



CITY OF INDIANOLA COUNCIL MEETING

October 21, 2024

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
- 5. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the October 7, 2024 Meeting.
 - D. Approval of Applications
 1. Consideration of the approval of a liquor license renewal for Pete's Pizza.
 2. Consideration of the approval of a liquor license renewal for Mojo's.
 3. Approval of Payment Application Number 3 in the amount of \$139,775.87 to Vanderpool Construction for Franklin Avenue Sanitary Sewer Improvement project.
 - E. Second consideration of an ordinance amending Chapter 18, City Clerk, Indianola Code of Ordinances.
 - F. Second consideration of an ordinance amending Chapter 5.06, Operating Procedures – Meetings, of the Indianola Code of Ordinances.
 - G. Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to sidewalk liability.
 - H. Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding a new section pertaining to adult establishment nuisances.
 - I. Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to bond requirements.
 - J. Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to Fire Officials authority to cite violations.

- K. Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to pedestrians' right-of-way.
- L. Resolution Approving Final Plat for Ashton Park Plat 8.
- M. Approval of Urban Revitalization Designations
- N. Resolution approving Payment Application Number 12 in the amount of \$272,958.06 to Vanderpool Construction and Change Order Number 10 in the amount of \$1,182.50 for the East Hillcrest Avenue Reconstruction Project.
- O. Resolution approving Payment Application Number 4 in the amount of \$308,397.57 to Vanderpool Construction and Change Order Number 3 in the amount of (\$35,357.00) for the South K Street Reconstruction Project.
- P. Resolution approving Payment Application Number 3 in the amount of \$80,273.57 and Change Order Number 1 in the amount of (\$3,981.50) for the West Clinton Avenue Culvert Replacement Project.
- Q. Resolution approving the purchase of an ambulance for the Fire Department.
- R. Resolution authorizing an intergovernmental agreement for mutual assistance for Fire and EMS services.
- S. Resolution approving salaries.

6. Council Reports

- A. Receive and file the September 2024 Treasurer's Report.
- B. Receive and file the September 2024 EMS Billing Activity Report.
- C. Council Committee Reports

7. Mayor's Report

8. Public Consideration

- A. Old Business
 - 1. 215 N Buxton Street
 - a. Public hearing regarding a rezoning application for property located at 215 North Buxton Street.
 - b. First consideration of an Ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the R-2, Single Family Residential Attached Zoning district and C-3, Downtown mixed-use zoning district to the C-3, downtown mixed-use zoning district.
- B. New Business
 - 1. Resolution approving the preliminary plat for Kentucky Ridge Townhomes.
 - 2. Resolution approving site plan for Kentucky Ridge Townhomes.
 - 3. Resolution approving Plat of Survey for Mid-American Energy for parcel #13000200220.
 - 4. Resolution approving site plan for 203 West Second Avenue.

5. Resolution approving site plan for Kwik-Star (2103 North Jefferson Way).

9. Other Business

- A. City Manager's Report - Ben Reeves
 1. Discussion and possible action regarding the trail crossing on East Hillcrest Avenue.
 2. Discussion and possible action regarding bids for the Wonder on Buxton Project.
- B. Enter into closed session in accordance with Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: October 21, 2024

Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. Vendor Report 10212024

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ABSOLUTE CONCRETE CONSTRUCTION INC				
ABSOLUTE CONCRETE CONST	PAY APP 3 WEST CLINTON	09/30/2024	80,273.57	STORMWATER UTI
Total ABSOLUTE CONCRETE CONSTRUCTION INC:			80,273.57	
ACE HARDWARE				
ACE HARDWARE	HOSE, NOZZLE, ETC	10/01/2024	43.74	SEWER FUND
ACE HARDWARE	MISC FASTNERS	10/02/2024	26.48	SEWER FUND
ACE HARDWARE	TRUCK - JUMPSTART PACK	10/03/2024	159.99	MAINTENANCE
ACE HARDWARE	CONDUIT, PRIMER	10/08/2024	26.76	SEWER FUND
ACE HARDWARE	FASTNERS, PVC	10/08/2024	21.49	SEWER FUND
ACE HARDWARE	POOL SUPPLIES	10/08/2024	15.15	WELLNESS CAMP
ACE HARDWARE	CONCRETE FOR VALVE PIT	10/09/2024	139.75	SEWER FUND
ACE HARDWARE	SHOP SUPPLIES	10/11/2024	12.95	ROAD USE TAX FU
ACE HARDWARE	SHOP SUPPLIES	10/15/2024	21.98	ROAD USE TAX FU
Total ACE HARDWARE:			468.29	
AGRILAND FS INC				
AGRILAND FS INC	INCORRECT INVOICE - WILL GET CREDIT	10/08/2024	114.56	PARK & RECREATI
AGRILAND FS INC	CREDIT FOR INCORRECT INVOICE	10/08/2024	114.56-	PARK & RECREATI
AGRILAND FS INC	TORDON	10/08/2024	107.12	PARK & RECREATI
Total AGRILAND FS INC:			107.12	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT SEPT 2024	10/03/2024	1,290.61	GENERAL FUND
AIR-CON MECHANICAL CORP.	ACTIVITY CENTER QUARTERLY MAINTENAN	10/03/2024	473.40	PARK & RECREATI
Total AIR-CON MECHANICAL CORP.:			1,764.01	
ALL PROPERTY SERVICES LLC				
ALL PROPERTY SERVICES LLC	SIDEWALK REPAIRS @ PICKARD SHELTER	10/16/2024	1,750.00	PARK & RECREATI
ALL PROPERTY SERVICES LLC	MCVAY TRAIL REPAIRS @ PICKARD	10/16/2024	7,872.00	PARK & RECREATI
Total ALL PROPERTY SERVICES LLC:			9,622.00	
ALTOONA PUBLIC LIBRARY				
ALTOONA PUBLIC LIBRARY	2024 IA LIBRARY ASSOC CONF EXP	09/19/2024	200.00	LIBRARY SPECIAL
Total ALTOONA PUBLIC LIBRARY:			200.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	PRINTER SUPPLIES	10/09/2024	161.93	VEHICLE AND EQU
AMAZON CAPITAL SERVICES	EXTERIOR LIGHT BULB	10/11/2024	33.12	MAINTENANCE
AMAZON CAPITAL SERVICES	RETURN INFLATABLE DINOSAUR COSTUME	09/11/2024	82.84-	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	LOC FRAMES	10/11/2024	201.94	POLICE FUND
AMAZON CAPITAL SERVICES	LIB PUBLIC LAPTOP REPLACEMENTS X4	10/03/2024	1,839.96	VEHICLE AND EQU
AMAZON CAPITAL SERVICES	RETURN STORAGE BINS	09/07/2024	32.99-	LIBRARY FUND
AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	10/05/2024	33.75	WELLNESS CAMP
AMAZON CAPITAL SERVICES	COPIER PAPER	10/05/2024	43.99	WELLNESS CAMP
AMAZON CAPITAL SERVICES	N HOWARD BATHROOM HANDLES	10/11/2024	278.98	CH BUILDING PRO
AMAZON CAPITAL SERVICES	DRY WALL CORNER SHIELD	10/15/2024	27.48	PARK & RECREATI
AMAZON CAPITAL SERVICES	3X LENOVO LAPTOPS	10/11/2024	3,477.00	VEHICLE AND EQU
AMAZON CAPITAL SERVICES	RETURN BOOK	10/01/2024	12.02-	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	10/04/2024	273.92	GENERAL FUND
AMAZON CAPITAL SERVICES	BREAKROOM SUPPLIES	10/01/2024	14.99	LIBRARY FUND
AMAZON CAPITAL SERVICES	PARADE SUPPLIES	10/01/2024	55.84	LIBRARY SPECIAL

