet/Vac Lines with 2 Laborers	\$225.00/hour	Minimum 1 hour per call
Jet/Vac Lines with 2 Laborers Overtime	\$260.00/hour	Minimum 1 hour per call
Camera Van.....	\$195.00/hour	Minimum 1 hour per call
Camera Van Overtime.....	\$230.00/hour	Minimum 1 hour per call
Service Truck	\$175.00/hour	Minimum 1 hour per call
Labor	\$40.00/hour	Minimum 1 hour per call
Labor Overtime	\$60.00/hour	Minimum 1 hour per call

Miscellaneous Fees

Time of Sale Inspection Fee	\$50.00
Time of Sale Re-inspection Fee	\$25.00
Administration Fee.....	5%
Late payment penalty	5% of the amount due shall be added to each delinquent bill

Meeting Date: 03/23/2021

Information

Subject

Resolution approving a request for an alternative method of approval for a site plan for DeYarman Ford, located at 2406 North Jefferson Way.

Information

Roll call is in order.

Fiscal Impact

Attachments

DeYarman Ford Memorandum

Staff Report

Site Plan Description

Site Plan Elevation

Application

Resolution Approving Request



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: March 15, 2021
Re: Resolution approving a request for an alternative method of approval for a site plan for DeYarman Ford, located at 2406 North Jefferson Way

At its March 23rd meeting, the City Council will be asked to approve a request for an alternative method of approval for a site plan for DeYarman Ford, located at 2406 North Jefferson Way. DeYarman Ford is planning an extensive renovation and addition to their existing automobile dealership located at 2406 North Jefferson Way. The project includes demolishing the existing showroom and constructing a new showroom that will have an expanded footprint into the existing drive canopy on the west side of the building, as well as some additional space on the north side. The showroom will also be taller than the height of the current building, providing for a larger aesthetic footprint on the north entry point to the City.

On March 9, 2021, the Planning and Zoning Commission reviewed the request and recommend the alternative method of approval for a site plan be approved. The staff report for the Planning and Zoning Commission is attached to this memo. I will attend your March 23rd meeting to answer any questions you may have.





Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: March 9, 2021

Agenda Item: 7.B. Consider recommendation on request for alternative method of approval for a site plan for DeYarman Ford, located at 2406 North Jefferson Way.

Application Type: Site Plan

Applicant: Lyndley Kent of Neumann Monson Architects

Address: 2406 North Jefferson Way

Comprehensive Plan Designation: Regional Mixed-use

Application Summary: Request for alternative method of approval for a site plan for DeYarman Ford, requesting approval of a plan that does not meet the design standards of highway corridors.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

166.06 ALTERNATE METHOD FOR APPROVAL OF SITE PLAN.

1. If the Director of Community Development does not approve the site plan as presented and the applicant is unable or unwilling to meet the above criteria and specific design standards or provide the information as required, the applicant shall have the option of submitting the site plan to the Planning and Zoning Commission and Council for their review, in accordance with the following provisions: Applicant shall cause to be prepared a site plan for such development and submit a reproducible medium and three copies to the Community Development Department. The site plan shall be accompanied by a cover letter requesting review and approval of said plan and by a receipt from the Clerk's office as proof of payment of the application fee which is as follows:

Site plan review — one acre or less \$ 50.00

Site plan review — more than one acre \$ 100.00

The site plan shall contain all of the information required by Sections 166.03 and 166.04 of this chapter and, in addition, shall contain the following supplemental information:

- A. Existing and proposed contours at an interval not to exceed two feet, provided that at least two contours shall be shown.

- B. Location, shape, exterior dimensions and number of stories of each existing building to be retained and of each proposed building.
- C. A vicinity map at a scale of one inch equals 400 feet or larger, showing the general location of the property.
- D. Soil tests and similar information, if deemed necessary by the Director of Community Development to determine the feasibility of the proposed development in relation to the design standards set forth in this chapter.
- E. In case of any conflicting requirements between this chapter and any existing ordinance of the City, the more restrictive requirement shall be met.

EXCEPTION: C-1, C-4, R-5 and R-6 zoning restrictions shall apply.

2. When improvements are made to existing structures that fall under the scope of Section 166.02 requiring the entire property to meet the applicable design standards of the site plan, the Planning and Zoning Commission and City Council may consider the following list of factors prior to approval:
 - A. The use of the land and building;
 - B. Building setback;
 - C. Lot area;
 - D. Cost of compliance; and
 - E. Existing development in the surrounding area

166.11 HIGHWAY CORRIDORS.

1. Purpose. The purpose of the architectural design standards found in this section is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds. Improvement of the highway corridors through Indianola should be undertaken by devising an overall long-range plan. The plan must focus on unifying and enhancing the appearance not only of the public right-of-way but also of the private property abutting it.
2. Enforcement Area. All improvements and/or developments that are subject to the requirements of this chapter and are property zoned C-2 (Highway Commercial), A-1 (Agricultural), R-1 (Single-Family Residential), R-2 (Single and Two-Family Residential), R-3 (Mixed Residential) and M-2 (General Industrial).
3. Design Standards.
 - A. A minimum of 100 percent of the building wall surface that faces Highway 65-69 or 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 65-69 or 92 shall consist of 30 percent full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Said 30 percent shall be for the entire depth of the walls at ground level and shall not be achieved in a vertical configuration. On corner lots, all walls that face the side street shall comply with the requirements of this paragraph regarding walls that face highways. Areas for glazing or overhead doors (or similar doors for vehicle entrances only) shall be excluded from the total wall area in making this determination. If E.F.I.S. is being utilized for more than 50 percent of the total wall surface, architectural accenting consisting of a minimum of 20 percent of the wall surface is required. The use of colors, materials, façade projections, recesses, articulated roof lines, enhanced entrances, lighting, windows and awnings can be used to make the improvement aesthetically companionable, provided accenting does not exceed more than 20 percent of the elevation that faces the highway. This regulation shall not be construed to prevent the use of innovative materials or progressive structural designs. Plans or designs which deviate from the full natural

brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units requirements found in this paragraph may be submitted to the Planning and Zoning Commission and Council for their review and approval. The provisions of this paragraph also apply to all buildings with street frontage in Blocks 7, 8, 9, 12, 13, 16, 17 and 18, Original Town Plat, Indianola, Iowa.