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMAZON CAPITAL SERVICES	COLLECTION MATERIALS	10/01/2024	336.12	LIBRARY FUND
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION MATERIALS	10/01/2024	711.23	LIBRARY FUND
AMAZON CAPITAL SERVICES	FRIENDS- GENERAL PURCHASES	10/01/2024	435.98	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	10/01/2024	84.72	LIBRARY FUND
AMAZON CAPITAL SERVICES	WCCP-SHADOW BOX	10/01/2024	169.89	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	COVERING MATERIALS AND SUPPLIES	10/01/2024	230.89	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	10/01/2024	660.73	LIBRARY FUND
AMAZON CAPITAL SERVICES	RETURN SHELF	09/01/2024	32.99-	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	10/06/2024	93.96	POLICE FUND
AMAZON CAPITAL SERVICES	AC CAPACITOR	10/15/2024	20.99	MAINTENANCE
AMAZON CAPITAL SERVICES	BASKETBALL HOOP NETS	10/13/2024	55.96	WELLNESS CAMP
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	10/13/2024	58.25	WELLNESS CAMP
AMAZON CAPITAL SERVICES	HYDRANT BAG FOR 332	10/08/2024	59.99	FIRE FUND
AMAZON CAPITAL SERVICES	RETURN MICROPHONE	09/08/2024	23.99-	LIBRARY FUND
AMAZON CAPITAL SERVICES	SECURITY SUPPLIES	10/07/2024	15.47	VEHICLE AND EQU
Total AMAZON CAPITAL SERVICES:			9,192.25	
AUBERT'S TOWING				
AUBERT'S TOWING	VEHICLE IMPOUND	10/04/2024	192.60	POLICE FUND
AUBERT'S TOWING	VEHICLE IMPOUND	09/05/2024	165.00	POLICE FUND
AUBERT'S TOWING	VEHICLE IMPOUND	09/08/2024	165.00	POLICE FUND
Total AUBERT'S TOWING:			522.60	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVDS	09/04/2024	34.98	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			34.98	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	08/29/2024	320.60	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/04/2024	277.13	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	09/04/2024	19.95	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/05/2024	279.89	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	09/05/2024	36.30	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/09/2024	483.11	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	09/09/2024	37.73	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/10/2024	312.22	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/16/2024	1,014.68	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	09/16/2024	34.20	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/18/2024	418.83	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	09/18/2024	12.54	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/19/2024	263.90	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/24/2024	329.27	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	09/24/2024	14.40	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/27/2024	525.14	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	10/01/2024	338.45	LIBRARY FUND
Total BAKER AND TAYLOR:			4,718.34	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOKS ON CD	09/12/2024	53.98	LIBRARY FUND
Total BAKER AND TAYLOR SPOKEN WORD:			53.98	
BOLTON & MENK INC				
BOLTON & MENK INC	CITY SQUARE RECONSTRUCTION	09/30/2024	8,664.50	SQUARE STREETS

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BOLTON & MENK INC:			8,664.50	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	EWS SUPPLIES	08/12/2024	761.20	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	10/07/2024	8.00	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	10/07/2024	2,586.14	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	10/07/2024	107.94	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	10/08/2024	424.50	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	10/09/2024	77.67	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	10/10/2024	765.33	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			3,208.38	
BUDDING, KARLEE				
BUDDING, KARLEE	FLAG FOOTBALL OFFICIAL	10/02/2024	40.00	PARK & RECREATI
Total BUDDING, KARLEE:			40.00	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	32" MONITOR	09/24/2024	400.74	VEHICLE AND EQU
CDW GOVERNMENT INC	CREDIT - 32" MONITOR	10/08/2024	400.74	VEHICLE AND EQU
Total CDW GOVERNMENT INC:			.00	
CENTER POINT LARGE PRINT				
CENTER POINT LARGE PRINT	WESTERN LARGE PRINT STANDING ORDER	10/01/2024	560.88	LIBRARY FUND
Total CENTER POINT LARGE PRINT:			560.88	
CERRIS SYSTEMS IOWA INC				
CERRIS SYSTEMS IOWA INC	MMC CONTRACTORS	10/01/2024	4,747.50	SEWER FUND
CERRIS SYSTEMS IOWA INC	HUMIDIFIER MAINTENANCE	10/10/2024	1,504.05	SEWER FUND
Total CERRIS SYSTEMS IOWA INC:			6,251.55	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	BUXTON GAZEBO REPAIRS	10/08/2024	264.34	PARK & RECREATI
CIRCLE B CASHWAY	WOOD FOR BUILDING FORMS	01/01/2024	195.20	GENERAL FUND
Total CIRCLE B CASHWAY:			459.54	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	POLE SAW REPAIR	09/16/2024	47.98	SEWER FUND
CNM OUTDOOR EQUIPMENT	OIL CAP - 025 STIHL CHAINSAW	10/15/2024	5.49	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	REPAIRS TO STIHL HT 101 POLESAW	10/15/2024	70.98	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			124.45	
CompX Fort				
CompX Fort	UPDATE NARCOTIC LOCK SYSTEM COMPX	10/04/2024	4,761.56	AMBULANCE FUN
Total CompX Fort:			4,761.56	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	COED SB OFFICIAL	10/07/2024	99.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CRAWFORD, RICHARD L.:			99.00	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	MATERIALS & SUPPLIES	09/17/2024	532.43	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			532.43	
DETAILS PLUS INC				
DETAILS PLUS INC	MEDIC 246 DOOR PAINT CHIPS FIXED	10/03/2024	744.16	AMBULANCE FUN
DETAILS PLUS INC	VEHICLE REPAIR	10/03/2024	826.18	POLICE FUND
Total DETAILS PLUS INC:			1,570.34	
DLH GRAFX				
DLH GRAFX	PICKARD SPONSORSHIP BANNERS	10/02/2024	308.00	PARK & RECREATI
DLH GRAFX	PRINTED TOWEL	10/10/2024	307.50	WELLNESS CAMP
Total DLH GRAFX:			615.50	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TRUCK MAINTENANCE	07/31/2024	1,444.27	SEWER FUND
Total DOWNEY TIRE PROS:			1,444.27	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	JANITORIAL SERVICES	09/15/2024	500.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	10/01/2024	1,500.00	LIBRARY FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	10/01/2024	312.50	LIBRARY FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES CITY HALL	10/15/2024	4,225.00	GENERAL FUND
DUST PROS JANITORIAL	N HOWARD JANITORIAL	10/15/2024	375.00	CH BUILDING PRO
Total DUST PROS JANITORIAL:			6,912.50	
EASTMAN, ALEXANDRA				
EASTMAN, ALEXANDRA	FLAG FOOTBALL OFFICIAL	10/02/2024	60.00	PARK & RECREATI
Total EASTMAN, ALEXANDRA:			60.00	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	09/30/2024	606.36	POLICE FUND
Total ELIXIR RX SOLUTIONS:			606.36	
ENVISIONWARE INC.				
ENVISIONWARE INC.	MOBILE PRINT SOFTWARE	09/20/2024	575.00	LIBRARY FUND
Total ENVISIONWARE INC.:			575.00	
FAREWAY STORE				
FAREWAY STORE	ACTIVITY CENTER COFFEE	10/03/2024	48.21	PARK & RECREATI
Total FAREWAY STORE:			48.21	
FERGUSON				
FERGUSON	CITY HALL BACKFLOW	10/11/2024	266.34	MAINTENANCE
FERGUSON	CITY HALL BACKFLOW	10/11/2024	266.35	MAINTENANCE
FERGUSON	CITY HALL BACKFLOW	10/11/2024	266.35	MAINTENANCE