B. Unpainted metal siding is prohibited.

ANALYSIS

DeYarman Ford is planning an extensive renovation and addition to their existing automobile dealership located at 2406 North Jefferson Way. The project includes demolishing the existing showroom and constructing a new showroom that will have an expanded footprint into the existing drive canopy on the west side of the building, as well as some additional space on the north side. The showroom will also be taller than the height of the current building, providing for a larger aesthetic footprint on the north entry point to the City.

Section 166.11 of the Code of Ordinances of Indianola, Iowa pertaining to the site planning standards along highway corridors in the City requires that a minimum of 100 percent of the building wall surface that faces Highway 65/69 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, 30 percent of the material noted above. The purpose of the architectural design standards is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 65/69 shall consist of guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds. Furthermore, the use of unpainted metal siding is prohibited.

According to the applicant, Ford Motor Company has design standards for all their dealerships that require a certain material palette, which includes the use of various silver/gray metal panels, such as ACM panels and corrugated metal siding. Most of the front facing façade on the addition will be made up of glass. The new showroom will essentially create a new front to the existing facility. The existing service drive to the south and the quick lane to the north will both receive new skin on their west facing facades to match the new showroom.

This property is one of significant importance to the north gateway of the City. It is located at the intersection of North Jefferson Way and Willowcrest Avenue, which Elevate Indianola (comprehensive plan) shows as the first major arterial intersection on the north side of the City. It is staff's opinion that the intent of the highway design standards and their importance to the City's image and future development will not be hindered with the proposed façade and use of windows by DeYarman Ford. It should be noted that a full site plan has not been submitted yet by DeYarman Ford for this improvement, and such a site plan will be reviewed by staff for its conformance to all other requirements of Chapter 166 of the Code of Ordinances of Indianola, Iowa.

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 alternative method of approval for a site plan be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved, with conditions.

- 3) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the alternative method of approval for a site plan be approved, 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 alternative method of approval for a site plan, as requested.

Transmittal

February 18, 2021

DeYarman Ford Indianola

20.103

TO:

Community Development - Planning & Zoning Commission

City of Indianola

110 N. 1st Street

Indianola, IA 50125

FROM:

Lyndley Kent, Project Architect - Neumann Monson Architects

DESCRIPTION OF TRANSMITTED DOCUMENTS:

1) Description of Alternate Site Plan Approval appeal - Exterior Elevations & Materials

The new owner of DeYarman Ford, Doug DeYarman, is looking to bring the facility up to current Ford standards as well as provide a much needed update to the facility. The current plans involve demolishing the existing showroom in order to create a much larger, taller, and welcoming showroom for the dealership. The Ford Motor Company has design standards for all their dealerships that require a certain material palette that is not directly approved under Indianola's existing Highway Corridor Ordinances (section 166.11). Ford's Design standards require the use of various Silver/Gray metal panels, such as ACM panels and Corrugated Metal Siding. However, the majority of our Hwy 65/69 facing façade will be made up of glass, which is acceptable under the current codes.

The new showroom addition would essentially create an entire new front to the existing facility. The existing service drive West-facing facade to the South will get new skin to match the new showroom. The Quick Lane West-facing façade to the North is currently in compliance with ordinances, but is planned to be updated as part of phase II project work (approximately Summer 2023). About half of this area will also be screened by the new addition. (see image E)

As previously mentioned, the majority of our 65/69 facing façade is made up of a large glass curtain wall system. The secondary material we are using is a Silver/Gray metal large format ACM panel to create the Ford required "Brand Wall". The corrugated metal panels are used more as an accent and at façade that do not face directly West to 65/69. We believe these materials greatly elevate the current look of the facility and create a great first Northern entrance into the city of Indianola. As the intent of the Highway Corridor section is to beautify and create a more welcoming city entrance, we believe that Ford's design standards and our proposed design meet that intent. Please see the attached elevations and Ford Design Standards Reference Sheets for examples.

Transmittal

2) Proposed Elevations of DeYarman Ford - see attachment

a) Ford Design Standard Documents showing examples of material types in renders and material palette.

3) Photos of the existing facility for context

Existing Site Photos



Existing view from 65/69 to dealership. The new showroom will provide a bright, updated face to the dealership. To help understand the scale of the new showroom addition, the existing Ford entry tower is the height of the proposed curtainwall glazing of the new showroom.



Existing Showroom - the existing showroom will be demolished and a new showroom will be built in its place. The new showroom expands the footprint of the showroom to include what is currently the drive canopy to the West as well as some additional space to the North, screening some of the existing Northern-most West facing façade.

Transmittal



Image C

Existing Northern-most West facing façade is planned to be updated as part of phase 2 project work - approximately Summer 2023. Southern portion of this wall will be screened by new showroom addition.



Image D

Existing Northern-most West facing façade is planned to be updated as part of phase 2 project work - approximately Summer 2023. Southern portion of this wall will be screened by new showroom addition.

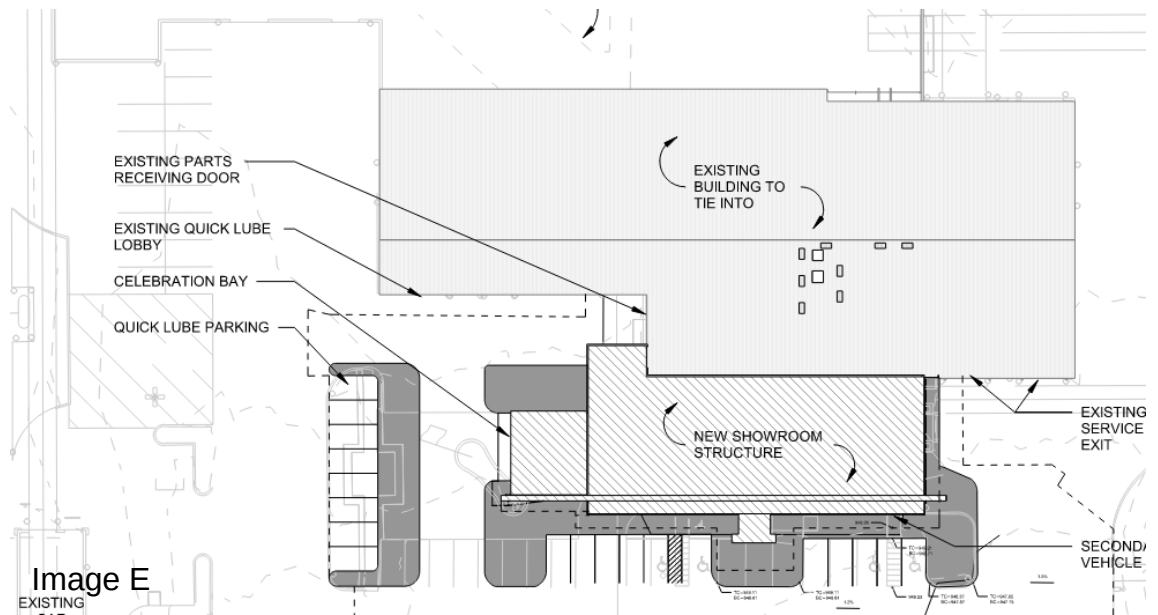


Image E
EXISTING

This Plan Diagram of the new addition and existing building shows how the new addition will sit in relation to the existing building. It shows that approximately half of the Northern-most Quick-Lane Façade area will be screened by the new addition.