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
FERGUSON	CITY HALL BACKFLOW	10/11/2024	266.35	MAINTENANCE
Total FERGUSON:			1,065.39	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BUREAU	FF2 TESTING FEE MRICE	09/30/2024	50.00	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			50.00	
GRAINGER INC				
GRAINGER INC	JET TRUCK COUPLING	10/03/2024	27.29	SEWER FUND
Total GRAINGER INC:			27.29	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	08/14/2024	345.74	SEWER FUND
Total HACH COMPANY:			345.74	
HEARTLAND UNDERGROUND SOLUTIONS				
HEARTLAND UNDERGROUND SOLUTIONS	2ND & BUXTON TRAFFIC LIGHT IMPROVEMENT	09/30/2024	94,050.99	STREET CAPITAL
Total HEARTLAND UNDERGROUND SOLUTIONS:			94,050.99	
HEIMAN INC				
HEIMAN INC	MEDIC 246 LETTERING	10/07/2024	505.00	AMBULANCE FUND
Total HEIMAN INC:			505.00	
IMU - UTILITIES				
IMU - UTILITIES	TELEPHONE SERVICES	10/01/2024	518.19	GENERAL FUND
IMU - UTILITIES	FIBER	10/01/2024	569.00	GENERAL FUND
IMU - UTILITIES	FIBER - N HOWARD	10/01/2024	53.39	CH BUILDING PRO
IMU - UTILITIES	UTILITIES	10/01/2024	17,035.38	WELLNESS CAMP
IMU - UTILITIES	IRRIGATION - 65/69 MEDIANS	10/01/2024	116.18	PARK & RECREATION
IMU - UTILITIES	110 N HOWARD UTILITIES	10/01/2024	79.95	CH BUILDING PRO
IMU - UTILITIES	UTILITIES - DOWNEY (DOG PARK)	10/01/2024	67.04	PARK & RECREATION
IMU - UTILITIES	114 N HOWARD UTILITIES	10/01/2024	1,384.93	CH BUILDING PRO
IMU - UTILITIES	WPC UTILITIES	10/01/2024	5,523.20	SEWER FUND
IMU - UTILITIES	LIFT STATION UTILITIES	10/01/2024	5,433.55	SEWER FUND
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	10/01/2024	1,052.11	PARK & RECREATION
IMU - UTILITIES	UTILITIES - BUXTON	10/01/2024	806.82	PARK & RECREATION
IMU - UTILITIES	UTILITIES - MCCORD	10/01/2024	92.48	PARK & RECREATION
IMU - UTILITIES	UTILITIES	10/01/2024	734.97	ROAD USE TAX FUND
IMU - UTILITIES	UTILITIES	10/01/2024	1,793.91	LIBRARY FUND
IMU - UTILITIES	UTILITIES - PICKARD - CAMPGROUND	10/01/2024	436.92	PARK & RECREATION
IMU - UTILITIES	UTILITIES - SHOP	10/01/2024	256.81	PARK & RECREATION
IMU - UTILITIES	UTILITIES - MEMORIAL	10/01/2024	93.95	PARK & RECREATION
IMU - UTILITIES	IMU UTILITIES - VMAC	10/01/2024	1,583.41	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES - MOATS	10/01/2024	82.56	PARK & RECREATION
IMU - UTILITIES	UTILITIES - BARKER	10/01/2024	46.43	PARK & RECREATION
IMU - UTILITIES	UTILITIES - MCVAY TRAILHEAD	10/01/2024	69.79	PARK & RECREATION
IMU - UTILITIES	410 N JEFFERSON UTILITIES	10/01/2024	146.80	FIRE FUND
IMU - UTILITIES	UTILITIES - SQUARE	10/01/2024	76.31	PARK & RECREATION
IMU - UTILITIES	206 N 1ST UTILITIES	10/01/2024	58.87	FIRE FUND
IMU - UTILITIES	IMU UTILITIES ADULT SOFTBALL	10/01/2024	1,467.26	PARK & RECREATION
IMU - UTILITIES	UTILITIES - PICKARD YOUTH	10/01/2024	408.44	PARK & RECREATION
IMU - UTILITIES	BUXTON OFFICES	10/01/2024	308.14	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMU - UTILITIES	UTILITIES - CITY HALL	10/01/2024	6,640.13	GENERAL FUND
IMU - UTILITIES	RENEWABLE ENERGY	10/01/2024	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	10/01/2024	11,674.40	ROAD USE TAX FU
Total IMU - UTILITIES:			58,664.32	
IMWCA				
IMWCA	WORK COMP INSTALLMENT 4 - COMM DEV	10/01/2024	144.11	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 4 - BRUSH	10/01/2024	9.96	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 4 - MAYOR & C	10/01/2024	2.89	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 4 - CITY MANAG	10/01/2024	150.21	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 4 - CLERK/FINA	10/01/2024	21.21	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 4 - IT	10/01/2024	139.71	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 4 - HR	10/01/2024	15.96	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 4 - POLICE	10/01/2024	5,226.00	POLICE FUND
IMWCA	WORK COMP INSTALLMENT 4 - FIRE	10/01/2024	8,220.21	FIRE FUND
IMWCA	WORK COMP INSTALLMENT 4 - AMBULANCE	10/01/2024	2,516.14	AMBULANCE FUN
IMWCA	WORK COMP INSTALLMENT 4 - LIBRARY	10/01/2024	39.64	LIBRARY FUND
IMWCA	WORK COMP INSTALLMENT 4 - P&R ADMIN	10/01/2024	467.68	LIBRARY FUND
IMWCA	WORK COMP INSTALLMENT 4 - PARKS	10/01/2024	374.89	PARK & RECREATI
IMWCA	WORK COMP INSTALLMENT 4 - POOL	10/01/2024	111.43	POOL (MEMORIAL)
IMWCA	WORK COMP INSTALLMENT 4 - STREETS	10/01/2024	1,658.36	ROAD USE TAX FU
IMWCA	WORK COMP INSTALLMENT 4 - SEWER	10/01/2024	577.18	SEWER FUND
IMWCA	WORK COMP INSTALLMENT 4 - WELLNESS	10/01/2024	235.71	WELLNESS CAMP
IMWCA	WORK COMP INSTALLMENT 4 - GENERAL G	10/01/2024	16.71	GENERAL FUND
Total IMWCA:			19,928.00	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	SEWER CREDIT CARD PROCESSING FEES	10/06/2024	3,280.04	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	STORM WATER CREDIT CARD PROCESSIN	10/06/2024	186.37	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	RECYCLING CREDIT CARD PROCESSING F	10/06/2024	260.91	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			3,727.32	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	10/14/2024	3,649.10	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	PD ADMIN CANON PRINTER	10/14/2024	265.00	POLICE FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,914.10	
INNOVATIVE SYSTEMS				
INNOVATIVE SYSTEMS	FALL CLEAN UP FLYERS	10/03/2024	483.67	GENERAL FUND
Total INNOVATIVE SYSTEMS:			483.67	
IOWA LEAGUE OF CITIES				
IOWA LEAGUE OF CITIES	2024 WORKSHOP REGISTRATION - RAFFET	10/11/2024	100.00	GENERAL FUND
Total IOWA LEAGUE OF CITIES:			100.00	
IOWA MEDICAID ENTERPRISE				
IOWA MEDICAID ENTERPRISE	GEMT INVOICE FROM STATE OF IOWA	10/11/2024	5,638.56	AMBULANCE FUN
Total IOWA MEDICAID ENTERPRISE:			5,638.56	
IOWA ONE CALL				
IOWA ONE CALL	IOWA ONE CALL	10/08/2024	256.90	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA ONE CALL:			256.90	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	WORK SHIRTS	10/11/2024	43.95	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			43.95	
IOWA-DES MOINES SUPPLY INC.				
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MEMBERSHIP	10/02/2024	331.44	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MAINTENANCE	10/02/2024	398.03	WELLNESS CAMP
Total IOWA-DES MOINES SUPPLY INC.:			729.47	
IP PATHWAYS				
IP PATHWAYS	VEEAM CLOUD - MONTHLY	09/03/2024	301.48	GENERAL FUND
IP PATHWAYS	VEEAM CLOUD - MONTHLY	09/30/2024	335.08	GENERAL FUND
Total IP PATHWAYS:			636.56	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	DOG PARK LOCK REPAIR	09/25/2024	70.00	PARK & RECREATI
Total JESS' LOCK AND KEY:			70.00	
JETCO INC				
JETCO INC	QUAIL MEADOWS TRANSDUCER	10/04/2024	288.75	SEWER FUND
Total JETCO INC:			288.75	
JONTZ PAINTING LLC				
JONTZ PAINTING LLC	VMAC POOL PAINTING AND SEAM REPAIRS	10/16/2024	63,250.00	CAPITAL PROJECT
Total JONTZ PAINTING LLC:			63,250.00	
KARL EMERGENCY VEHICLES				
KARL EMERGENCY VEHICLES	NEW VEHICLE UPFIT	09/27/2024	22,326.28	POLICE FUND
Total KARL EMERGENCY VEHICLES:			22,326.28	
KELLY, JACOB				
KELLY, JACOB	COED SB OFFICIAL	10/07/2024	132.00	PARK & RECREATI
Total KELLY, JACOB:			132.00	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	KEYSTONE TESTING	09/30/2024	2,220.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			2,220.00	
LANCASTER, GABRIEL				
LANCASTER, GABRIEL	MEDICAL DIRECTOR FEE	10/10/2024	15,000.00	AMBULANCE FUN
Total LANCASTER, GABRIEL:			15,000.00	
LEGACY EMERGENCY VEHICLES LLC				
LEGACY EMERGENCY VEHICL	MEDIC 248 STRUT FOR SIDE DOOR	10/02/2024	37.87	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total LEGACY EMERGENCY VEHICLES LLC:			37.87	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	DOWELS	10/09/2024	1,829.68	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			1,829.68	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	S BUXTON WATER HEATER PARTS	10/02/2024	6.55	MAINTENANCE
MCCOY HARDWARE INC	DISPLAY CASE DEMO	10/04/2024	11.64	MAINTENANCE
MCCOY HARDWARE INC	SCREWS	10/04/2024	22.69	SEWER FUND
MCCOY HARDWARE INC	CONDUIT, PVC ADAPTER	10/08/2024	16.33	SEWER FUND
MCCOY HARDWARE INC	BUXTON GAZEBO REPAIRS	10/10/2024	39.09	PARK & RECREATI
MCCOY HARDWARE INC	N HOWARD FILTERS	10/11/2024	17.08	CH BUILDING PRO
Total MCCOY HARDWARE INC:			113.38	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED SB OFFICIAL	10/07/2024	99.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			99.00	
MCKULA INC				
MCKULA INC	INCIDENT TRACKER SOFTWARE	10/01/2024	1,900.00	LIBRARY FUND
Total MCKULA INC:			1,900.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	09/18/2024	36.83	LIBRARY FUND
MID AMERICAN ENERGY CO.	STREETLIGHTS	10/10/2024	160.67	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	WRRF ELECTRIC/GAS	10/11/2024	7,398.99	SEWER FUND
MID AMERICAN ENERGY CO.	ENTRANCE SIGN LIGHTING	10/11/2024	11.54	GENERAL FUND
Total MID AMERICAN ENERGY CO.:			7,608.03	
MID-IOWA OCCUPATIONAL TESTING				
MID-IOWA OCCUPATIONAL TES	POST ACCIDENT UA/BAT - TEMPLE, SCHUM	10/11/2024	560.00	POLICE FUND
Total MID-IOWA OCCUPATIONAL TESTING:			560.00	
MIDWEST ALARM SERVICES				
MIDWEST ALARM SERVICES	MIDWEST ALARMS	10/08/2024	450.00	SEWER FUND
Total MIDWEST ALARM SERVICES:			450.00	
NAPA AUTO PARTS				
NAPA AUTO PARTS	WIPER BLADES	10/04/2024	27.28	SEWER FUND
Total NAPA AUTO PARTS:			27.28	
NATIONWIDE OFFICE CLEANERS LLC				
NATIONWIDE OFFICE CLEANER	OCTOBER CLEANING	10/15/2024	5,776.61	WELLNESS CAMP
Total NATIONWIDE OFFICE CLEANERS LLC:			5,776.61	
NORWALK READY-MIXED CONCRETE INC				
NORWALK READY-MIXED CON	STORM SEWER REPAIR @ 1506 N C ST	10/01/2024	961.50	STORMWATER UTI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
NORWALK READY-MIXED CON	CONCRETE REPAIR AT 1506 N C ST	10/02/2024	394.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 510 W 5TH ST	10/03/2024	1,660.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 510 W 5TH ST	10/07/2024	1,890.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 510 W 5TH ST	10/08/2024	1,950.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 510 W 5TH ST	10/09/2024	1,701.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE INC:			8,557.50	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	THREADLOCK	10/02/2024	37.98	SEWER FUND
O'REILLY AUTO PARTS	OIL AND OIL FILTERS	10/04/2024	168.58	ROAD USE TAX FU
O'REILLY AUTO PARTS	SCREWDRIVERS	10/04/2024	15.98	SEWER FUND
O'REILLY AUTO PARTS	BELT FOR STEINER BOOM MOWER	10/07/2024	33.45	PARK & RECREATI
O'REILLY AUTO PARTS	BELT, ANTIFREEZE	10/09/2024	119.84	PARK & RECREATI
O'REILLY AUTO PARTS	BELT FOR STEINER BOOM MOWER	10/10/2024	28.46	PARK & RECREATI
Total O'REILLY AUTO PARTS:			404.29	
OXFORD TREE SERVICE				
OXFORD TREE SERVICE	ROW TREE REMOVAL - 805 N B ST	10/03/2024	462.50	PARK & RECREATI
OXFORD TREE SERVICE	ROW TREE REMOVAL - 807 N C ST	10/03/2024	2,405.00	PARK & RECREATI
OXFORD TREE SERVICE	ROW TREE REMOVAL - 1100 N C ST	10/03/2024	1,850.00	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL - ACTIVITY CENTER EAST F	10/03/2024	925.00	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL - MCCORD	10/03/2024	900.00	PARK & RECREATI
Total OXFORD TREE SERVICE:			6,542.50	
PAYETTE, AARON				
PAYETTE, AARON	MEALS - SOFTWARE TRAINING	10/04/2024	59.27	FIRE FUND
Total PAYETTE, AARON:			59.27	
PELLA PRINTING				
PELLA PRINTING	ENVELOPES	08/26/2024	186.66	LIBRARY FUND
PELLA PRINTING	PRINTING	10/11/2024	920.86	POLICE FUND
Total PELLA PRINTING:			1,107.52	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	BRACKET FOR 332 T-CONES	10/03/2024	34.00	FIRE FUND
PIERCE BROTHERS REPAIR	PIECE OF ANGLE IRON	10/07/2024	28.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			62.00	
PLAYAWAY PRODUCTS LLC				
PLAYAWAY PRODUCTS LLC	BOOKS	09/05/2024	329.19	LIBRARY FUND
PLAYAWAY PRODUCTS LLC	BOOKS	09/24/2024	331.19	LIBRARY FUND
Total PLAYAWAY PRODUCTS LLC:			660.38	
PROSCREENING LLC				
PROSCREENING LLC	PRE-EMPLOYMENT SCREENING - BACKSTR	09/01/2024	82.00	ROAD USE TAX FU
PROSCREENING LLC	PRE-EMPLOYMENT SCREENING - JONES, G	09/01/2024	328.00	WELLNESS CAMP
PROSCREENING LLC	PRE-EMPLOYMENT SCREENING - METTEE	09/01/2024	109.50	GENERAL FUND
PROSCREENING LLC	PRE-EMPLOYMENT SCREENING-RALLS	10/01/2024	34.00	SEWER FUND
Total PROSCREENING LLC:			553.50	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
RAFFETY, JACKIE				
RAFFETY, JACKIE	SEPTEMBER 2024 CELL	09/18/2024	50.00	GENERAL FUND
Total RAFFETY, JACKIE:			50.00	
RANGEMASTERS TRAINING CENTER				
RANGEMASTERS TRAINING CE	UNIFORMS FOR DEPARTMENT MEMBERS	10/07/2024	599.33	FIRE FUND
RANGEMASTERS TRAINING CE	UNIFORMS FOR DEPARTMENT MEMBERS	10/15/2024	886.22	FIRE FUND
RANGEMASTERS TRAINING CE	UNIFORMS FOR DEPARTMENT MEMBERS	10/15/2024	368.37	FIRE FUND
RANGEMASTERS TRAINING CE	UNIFORMS FO DEPARTMENT MEMBERS	10/16/2024	737.88	FIRE FUND
Total RANGEMASTERS TRAINING CENTER:			2,591.80	
REEVES, BEN				
REEVES, BEN	MILEAGE - 2024 ICMA CONF	10/10/2024	531.98	GENERAL FUND
Total REEVES, BEN:			531.98	
RELIANT FIRE APPARATUS				
RELIANT FIRE APPARATUS	DAMAGE DUE TO ACCIDENT MEDIC 246	05/31/2024	7,368.24	AMBULANCE FUN
Total RELIANT FIRE APPARATUS:			7,368.24	
RITCHIE, BRYANT				
RITCHIE, BRYANT	FLAG FOOTBALL OFFICIAL	10/02/2024	100.00	PARK & RECREATI
Total RITCHIE, BRYANT:			100.00	
SILLIMAN, COURTNEY				
SILLIMAN, COURTNEY	MILEAGE - ATW TRAINING, IMWCA ADVISOR	10/10/2024	107.07	GENERAL FUND
Total SILLIMAN, COURTNEY:			107.07	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	ACTIVITY CENTER PEST CONTROL	10/02/2024	70.40	PARK & RECREATI
Total SPRINGER PROFESSIONAL HOME SERVICES:			70.40	
STOREY-KENWORTHY CO.				
STOREY-KENWORTHY CO.	AP CHECKS	10/04/2024	660.00	GENERAL FUND
Total STOREY-KENWORTHY CO.:			660.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	09/24/2024	118.00	LIBRARY FUND
Total T.R.M. DISPOSAL LLC:			118.00	
THEISEN'S				
THEISEN'S	NUTS/BOLTS	08/29/2024	27.86	SEWER FUND
THEISEN'S	POST HOLE DIGGER	10/04/2024	49.99	ROAD USE TAX FU
THEISEN'S	COUPLING, PLUG, TAPE	10/07/2024	22.07	SEWER FUND
THEISEN'S	VEST, JACKET, PANTS	10/07/2024	124.97	SEWER FUND
Total THEISEN'S:			224.89	
TREASURER STATE OF IOWA				
TREASURER STATE OF IOWA	GREAT IA TREASURE HUNT - BIRMINGHAM	10/16/2024	35.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TREASURER STATE OF IOWA	GREAT IA TREASURE HUNT - SORENSEN	10/16/2024	165.00	PARK & RECREATI
TREASURER STATE OF IOWA	GREAT IA TREASURE HUNT - VAN CLARK	10/16/2024	24.00	PARK & RECREATI
TREASURER STATE OF IOWA	GREAT IA TREASURE HUNT - HANES	10/16/2024	29.00	POOL (MEMORIAL)