EXAMPLE RENDERS - MATERIAL REFERENCE; NOT SPECIFIC TO DEYARMAN FORD



Brand Wall

EXAMPLE RENDERS - MATERIAL REFERENCE; NOT SPECIFIC TO DEYARMAN FORD



Entry Tower

EXAMPLE RENDERS - MATERIAL REFERENCE; NOT SPECIFIC TO DEYARMAN FORD

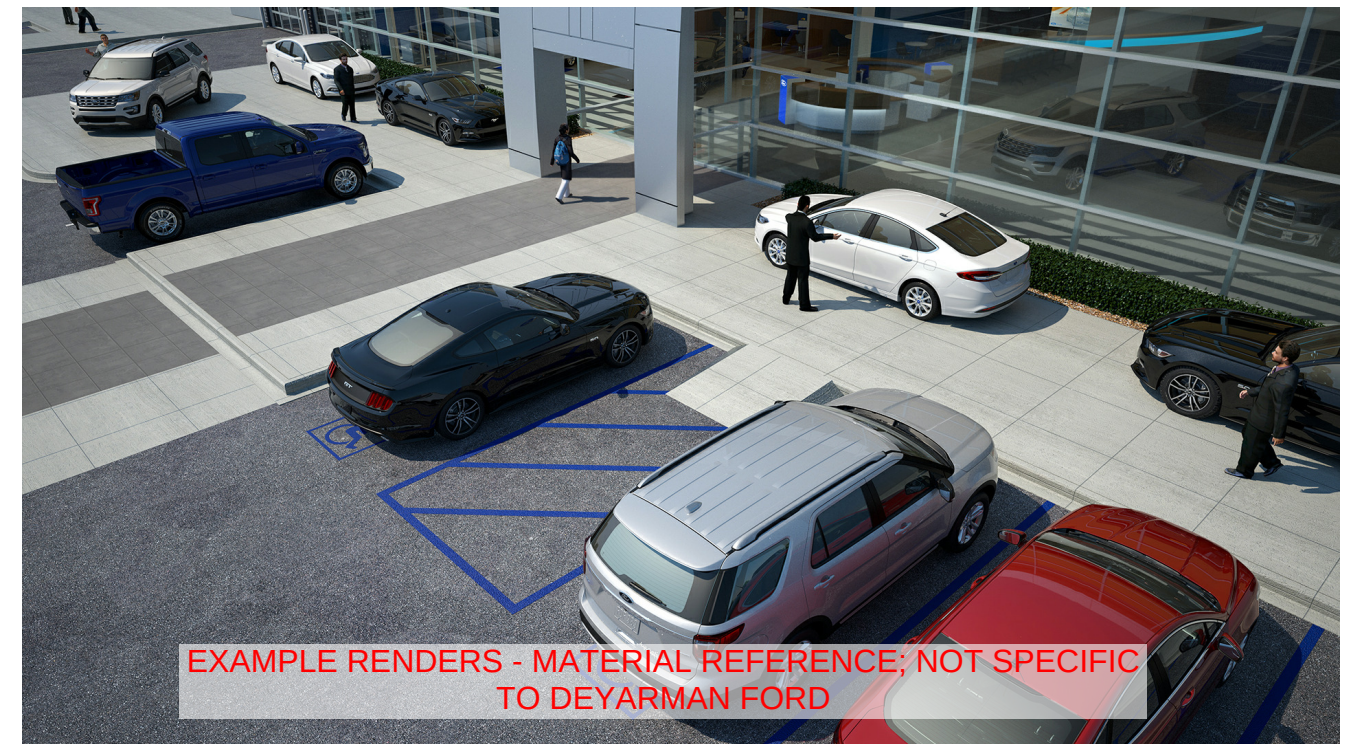


Signage



Signage

EXAMPLE RENDERS - MATERIAL REFERENCE; NOT SPECIFIC TO DEYARMAN FORD

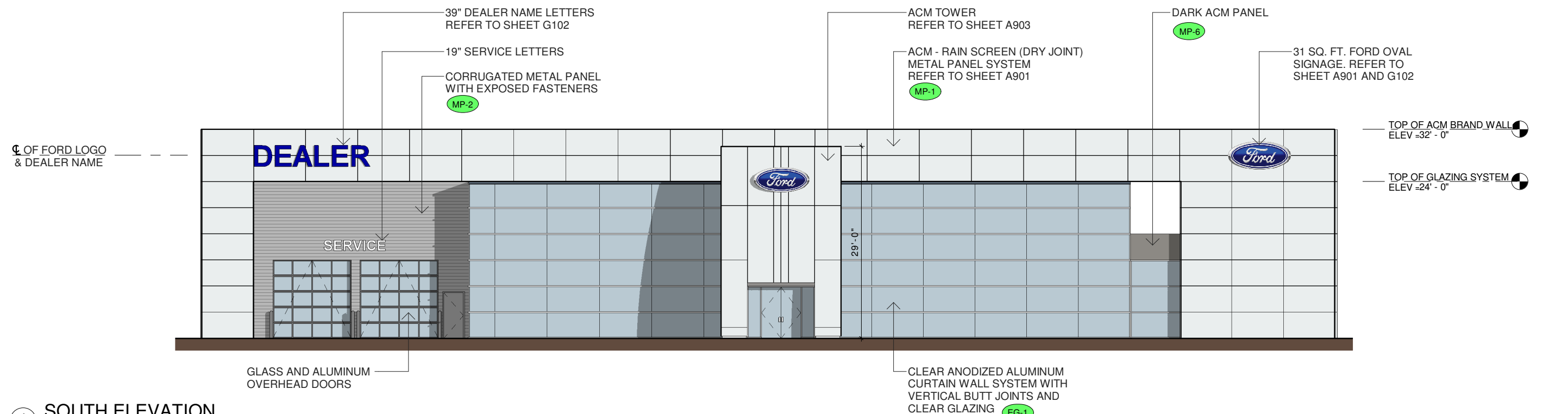


Customer Parking

Prototype Ford

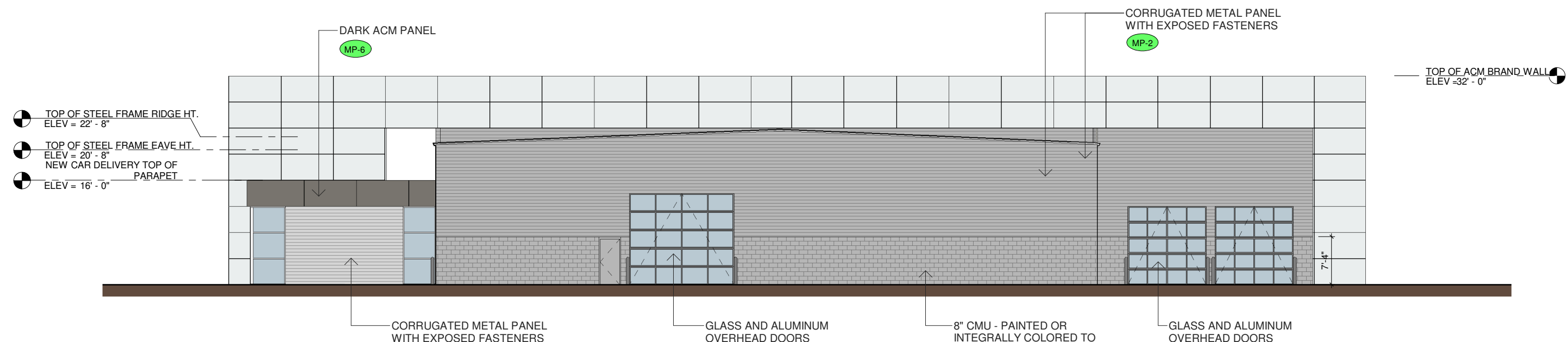
Program Overview - Exterior Key Features





1 SOUTH ELEVATION
1/16" = 1'-0"

EXAMPLE / PROTOTYPE ELEVATIONS - MATERIAL REFERENCE; NOT SPECIFIC
TO DEYARMAN FORD



2 NORTH ELEVATION
1/16" = 1'-0"

Prototype Ford 750 PV

Exterior Elevations

SHEET NOTES

- 1- SEE SHEET M200 FOR EXTERIOR FINISHES
- 2- SEE G100 SERIES SHEETS FOR EXTERIOR SIGNAGE



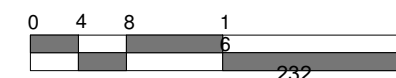
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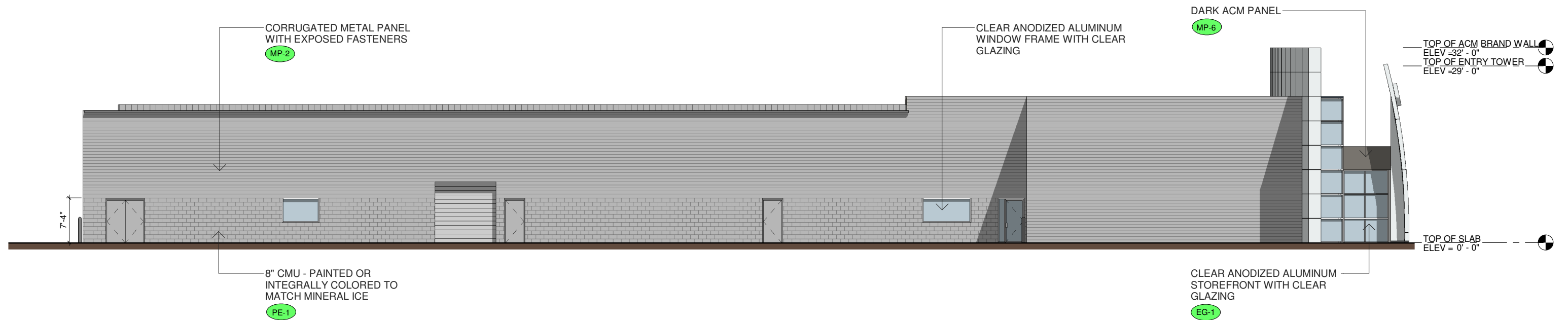
Issue
11.01.2016
Revision Date:
09.25.2019

ADDITIONAL PROTOTYPICAL DRAWINGS AND
DETAILS FOR THE FORD SIGNATURE
FACILITY DESIGN CAN BE FOUND AT
WWW.FORDSIGNATUREDESIGN.COM