TREASURER STATE OF IOWA	GREAT IA TREASURE HUNT - EBERTOWSKI	10/16/2024	80.00	HEALTH INSURAN
Total TREASURER STATE OF IOWA:			333.00	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - COMM DEV	10/01/2024	23.08	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - CITY ADMIN	10/01/2024	23.06	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - STREETS	10/01/2024	23.08	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - SEWER	10/01/2024	23.08	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - POLICE	10/01/2024	23.08	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - FIRE	10/01/2024	23.08	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - WELLNESS CAMP	10/01/2024	23.08	WELLNESS CAMP
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - LIBRARY	10/01/2024	23.08	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY MTG SEPT 2024 - P&R ADMIN	10/01/2024	23.08	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			207.70	
TYLER TECHNOLOGIES INC				
TYLER TECHNOLOGIES INC	ERP	09/30/2024	12,840.50	GENERAL FUND
TYLER TECHNOLOGIES INC	TYLER UNIVERSITY	09/30/2024	1,917.00	GENERAL FUND
Total TYLER TECHNOLOGIES INC:			14,757.50	
UNIQUE MANAGEMENT SERVICES INC				
UNIQUE MANAGEMENT SERVI	08-16 PLACEMENTS	09/01/2024	65.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES INC:			65.00	
USA BLUE BOOK				
USA BLUE BOOK	SAMPLER TUBING	09/18/2024	563.46	SEWER FUND
Total USA BLUE BOOK:			563.46	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTION	HILLCREST AVENUE RECONSTRUCTION PA	09/30/2024	272,958.06	HILLCREST AVENU
VANDERPOOL CONSTRUCTION	SOUTH K STREET CONSTRUCTION - PAY AP	09/30/2024	308,397.57	SOUTH K STREET
Total VANDERPOOL CONSTRUCTION:			581,355.63	
VANNONI, STACEY				
VANNONI, STACEY	OCTOBER 2024 WELLNESS	10/04/2024	25.00	GENERAL FUND
Total VANNONI, STACEY:			25.00	
VERIZON WIRELESS				
VERIZON WIRELESS	VERIZON WRRF - LOCATE LAPTOP	09/26/2024	40.03	SEWER FUND
Total VERIZON WIRELESS:			40.03	
VISSER, MICHAEL				
VISSER, MICHAEL	OCTOBER 2024 WELLNESS	10/03/2024	25.00	GENERAL FUND
Total VISSER, MICHAEL:			25.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WALDINGER CORPORATION, THE				
WALDINGER CORPORATION, T	REPLACE MOTOR BEARINGS IN POOL UNIT	10/14/2024	6,737.20	WELLNESS CAMP
Total WALDINGER CORPORATION, THE:			6,737.20	
WALLACE, ERIC				
WALLACE, ERIC	MEALS - FIRST DUE TRAINING	10/03/2024	53.01	FIRE FUND
Total WALLACE, ERIC:			53.01	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - IT/MAINTENANCE	09/12/2024	34.11	MAINTENANCE
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - BLDG/ZONING	09/12/2024	154.02	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE	09/12/2024	1,070.58	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	09/12/2024	1,261.27	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE	09/12/2024	4,247.95	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	09/12/2024	1,283.18	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC - VANS	09/12/2024	102.51	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC - GAS CANS	09/12/2024	92.59	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREETS	09/12/2024	2,368.15	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	09/12/2024	1,030.86	SEWER FUND
Total WARREN COUNTY ENGINEER:			11,645.22	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	WARREN CO YARD AGREEMENT	09/30/2024	37.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			37.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING	09/05/2024	9.48	LIBRARY FUND
WASTE MANAGEMENT OF IOW	BRUSH FACILITY - LEAF/YARD WASTE DISP	10/01/2024	730.00	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING RES	10/03/2024	24,017.40	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	10/03/2024	4,526.20	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIES - GARBAGE	10/03/2024	47.45	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	1305 N 6TH DUMPSTER RECYCLING	10/03/2024	72.56	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			29,403.09	
WELLS FARGO CCER				
WELLS FARGO CCER	Indianola Hosting - Regional Professional Fire C	09/30/2024	12.66	FIRE FUND
WELLS FARGO CCER	Paint for the Exterior 206 E 1st AveDiamond Vo	09/30/2024	715.99	FIRE FUND
WELLS FARGO CCER	Indianola Hosting - Regional Professional Fire C	09/30/2024	25.91	FIRE FUND
WELLS FARGO CCER	Indianola Hosting - Regional Professional Fire C	09/30/2024	434.24	FIRE FUND
WELLS FARGO CCER	Three paint scrapers to remove paint from white	09/30/2024	37.34	FIRE FUND
WELLS FARGO CCER	Lumalier UV Air Disinfection EDU-435 Germicid	09/30/2024	167.94	FIRE FUND
WELLS FARGO CCER	ambulance ram mountRam Mounts	09/30/2024	416.40	AMBULANCE FUN
WELLS FARGO CCER	d50, zofranMercyone Clive Pharmacy	09/30/2024	200.23	AMBULANCE FUN
WELLS FARGO CCER	Teen programming expenseVistaprint	09/30/2024	207.90	LIBRARY FUND
WELLS FARGO CCER	Friends of the Library TBR expense - TeenWalm	09/30/2024	29.87	LIBRARY SPECIAL
WELLS FARGO CCER	Marketing expenseFlodesk.Com	09/30/2024	38.00	LIBRARY FUND
WELLS FARGO CCER	ICMA Conference HotelDoubletree Pitts Downt	09/30/2024	1,105.80	GENERAL FUND
WELLS FARGO CCER	ICMA Conference Hotel ParkingDoubletree Pitts	09/30/2024	216.00	GENERAL FUND
WELLS FARGO CCER	TV mount and remote control for City Planner's	09/30/2024	58.88	GENERAL FUND
WELLS FARGO CCER	Iowa League Conference Registration for Bill M	09/30/2024	295.00	GENERAL FUND
WELLS FARGO CCER	Returned TV#2 which was also broken with elec	09/30/2024	238.00-	GENERAL FUND
WELLS FARGO CCER	Purchased TV#3 (different brand) to replace bro	09/30/2024	249.00	GENERAL FUND
WELLS FARGO CCER	Returned TV#1 (Broken - Had electronic lines ru	09/30/2024	238.00-	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	TV for City Manager's Office (and Tape Measur	09/30/2024	242.48	GENERAL FUND
WELLS FARGO CCER	Purchased TV#2 to replace Broken TV#1Wm S	09/30/2024	238.00	GENERAL FUND
WELLS FARGO CCER	Replacement light fixtures City Managers Office	09/30/2024	339.88	GENERAL FUND
WELLS FARGO CCER	Iowa APA Conference RegistrationEb *2024 Apa	09/30/2024	350.00	GENERAL FUND
WELLS FARGO CCER	Iowa League of Cities Conference LodgingHilto	09/30/2024	504.54	GENERAL FUND
WELLS FARGO CCER	Iowa League of Cities FoodBob Roes Point Afte	09/30/2024	48.20	GENERAL FUND
WELLS FARGO CCER	Rotate tires Medic 246Downey Tire Pros	09/30/2024	335.88	AMBULANCE FUN
WELLS FARGO CCER	Business cards Ted NellerLynn Card Company	09/30/2024	58.95	FIRE FUND
WELLS FARGO CCER	2024 Fall Conference Iowace	09/30/2024	225.00	GENERAL FUND
WELLS FARGO CCER	509A Study FYE 06/30/2024Melio*insurance-Str	09/30/2024	995.00	HEALTH INSURAN
WELLS FARGO CCER	State of Iowa Insurance Division - Required 509	09/30/2024	104.13	HEALTH INSURAN
WELLS FARGO CCER	509A Study FYE 06/30/2024 - Credit Card Fees	09/30/2024	28.85	HEALTH INSURAN
WELLS FARGO CCER	Monthly Adobe Cloud SubscriptionAdobe Inc.	09/30/2024	54.99	PARK & RECREATI
WELLS FARGO CCER	Aquatics Conference Airline - BradleyAmerican	09/30/2024	370.96	PARK & RECREATI
WELLS FARGO CCER	Event Decorations ReturnWal-Mart #1491 Se2	09/30/2024	2.42-	PARK & RECREATI
WELLS FARGO CCER	Association of Aquatic Professional Conference	09/30/2024	569.62	POOL (MEMORIAL)
WELLS FARGO CCER	Aquatics Conference Rental Car -will be a canc	09/30/2024	316.65	PARK & RECREATI
WELLS FARGO CCER	Adult Softball League AwardsBrickhousetavern	09/30/2024	100.00	PARK & RECREATI
WELLS FARGO CCER	Costume Party DecorationsWm Supercenter #1	09/30/2024	40.16	PARK & RECREATI
WELLS FARGO CCER	Adult Softball League AwardBrickhousetavern	09/30/2024	50.00	PARK & RECREATI
WELLS FARGO CCER	Adult Bags League AwardBrickhousetavern	09/30/2024	25.00	PARK & RECREATI
WELLS FARGO CCER	Adult Softball League AwardBrickhousetavern	09/30/2024	50.00	PARK & RECREATI
WELLS FARGO CCER	Adult Bags League AwardBrickhousetavern	09/30/2024	50.00	PARK & RECREATI
WELLS FARGO CCER	Adult Bags League AwardBrickhousetavern	09/30/2024	25.00	PARK & RECREATI
WELLS FARGO CCER	IPRA Workshop Hotel - MichelsonBest Western	09/30/2024	199.36	PARK & RECREATI
WELLS FARGO CCER	Fall Workshop Meals - Bradley, DeCook, Michel	09/30/2024	31.32	PARK & RECREATI
WELLS FARGO CCER	IPRA Workshop Hotel - DeCookBest Western St	09/30/2024	199.36	PARK & RECREATI
WELLS FARGO CCER	IPRA Workshop Hotel - BradleyBest Western St	09/30/2024	199.36	PARK & RECREATI
WELLS FARGO CCER	IPRA Fall Workshop Meals - Bradley, DeCook,	09/30/2024	35.03	PARK & RECREATI
WELLS FARGO CCER	Speaker Series PresentationNfg*Iowa Humaniti	09/30/2024	51.50	PARK & RECREATI
WELLS FARGO CCER	M246 filtersSouthtown Chrysler Dodge	09/30/2024	239.19	FIRE FUND
WELLS FARGO CCER	Training conference hotel stayHoliday Inn Bloo	09/30/2024	104.71	FIRE FUND
WELLS FARGO CCER	Training conference hotel stayHoliday Inn Bloo	09/30/2024	104.71	FIRE FUND
WELLS FARGO CCER	Diesel for E332 returning from RosenbauerCas	09/30/2024	60.00	FIRE FUND
WELLS FARGO CCER	All City Staff Committee Engagement- Internatio	09/30/2024	101.33	GENERAL FUND
WELLS FARGO CCER	LES MILLS SUBSCRIPTION FOR GROUP EX	09/30/2024	647.00	WELLNESS CAMP
WELLS FARGO CCER	Employee Training Event Supplies4imprint, Inc	09/30/2024	2,619.31	GENERAL FUND
WELLS FARGO CCER	Monthly Adobe Subscription P&RAdobe Inc.	09/30/2024	54.99	PARK & RECREATI
WELLS FARGO CCER	Adult Program = 59.08 Friends All Ages Boxes	09/30/2024	59.08	LIBRARY FUND
WELLS FARGO CCER	Adult Program = 59.08 Friends All Ages Boxes	09/30/2024	12.98	LIBRARY SPECIAL
WELLS FARGO CCER	Display TShirtSp Raygun Custom	09/30/2024	25.61	LIBRARY SPECIAL
WELLS FARGO CCER	Board GamesThegamecrafter.Com	09/30/2024	120.98	LIBRARY FUND
WELLS FARGO CCER	All Ages Boxes (Adult TBR)Canva* 104283-7597	09/30/2024	33.50	LIBRARY SPECIAL
WELLS FARGO CCER	Adult ProgramWalmart.Com	09/30/2024	89.80	LIBRARY FUND
WELLS FARGO CCER	Library of Things - Out of Stock Refund (delaye	09/30/2024	3.75-	LIBRARY FUND
WELLS FARGO CCER	Library of ThingsMobile Beacon	09/30/2024	360.00	LIBRARY FUND
WELLS FARGO CCER	Library of ThingsMobile Beacon	09/30/2024	132.00	LIBRARY FUND
WELLS FARGO CCER	McClymond memWm Supercenter #1491	09/30/2024	18.84	LIBRARY SPECIAL
WELLS FARGO CCER	WCCP/Friends activity wallDiscountsch 800627	09/30/2024	310.21	LIBRARY SPECIAL
WELLS FARGO CCER	Shipping to return item The UPS Store	09/30/2024	15.11	SEWER FUND
WELLS FARGO CCER	Fuel filters Dewey Dodge Chrysler Jeep	09/30/2024	503.83	SEWER FUND
WELLS FARGO CCER	IAWEA Region 5 meeting 2024 IAWEA Region	09/30/2024	150.00	SEWER FUND
WELLS FARGO CCER	Network WiFi Official Unifi Hosting	09/30/2024	29.00	GENERAL FUND
WELLS FARGO CCER	Communications Media Subscription Www.Artlis	09/30/2024	299.00	GENERAL FUND
WELLS FARGO CCER	CIP -Networking Www.Ui.Com	09/30/2024	1,708.00	VEHICLE AND EQU
WELLS FARGO CCER	CIP -Networking Www.Ui.Com	09/30/2024	909.00	VEHICLE AND EQU
WELLS FARGO CCER	Network Host UbiquitiInc	09/30/2024	49.98	GENERAL FUND
WELLS FARGO CCER	Networking Www.Ui.Com	09/30/2024	1,134.00	VEHICLE AND EQU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	teen programmingWalmart.Com	09/30/2024	45.25	LIBRARY FUND
WELLS FARGO CCER	Teen ProgrammingWalmart.Com	09/30/2024	48.39	LIBRARY FUND
WELLS FARGO CCER	Teen ProgrammingHy-Vee Indianola 1271	09/30/2024	29.97	LIBRARY FUND
WELLS FARGO CCER	Teen ProgrammingWalmart.Com 8009256278	09/30/2024	47.21	LIBRARY FUND
WELLS FARGO CCER	Teen ProgrammingWalmart.Com	09/30/2024	37.65	LIBRARY FUND
WELLS FARGO CCER	Certified Playground Safety Inspector CourseIpr	09/30/2024	625.00	PARK & RECREATI
WELLS FARGO CCER	Certified Playground Safety Inspector CourseIpr	09/30/2024	625.00	PARK & RECREATI
WELLS FARGO CCER	Display sign holdersDisplays2go	09/30/2024	46.93	LIBRARY FUND
WELLS FARGO CCER	Hootsuite upgradeHoo*hootsuite Inc	09/30/2024	249.02	GENERAL FUND
WELLS FARGO CCER	Creative CloudAdobe *adobe	09/30/2024	659.88	GENERAL FUND
WELLS FARGO CCER	Bulk mailing subscriptionMailchimp	09/30/2024	135.00	GENERAL FUND
WELLS FARGO CCER	SIPSangoma US Inc	09/30/2024	62.07	GENERAL FUND
WELLS FARGO CCER	Office refrigeratorBestbuy	09/30/2024	549.99	GENERAL FUND
WELLS FARGO CCER	Laptop bagsTimbuk2 Designs	09/30/2024	217.95	GENERAL FUND
WELLS FARGO CCER	GIS SSLDnh*godaddy#3275868744	09/30/2024	199.98	GENERAL FUND
WELLS FARGO CCER	Air freshener for cell roomWalmart.Com	09/30/2024	66.60	POLICE FUND
WELLS FARGO CCER	Board platesBob S Custom Trophies In	09/30/2024	8.50	POLICE FUND
WELLS FARGO CCER	Scotchgard for office chairWm Supercenter #14	09/30/2024	5.97	POLICE FUND
WELLS FARGO CCER	fasteners for equipmentCappels Ace Hardware I	09/30/2024	3.64	POLICE FUND
WELLS FARGO CCER	Clerical - trainingIowa Police Chiefs Associ	09/30/2024	180.00	POLICE FUND
WELLS FARGO CCER	replace Clerical office frigWm Supercenter #149	09/30/2024	117.00	POLICE FUND
WELLS FARGO CCER	replaced microwave in officer breakareaWal-Ma	09/30/2024	192.96	POLICE FUND
WELLS FARGO CCER	officer photosWalmart.Com	09/30/2024	.56	POLICE FUND
WELLS FARGO CCER	Clerical adobe contractAdobe *adobe	09/30/2024	143.94	POLICE FUND
WELLS FARGO CCER	officer photoWalmart.Com 8009256278	09/30/2024	.28	POLICE FUND
WELLS FARGO CCER	Sparks Level II Gracie Survival school hotelHoli	09/30/2024	974.90	POLICE FUND
WELLS FARGO CCER	Straighttalk receipt for task forceStraighttalk	09/30/2024	269.99	POLICE FUND
WELLS FARGO CCER	Crime Free Multi Family Housing training for CS	09/30/2024	285.00	POLICE FUND
Total WELLS FARGO CCER:			25,289.00	
WHITE, THAD				
WHITE, THAD	MEALS - SOFTWARE TRAINING	10/07/2024	36.61	FIRE FUND
Total WHITE, THAD:			36.61	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	KYBO AT BRUSH FACILITY	10/01/2024	65.00	GENERAL FUND
Total WIEGERT DISPOSAL CO.:			65.00	
WILLIAMS, CAM				
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	10/02/2024	60.00	PARK & RECREATI
Total WILLIAMS, CAM:			60.00	
WILLIAMS-WALLACE, GABRIEL				
WILLIAMS-WALLACE, GABRIEL	FLAG FOOTBALL OFFICIAL	10/02/2024	90.00	PARK & RECREATI
Total WILLIAMS-WALLACE, GABRIEL:			90.00	
WILLMOTT, DEREK				
WILLMOTT, DEREK	FLAG FOOTBALL OFFICIAL	10/02/2024	100.00	PARK & RECREATI
Total WILLMOTT, DEREK:			100.00	
WOOSLEY LANDSCAPING & MOWING LLC				
WOOSLEY LANDSCAPING & M	WOOSLEY	10/01/2024	2,790.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WOOSLEY LANDSCAPING & MOWING LLC:			2,790.00	
Grand Totals:			1,158,795.54	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From:
Date: October 21, 2024
Subject: Approval of Minutes of the October 7, 2024 Meeting.