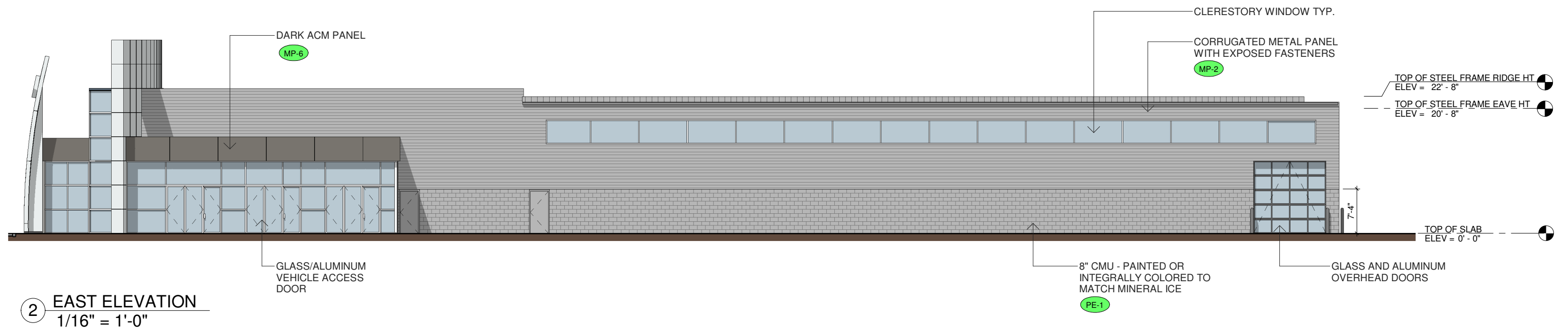
For communication of design intent only. Local architect must review for code compliance.
These drawings are not suited or intended for construction or fabrication.
All contents on this sheet are confidential.
Information and all rights therein are and will remain the property of Ford Motor Company.





1 WEST ELEVATION
1/16" = 1'-0"

EXAMPLE / PROTOTYPE ELEVATIONS - MATERIAL REFERENCE; NOT SPECIFIC TO DEYARMAN FORD



2 EAST ELEVATION
1/16" = 1'-0"

Prototype Ford 750 PV

Exterior Elevations

SHEET NOTES

- 1- SEE SHEET M200 FOR EXTERIOR FINISHES
- 2- SEE G100 SERIES SHEETS FOR EXTERIOR SIGNAGE



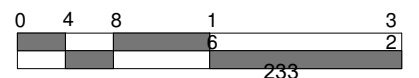
A 602

Issue
11.01.2016
Revision Date:
09.25.2019

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PROPOSED EXTERIOR MATERIAL PALETTE
BASED ON FORD'S STANDARDS

MP-1

MFG
Alpolic

SPECIFICATION
Hairline Aluminum

COLOR
4MM4HLZ

LOCATION
Tower and Brand Wall

CONTACT
800-422-7270

MP-2

MFG
Arconic

SPECIFICATION
Corrugated Metal Panel

COLOR
Colorweld 500 - Slate Grey (BN5A179B), 7/8 Corrugated Siding

LOCATION
Exterior Fascia

CONTACT
770-695-0973

MP-3

MFG
Arconic

SPECIFICATION
Ribbed Metal Panel

COLOR
Colorweld 500 - Slate Grey (BN5A179B), 7.2 Rib Siding

LOCATION
Exterior Fascia

CONTACT
770-695-0973

MP-6

MFG
Alpolic

SPECIFICATION
MICA MZG Grey

COLOR
4MM4MZG

LOCATION
Accent Dark Brand Wall

CONTACT
800-422-7270

PE-1

MFG
Benjamin Moore

PRODUCT
Ultra Spec Exterior

COLOR
2132-70 Mineral Ice

LOCATION
Exterior Paint

CONTACT
beth.maguire@benjaminmoore.com
847-372-1854

PE-2

MFG
Benjamin Moore

PRODUCT
Ultra Spec Exterior

COLOR
2121-20 Steel Wool

LOCATION
Exterior Paint

CONTACT
beth.maguire@benjaminmoore.com
847-372-1854

PE-3

MFG
Benjamin Moore

PRODUCT
Ultra Spec Exterior

COLOR
2112-50 Stormy Monday

LOCATION
Exterior Paint

CONTACT
beth.maguire@benjaminmoore.com
847-372-1854

EG-1

MFG
PPG

SPECIFICATION
Glass: Solarban 60

LOCATION
Clear Anodized

CONTACT
Doug Hess@vetro.com
570-389-6235

DESCRIPTION
Expressed horizontal mullions and vertical butt-glazing. Regional solar needs may suggest alternate glass specifications (prior Ford approval required)

MB-1

MFG
Local Manufacturer

SPECIFICATION
Split Face Scored CMU

COLOR
Light Grey

LOCATION
Service Wainscot, Car Wash

CONTACT
Local Manufacturer

Prototype Ford
Material Schedule - Exterior



M 200

Issue Date:
11.01.2016
Revision Date:
09.25.2019

ADDITIONAL PROTOTYPICAL DRAWINGS AND
DETAILS FOR THE FORD SIGNATURE FACILITY
DESIGN CAN BE FOUND AT
WWW.FORDSIGNATUREDESIGN.COM



For communication of design intent only. Local architect must review for code compliance.
These drawings are not suited or intended for construction or fabrication.
All contents on this sheet are confidential.
Information and all rights therein are and will remain the property of Ford Motor Company.

DESIGN INTENT: The drawings on this sheet may not reflect the specific facility design of this package.

SITE DEVELOPMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) DeYarman
(First Name) Doug
(Address) 2406 N. Jefferson Way
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-8151 (Email) doug@deyarman.com

APPLICANT (if not Property Owner)

(Last Name) Kent (*Neumann Monson Architects*)
(First Name) Lyndley
(Address) 111 E. Grand Ave. STE 105
(City) Des Moines (State) IA (Zip) 50309

☐ 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: 2406 N. Jefferson Way Indianola, IA 50125
- ☒ Filing Fee: \$250, plus OEC
- ☒ Current Zoning: C - Commercial
- ☐ All items as required by Chapter 166 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
(Alternate Site Plan Approval for Exterior Facade Material)

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

Signature 

Name (printed) Lyndley Kent, Neumann Monson Architects

Date 02/18/2021

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

Date Received: _____

Receipt No: _____

Receipt Amount: _____

City of Indianola
RESOLUTION NO. 2021-_____

**A RESOLUTION APPROVING A REQUEST FOR AN ALTERNATIVE METHOD OF APPROVAL FOR A SITE
PLAN FOR DEYARMAN FORD, LOCATED AT 2406 NORTH JEFFERSON WAY**

WHEREAS, DeYarman Ford is planning a renovation and addition to their existing automobile dealership located at 2406 North Jefferson Way; and

WHEREAS, Section 166.11 of the Code of Ordinances of Indianola, Iowa pertaining to the site planning standards along highway corridors in the City requires that a minimum of 100 percent of the building wall surface that faces Highway 65/69 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 65/69 shall consist of 30 percent of the material noted; and,

WHEREAS, the purpose of the architectural design standards is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds; and,

WHEREAS, Ford Motor Company has design standards for all their dealerships that require a certain material palette, which includes the use of various silver/gray metal panels, such as ACM panels and corrugated metal siding. Most of the front facing façade on the addition will be made up of glass and the existing service drive to the south and the quick lane to the north will both receive new skin on their west facing facades to match the new showroom; and

WHEREAS, Section 166.06 of the Code of Ordinances of Indianola, Iowa states that if the Director of Community Development does not approve the site plan as presented and the applicant is unable or unwilling to meet the criteria and specific design standards or provide the information as required, the applicant shall have the option of submitting the site plan to the Planning and Zoning Commission and Council for their review; and,

WHEREAS, on March 9, 2021, the Planning and Zoning Commission reviewed the request and recommend the alternative method of approval for a site plan be approved; and,

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

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 alternative method of approval for a site plan.