Recommendation: Simple motion is in order.

Attachments: 1. 20241007 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

October 7, 2024

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Minutes

Call to Order

The Indianola City Council met in regular session at 6:00 PM on October 7, 2024, in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Steve Richardson, Christina Beach, Josh Rabe, Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: None.

Public Comment

There were no public comments offered.

Consent Agenda

The approval of claims and items relating to Wine, Witches, and Brews were pulled from the consent agenda.

Council Member Rabe moved to approve the Consent Agenda and Dalby seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the September 16, 2024, meeting.
- Resolution 2024-214 setting a public hearing for November 4 at 6:00 PM regarding the first budget amendment for Fiscal Year 25.
- Resolution 2024-215 setting a public hearing for October 21, 2024, at 6:00 PM and referring a rezoning application for 215 North Buxton Street to the Planning & Zoning Commission.
- Consideration of the approval of a new, temporary, liquor license for Top It Off Liquid Catering.
- Consideration of the approval of a new, temporary, liquor license for Your Private Bartender, LLC.
- Resolution 2024-217 approving a subdivision extension to Diligent Development in accordance with Chapter 170.05.1.E
- Resolution 2024-218 approving a memorandum of Understanding with the Iowa Department of Transportation for the development and implementation of an Access Management Plan on state highways.

- Resolution 2024-219 approving the certification of tax increment financing obligations.
- Approval of the Annual Urban Renewal Report
- Approval of Urban Revitalization Designations
- Resolution 2024-220 approving salaries.

Council Member Armstrong moved to approve Claims and Beach seconded it. On roll call, the vote was AYES: Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Richardson, due to a conflict of interest. Whereas the Mayor declared the motion passed.

Council Member Richardson moved to approve the issuance of a special event and noise permit to Indianola Main Street for Wine, Witches and Brews event to be held on October 25, 2024. Armstrong seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Armstrong. NAYS: None. ABSTAIN: Sones, due to a conflict of interest. Whereas the Mayor declared the motion passed.

Council Member Richardson moved to approve Resolution 2024-216 suspending the enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on the Indianola Square on October 25, 2024, for special event Wine, Witches & Brews. Rabe seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Armstrong. NAYS: None. ABSTAIN: Sones, due to a conflict of interest. Whereas the Mayor declared the motion passed.

Council Reports

Council Member Beach moved to receive and file the August 2024 EMS Billing Activity Report and Sones seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Indianola Wellness Campus Executive Director Heather Hulen presented the department's annual report. The report included stating how the IWC meets the strategic priorities of the council, staffing, membership data, programming, community engagement, and financials.

IWC Board of Trustee Chair Angie Jensen stated the Board has established key organizational structures, fostered communication, and built positive momentum this last year.

Council members gave committee updates.

Mayor's Report

Mayor Erickson updated the community on proclamations issued for October and recent and upcoming events.

Old Business

Council Member Beach moved to approve Resolution 2024-221 approving a preliminary plat for The Village, A WesleyLife Community and Rabe seconded it. Community Planner Bill Mettee explained the preliminary plat and site plan. David Bengé, Bengé Engineering, answered questions. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve Resolution 2024-222 approving the site plan for The Village, A WesleyLife Community (1203 North E Street). Dalby seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Council Member Rabe moved to approve the first consideration of an ordinance amending Chapter 18, City Clerk, Indianola Code of Ordinances and Armstrong seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve the first consideration of an ordinance amending Chapter 5.06, Operating Procedures – Meetings, of the Indianola Code of Ordinances. Armstrong seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to sidewalk liability. Rabe seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding a new section pertaining to adult establishment nuisances. Richardson seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to bond requirements. Armstrong seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to Fire Officials authority to cite violations. Sones seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to pedestrians' right-of-way. Beach seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Ben Reeves updated the council on various projects.

Adjourn

The meeting was adjourned at 7:22 PM on a motion by Richardson and seconded by Beach. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: October 21, 2024
Subject: Consideration of the approval of a liquor license renewal for Pete's Pizza.

Introduction: Pete's Pizza, located at 118 North Howard, is renewing their Class C retail alcohol license, with outdoor privileges.

Background: Their current license expires October 31, 2024.

Discussion: Pete's Pizza is a Limited Liability Company. Owners listed on the application are Samantha Amos and Cory Amos. All paperwork is in order for approval.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: October 21, 2024
Subject: Consideration of the approval of a liquor license renewal for Mojo's.

Introduction: Mojo's located at 206 North Howard Street, is renewing their Class C retail alcohol license, with outdoor privileges.

Background: Their current license expires November 4, 2024.

Discussion: Mojo's is a Limited Liability Company. Owners listed on the application are Daniel Brown and Clinton Brightman. All paperwork is in order for approval.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director, Jared Keenan, WRRD Superintendent

Date: October 21, 2024

Subject: Approval of Payment Application Number 3 in the amount of \$139,775.87 to Vanderpool Construction for Franklin Avenue Sanitary Sewer Improvement project.