APPROVED this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 03/23/2021

Information

Subject

Resolution approving a letter of support for an application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant.

Information

Roll call is in order.

Fiscal Impact

Attachments

Grant Memorandum

Letter of Support

Resolution Approving Letter



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: March 15, 2021
Re: Resolution approving a letter of support for an application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant

At its March 23rd meeting, the City Council will be asked to approve a letter of support for an application to the Iowa Economic Development Authority (IEDA) for a Community Catalyst Building Remediation Program Grant. Warren County Economic Development Corporation (WCEDC) and staff have identified a grant opportunity through IEDA to assist with the rehabilitation of a building at 116 East Ashland Avenue. Staff, alongside WCEDC and the Indianola Chamber, have been working with possible business owners looking to locate restaurants within the Community. This property has been identified as a potential location and has recently become available for lease. Unfortunately, this building is not, and would require a significant investment to have it brought up to code. The grant could result in up to \$100,000 from IEDA and exists to assist communities with the redevelopment/rehabilitation of buildings to stimulate economic growth or reinvestment in the community. Funds used from this grant could be used to assist in bringing the building up to code and providing a tenant space for a restaurant. Key eligibility requirements for the grant include:

- Funds available for the rehabilitation of one commercial building per community or two buildings with same ownership that are adjacent
- City must be the applicant and provide financial and/or in-kind resources
- A mandatory pre-application process will precede the official grant application
- Applications are by invitation only, after approved pre-application

WCEDC has submitted a pre-application and has been invited to submit a full application. The full application is due April 14th. The City must be the applicant and provide financial or in-kind resources to assist the project. There are a few options available to provide financial contributions, which include:

1. \$50,000 from the Downtown Revolving Loan Fund (fund 160), subject to the approval of City Council.
2. \$25,000 from the Indianola specific Revolving Loan Fund (RLF), subject to approval of WCEDC Board of Directors.
3. \$25,000 from tax increment financing (TIF), subject to the approval of City Council.

WCEDC would take care of writing the application. At this time, Council is only being asked to sign a letter of support for the grant; no commitment to funding is being made at this time. Ultimately, if no funding were to be made available, the grant opportunity would cease. I will attend the March 23rd Council meeting if you have any questions.



— Office of the Mayor —

March 23, 2021

Jim Thompson
Iowa Economic Development Authority
1963 Bell Ave. Suite 200
Des Moines, Iowa 5031

Dear Mr. Thompson:

The City of Indianola, Iowa supports application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant. We further state that representatives of the City Council and local building and/or fire code officials who may be responsible for inspection of project properties have reviewed the project proposal.

We further agree that all historically significant properties submitted for consideration in this application will comply with the Secretary of Interior's Standards for historic property rehabilitation.

Pam Pepper, Mayor

Subrecipient:

KAH IV LLC, Owner

City of Indianola
RESOLUTION NO. 2021-_____

**A RESOLUTION APPROVING A LETTER OF SUPPORT FOR AN APPLICATION TO THE IOWA ECONOMIC
DEVELOPMENT AUTHORITY FOR A COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM
GRANT**

WHEREAS, Warren County Economic Development Corporation (WCEDC) and staff have identified a grant opportunity through IEDA to assist with the rehabilitation of a building at 116 East Ashland Avenue; and

WHEREAS, this property has been identified for potential redevelopment; and

WHEREAS, the grant could result in up to \$100,000 from Iowa Economic Development Authority and exists to assist communities with the redevelopment/rehabilitation of buildings to stimulate economic growth or reinvestment in the community; and

WHEREAS, WCEDC has submitted a pre-application and has been invited to submit a full application; and

WHEREAS, the City must be the applicant and provide financial or in-kind resources to assist the project; and

WHEREAS, at this time Council is only being asked to sign a letter of support for the grant and no commitment to funding is being made at this time.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa, deems it appropriate for the Mayor to sign a letter of support for an application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant.

APPROVED this 23rd day of March 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Information

Subject

2021 Aquatic Center Opening Guidelines.

Information

Fiscal Impact

Attachments

Guidelines Memorandum



— Parks and Recreation —

To: Ryan Waller, City Manager
From: Doug Bylund, Parks and Recreation Director
Date: March 17, 2021
Subject: 2021 Aquatic Center Opening Guidelines

As staff has been preparing for the re-opening of the Aquatic Center for the 2021 season, we wanted to provide an update for the current plans for the 2021 Pool season and the revised admission guidelines we have in place currently. These revised guidelines are the result of research to limit the spread of COVID-19, following recommendations from the CDC, Iowa Department of Public Health and the American Red Cross. These guidelines will be evaluated prior to and during the pool season and may be adjusted for the safety of the pool users and pool employees.

- Season will run from May 29 through August 22.
- Capacity will be set at 442 to accommodate 6-foot social distancing (normal capacity is 745)
- Masks will be required except when in the pool for everyone age 3 & up.
- All staff will be wearing masks except the lifeguard at Plunge when they are in the water
 - Lifeguards will take off masks in order to enter the water for any reason
- Signage will be posted to remind patrons of steps they can take to reduce the spread of COVID-19, mask wearing, social distancing, hygiene and staying away from the pool if you have symptoms or are feeling ill.
- Disinfection of high traffic areas and the restroom hourly and at the end of the day.
 - An electrostatic sprayer was purchased with a grant from the Fire Department.
- Sanitizing Stations will be placed at the entrance, outside of restrooms, entrance to concessions and the grassy area reserved for eating/drinking concession items.
- Chairs will not be provided; patrons may bring their own chairs.
- Concessions
 - Snack Bar will be open, but tables will not be available
 - Eating will be allowed on the grassy area surrounding the small pool
- Admissions will be staggered for open swim times to limit large crowded lines
 - 1:00 p.m. for season pass holders
 - 1:30 p.m. for General Admission
- Admission will be limited to Warren County Residents Only
- Swim Lesson class sizes will be limited to ensure spacing and limit staff exposure
- Pool rentals will be allowed on Saturday and Sunday evenings

Meeting Date: 03/23/2021

Information

Subject

Receive and file correspondence from February 26, March 5 and 12, 2021 weekly updates from City Manager, Ryan Waller.

Information

Simple Motion is in order.

Fiscal Impact

Attachments

Weekly Update 0226

Weekly Update 0305

Weekly Update 0312

Jackie Raffety

From: Ryan Waller
Sent: Friday, February 26, 2021 5:20 PM
To: Ryan Waller
Subject: Waller's Weekly 2.26.2021

Good afternoon, all.

I hope everyone had a great week. Below, please find this week's update email. As always, if there are any questions on any of these or any other city-related matter, please let me know.

Have a great weekend!

Ryan

Ryan J. Waller
City Manager
City of Indianola

East Iowa Avenue

Indianola Municipal Utilities (IMU) staff has confirmed they will be performing permanent repairs on East Iowa Avenue. They are working on obtaining pricing from a local contractor. This section of roadway was damaged because of a water main break. Pavement repairs are generally performed in the spring and summer because the service life of concrete pavement repairs is significantly degraded if they are repaired in winter weather conditions. Meanwhile, members of the City's Streets Division continue to perform pothole patching throughout the community to address areas disturbed because of the extreme winter weather. Like IMU, City crews will perform permanent repairs of various roadways when the weather permits. Thank you for your patience and understanding.

Pothole Patching

We are nearing the spring season after a cold winter, which is causing the potholes to multiply as the ground thaws. The freeze and thaw cycles during winter months causes the pavement to fail and create potholes. During this week, Streets Division staff repaired potholes by using 45 hours of labor and 3.8 tons of cold mix asphalt. The City has more than 147 lane miles of streets to maintain. Our crews are doing their best to spot potholes when they are out in the field. Calls from our community members in pinpointing new potholes are always welcomed and appreciated. To report a pothole please call (515) 961-9415 or send an email to PublicWorksRequests@indianolaiowa.gov. Residents may also submit the information at the

following website <http://indianolaiowa.gov/request>. We will evaluate the area of damaged pavement and determine how to best address it.

March 1 City Council Meeting

The City Council will meet on Monday, March 1 for its regular meeting. The agenda and comprehensive meeting materials are available on the City's website (linked below). The meetings are aired live via the City's YouTube Channel and a Zoom Webinar (links and login information may be found in the meeting packet).

Agenda Center (LINK)

Streetscape Project Public/Stakeholder Meeting

A letter was mailed this week to all property owners on the City Square, Howard Street and Buxton Street who will be impacted by the Streetscape project and one-way to two-way conversion as part of that project. The purpose of this letter was to invite them to an informational meeting regarding the project on Thursday, March 11, 2021 at 6:00 PM. Due to the ongoing COVID-19 pandemic, this meeting will take place virtually.

Meeting Invite (PDF)

Warren County Sewer Projects

Warren County has contracted with Vanderpool Construction, Inc. to perform storm and sanitary sewer repairs for the proposed Justice Center. This work will require temporary road closures on the Square. A map highlighting the project areas is linked below. The storm sewer repair on Buxton Street, between Ashland Avenue and Salem Avenue, is planned from March 1 to March 12 and the sanitary sewer repair on Salem Avenue, between Howard Street and Buxton Street, is planned from April 10 to April 21. The proposed road closures will cause temporary disruption in traffic flow around the Square. This information has also been shared with the Chamber of Commerce.

Project Areas (PDF)

Community Development Reports

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

Current Projects Update (PDF)

This week, construction documents for Prairie Glynn Plat 3 were submitted. Of the 14 projects listed, two are awaiting a submittal from the developer, three are in review and nine have been approved and are in construction.

2021 Building Permits (PDF)

There is currently one building permit application in review and ten building permits that have been issued year to date.

Code Enforcement (PDF)

There are currently 17 open code enforcement cases (seven code enforcement cases have been opened for the year).

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

Anticipated Draft Agenda – March 10, 2021 (PDF)

Anticipated Draft Agenda – March 15, 2021 (PDF)

Anticipated Draft Agenda – March 23, 2021 (PDF)

Anticipated Draft Agenda – April 5, 2021 (PDF)

Jackie Raffety

From: Ryan Waller
Sent: Friday, March 5, 2021 5:29 PM
To: Ryan Waller
Subject: Waller's Weekly 3.5.21

Good afternoon, all.

I hope you are well and had a great week. Below, please this week's update email. As always, if there are any questions regarding the items below or any other city-related matters, please feel free to call or email me.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Gubernatorial Visit

Governor Reynolds is scheduled to visit Indianola later today (March 5). The focus of her visit is the City's economic development activity in the Industrial Park. During the visit she will tour the new multi-million dollar Missouri Valley Training facility and will learn of the City's infrastructure projects (partially funded with a Federal Economic Development Grant) that will help facilitate the expansion of the Industrial Park to the east.

Statewide Tornado Drill

The Iowa Statewide Tornado Drill is scheduled to take place at 11:00 a.m. on Wednesday, March 24.

Roadway & Alley Repair Work

This week, Streets Division staff continued repair work on potholes by using 44 hours of labor and 1.2 tons of cold mix asphalt. Additionally, crews began grading unpaved gravel roadways and alleys to remove potholes and ruts from these driving surfaces. The reporting of potholes from the community is always welcomed and greatly appreciated. To do so, please call [\(515\) 961-9415](tel:5159619415) or send an email to PublicWorksRequests@indianolaiowa.gov. Residents may also

submit the information via the link below. Crews will evaluate the area of damaged pavement and determine how to best address it.

Submit a Request (LINK)

March Planning & Zoning Commission Meeting

The Planning and Zoning Commission will meet on Tuesday, March 9 for its regular meeting. The agenda and meeting materials are available on the City's website (linked below).

Agenda Center (Link)

Joint City Council/IMU Board of Trustees Meeting

The City Council and IMU Board of Trustees will have a joint meeting on Wednesday, March 10. This meeting will be to discuss the upcoming renewal for the City's and IMU's health insurance program renewal. The City and IMU partner on this program to keep associated costs lower than if coordinated separately. The agenda is available on the City's website (linked below). The meeting will be aired live via the City's YouTube Channel and a Zoom Webinar (link and login information may be found in the meeting packet).

Agenda Center (LINK)

Fiscal Year 22 City Budget

The final public hearing for the City's Fiscal Year 22 budget is scheduled for 6:00 p.m. on March 15, 2021 at the Indianola Municipal Building (110 N 1st Street). Linked below is a budget presentation provided during a previous City Council meeting. As noted during the presentation, the *property tax levy will remain flat* for the upcoming fiscal year (at \$13.63/\$1,000 of valuation) even with adding three new Firefighters/Paramedics to help with increased calls and the creation of a rental inspection program mandated by the State of Iowa. Also noted in this and prior presentations, Indianola continues to *achieve one of the lowest property tax rates in the Metro*, which is largely due to the economic growth of our community (~\$200 Million over the last 5 years).

Budget Presentation (LINK)

Streetscape Project Meeting

An invitation to an informational meeting on Thursday, March 11 at 6:00 p.m. regarding the Streetscape Project was previously mailed to all property owners on the City Square, as well as along Howard Street and Buxton Street. During the meeting, staff will update attendees on the Streetscape project, including the associated one-way to two-way conversion on the Square and along Buxton and Howard Streets. Due to the ongoing COVID-19 pandemic, this meeting will take place virtually. This information is linked below.

Meeting Invite (PDF)

Community Development Reports

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

Current Projects Update (PDF)

Of the 14 projects listed, two are awaiting a submittal from the developer, three are in review and nine have been approved and are in construction.

2021 Building Permits (PDF)

This week, three building permits were submitted, including one for a 50-unit, \$5.5 million senior living apartment complex (Williams Terrace). There are currently three building permit applications in review and 11 building permits have been issued year to date.

Code Enforcement (PDF)

There are currently 20 open code enforcement cases (11 code enforcement cases have been opened for the year).

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

Anticipated Draft Agenda – March 23, 2021 (PDF)

Anticipated Draft Agenda – April 5, 2021 (PDF)

Jackie Raffety

From: Ryan Waller
Sent: Friday, March 12, 2021 2:25 PM
To: Ryan Waller
Subject: Waller's Weekly 3.12.2021

Good afternoon, all.

Here is this week's update email. If you have any questions, please feel free to call, visit or email me. Have a great weekend!

Ryan

Ryan J. Waller
City Manager
City of Indianola

Kading Properties, LLC vs. The City of Indianola

On Friday afternoon, the City was informed that Kading Properties Writ of Certiorari against the City of Indianola was denied by the Fifth Judicial District of Iowa, ruling in favor of the City. On October 19, 2019, Kading Properties submitted site plans to the City for approval of a combination of 136 duplex and multi-family units. On January 21, 2020, after hearing concerns expressed from the public, the City Council denied the site plans. Subsequently, on February 19, 2020, Kading Properties submitted a Petition for Writ of Certiorari to the Fifth Judicial District of Iowa, and the matter was heard by the Court on January 15, 2021. In the ruling, the Judge noted, amongst other things, that the City Council's decision to deny the site plans was not arbitrary, capricious, or unreasonable, and that there was substantial evidence for the City Council to deny the site plans.

Order Denying Writ of Certiorari (PDF)

March 15 City Council Meeting

The City Council will meet on Monday, March 15 for a special meeting. The main agenda item is the consideration of the Fiscal Year 22 City Budget. The agenda and comprehensive meeting materials are available on the City's website (linked below). The meetings are aired live via the

City's YouTube Channel and a Zoom Webinar (links and login information may be found in the meeting packet).

Agenda Center (LINK)

East Iowa Extension

Construction on this important economic development project is scheduled to begin on March 22. This will require the temporary road closure on East Iowa Avenue, located east of 15th Street. The project will extend utilities and result in the paving of the gravel portion of East Iowa Avenue, from 15th Street to approximately 0.25 miles east of 15th Street. The total construction cost is \$ 914,143.50, with half of this cost being funded by a Federal Economic Development Grant. This project has a completion date of September 30, 2021 and must be substantially completed before July 27, 2021 in advance of the National Balloon Classic.

Warren County Sewer Projects

Warren County contracted with Vanderpool Construction, Inc. to perform storm and sanitary sewer repairs for the County's new Justice Center. This work requires temporary road closures on the Square (Salem Avenue, between Howard Street and Buxton Street). A map is linked below. The work was originally scheduled for later in April; however, Vanderpool is ahead of schedule. Work is now expected to take place between March 22 and April 2. This work will cause temporary disruption in traffic flow around the Square. This information has also been shared with the Chamber of Commerce.

Project Areas (PDF)

Streetscape Project Meeting

An informational meeting was held on Thursday, March 11 regarding the Streetscape Project. The presentation that was reviewed is linked below, as well as a recording of the meeting. If there are any questions, please call City Hall at 961-9410.

Streetscape Presentation (PDF)

Public Information Meeting Video (LINK)

Statewide Tornado Drill

The Iowa Statewide Tornado Drill is scheduled to take place at 11:00 a.m. on Wednesday, March 24.

Community Development Reports

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

Current Projects Update (PDF)

Of the 14 projects listed, one awaiting a submittal from the developer, four are in review and nine have been approved and are in construction.

2021 Building Permits (PDF)

This week, three building permits were issued. There are currently two building permit applications in review and 15 building permits have been issued year to date.

Code Enforcement (PDF)

There are currently 20 open code enforcement cases (11 code enforcement cases have been opened for the year).

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

[Anticipated Draft Agenda – March 23, 2021 \(PDF\)](#)

[Anticipated Draft Agenda – April 5, 2021 \(PDF\)](#)

Meeting Date: 03/23/2021

Information

Subject

Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

Information

Roll call to enter and exit the closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.