Introduction: The purpose of this memorandum is to seek City Council approval for Payment No. 3 from Vanderpool Construction Inc. for the Franklin Avenue Sanitary Sewer Improvements project. This payment is critical to ensure the continued progress and successful completion of the project, which includes significant enhancements to our infrastructure.

Background: The Franklin Avenue Sanitary Sewer Improvements project encompasses a comprehensive scope of work along East Franklin Avenue, from North 9th Street to approximately 290 feet west of North 9th Street. This project is designed to replace the outdated and failed sanitary sewer infrastructure, improve stormwater management, restore concrete pavement, and upgrade sidewalk approach ramps. The improvements will not only address current infrastructure needs but also enhance overall community safety and accessibility.

Discussion: We have received Payment Application No. 3 from Vanderpool Construction Inc. for work completed through September 30, 2024. This application, amounting to \$139,775.87, reflects approximately 95.4% completion of the project. A review of Payment Application No. 3 confirms that the submitted amount is accurate and aligns with the work completed thus far. The completed work for this pay application includes topsoil strip and spread, subgrade prep, compaction testing, subdrain install, road pavement, pavement sampling and testing. Sidewalk and driveway apron removal, sidewalk and driveway apron poured.

Budget Impact: The funding for the Franklin Avenue Sanitary Sewer Improvements project is allocated from the FY2024 and FY2025 Capital Project Fund. Specifically, \$381,000 is designated from the Water Resource Recovery Department (including \$341,000 from Fund 710) and \$40,000 from the Stormwater Utility Capital funds (Fund 670). The requested payment and change order adjustments fit within the allocated budget and ensure that the project remains on track financially.

Recommendation: Based on the review of Payment Application No. 3, it is recommended that the City Council approve Payment No. 3 in the amount of \$139,775.87.

Attachments: 1. ltr-100224-Vanderpool_Pay_Request_3



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

Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

October 4, 2024

Mr. Akhilesh Pal, P.E.
City of Indianola
P.O. Box 299
Indianola, IA 50125

**Re: Franklin Avenue Sanitary Sewer Improvements
City of Indianola
Contractor's Application for Payment No. 3**

Dear Akhilesh:

Attached is an electronic copy of Payment Application No. 3 from Vanderpool Construction Inc. for the Franklin Avenue Sanitary Sewer Improvements project. Items included in this application are through September 30, 2024 and summarized as follows:

- Strip, Salvage and Spread Topsoil Onsite.
- Subgrade Preparation.
- 4" Modified Subbase.
- 6" Modified Subbase
- Compaction Testing.
- 6" PVC Subdrain Installed.
- 7" PCC Pavement Installed.
- PCC Pavement Sampling & Testing.
- Removal of Sidewalk.
- Removal of Driveway Apron.
- 4" PCC Sidewalk.
- Detectable Warning.
- 6" Driveway Apron Paved.
- PCC Pavement Removal.
- Construction Survey.
- Mobilization.
- Maintenance of Postal Service.
- Maintenance of Solid Waste.
- Concrete Washout.
- CO#1-Additional Class 10 Excavation.
- CO#1-Furnish and Install NX850 Geogrid.
- CO#1- Additional 6" Modified Subbase.



The total for Pay Application No. 3 is \$139,775.87. As of this Pay Application, Vanderpool Construction Inc. is approximately 95.4% complete with the project.

We have reviewed Payment Application No. 3 and recommend full payment of Payment Application No. 3 as submitted by Vanderpool 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 : Jared Keenan, WRRF Superintendent
Alison Young, HR Green
Jim Mayne, HR Green

J:\2022\2202555\Construction\Payment\Pay_Estimates\3\ltr-100224-Vanderpool_Pay_Request_3.docx

AIA Type Document
Application and Certification for Payment

Pg 1 of 4

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

PROJECT: Indianola Franklin Sanitary

APPLICATION NO: 3
PERIOD TO: 9/30/2024

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

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

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. **ORIGINAL CONTRACT SUM**\$ 303,030.00
2. **Net Change by Change Orders**\$ 6,750.00
3. **CONTRACT SUM TO DATE** (Line 1 + 2). \$ 309,780.00
4. **TOTAL COMPLETED AND STORED TO DATE** \$ 288,990.50

5. RETAINAGE:

a. 5.00 % of Completed Work \$ 14,449.53

b. 0.00 % of Stored Material \$ 0.00

Total retainage (Line 5a + 5b) \$ 14,449.53

6. **TOTAL EARNED LESS RETAINAGE** \$ 274,540.97
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)\$ 134,765.10

8. **CURRENT PAYMENT DUE**\$ 139,775.87

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 35,239.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	35,940.00	-29,190.00
Total approved this Month	0.00	0.00
TOTALS	35,940.00	-29,190.00
NET CHANGES by Change Order	6,750.00	

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

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

By: Jamie Crubaugh

Digitally signed by Jamie Crubaugh
DN: C=US,
E=jamie@vanderpoolinc.com,
O="Vanderpool Construction, Inc.",
CN=Jamie Crubaugh
Date: 2024.10.02 11:34:54 -0500

Date: _____

State of: _____

County of: _____

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

Notary Public: _____

My Commission Expires : _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 139,775.87

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

ARCHITECT:

By: Joseph Frankl

Date: 10/4/2024

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

AIA Type Document
Application and Certification for Payment

Pg 2 of 4

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

PROJECT: Indianola Franklin Sanitary

APPLICATION NO: 3
PERIOD TO: 9/30/2024

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

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

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	Topsoil Onsite Strip Salvage and Spread	195.000	38.0000	7,410.00	97.500	3,705.00	78.000	2,964.00	0.00	6,669.00	90.00	741.00
2	Excavation Class 10	195.000	34.2000	6,669.00	195.000	6,669.00	.000	0.00	0.00	6,669.00	100.00	.00
3	Subgrade Preparation	1,050.000	4.6000	4,830.00	.000	0.00	1,050.000	4,830.00	0.00	4,830.00	100.00	.00
4	Subgrade Treatment Cement	1,050.000	27.8000	29,190.00	1,050.000	29,190.00	.000	0.00	0.00	29,190.00	100.00	.00
5	Subbase Modified 4	183.000	17.0000	3,111.00	.000	0.00	183.000	3,111.00	0.00	3,111.00	100.00	.00
6	Subbase Modified 6	1,050.000	11.4000	11,970.00	.000	0.00	1,050.000	11,970.00	0.00	11,970.00	100.00	.00
7	Compaction Testing		.0000	1,200.00		0.00	100.000%	1,200.00	0.00	1,200.00	100.00	.00
8	Trench Compaction Testing		.0000	2,300.00	100.000%	2,300.00	.000%	0.00	0.00	2,300.00	100.00	.00
9	Sanitary Sewer Gravity Main Trenched PVC 8	300.000	92.0000	27,600.00	300.000	27,600.00	.000	0.00	0.00	27,600.00	100.00	.00
10	Sanitary Sewer Service PVC 4	245.000	88.0000	21,560.00	245.000	21,560.00	.000	0.00	0.00	21,560.00	100.00	.00
11	Removal of Sanitary Sewer VCP 8	300.000	6.0000	1,800.00	300.000	1,800.00	.000	0.00	0.00	1,800.00	100.00	.00
12	Storm Sewer Trenched RCP 12	21.000	85.0000	1,785.00	21.000	1,785.00	.000	0.00	0.00	1,785.00	100.00	.00
13	Storm Sewer Trenched RCP 15	34.000	118.0000	4,012.00	34.000	4,012.00	.000	0.00	0.00	4,012.00	100.00	.00
14	Subdrain PVC 6	522.000	18.0000	9,396.00	10.000	180.00	512.000	9,216.00	0.00	9,396.00	100.00	.00
15	Subdrain Connection to Storm Manhole	2.000	350.0000	700.00	2.000	700.00	.000	0.00	0.00	700.00	100.00	.00
16	Manhole SW-301 48	2.000	6,600.0000	13,200.00	2.000	13,200.00	.000	0.00	0.00	13,200.00	100.00	.00
17	Intake SW-505	2.000	4,100.0000	8,200.00	2.000	8,200.00	.000	0.00	0.00	8,200.00	100.00	.00
18	Remove Manhole 48	2.000	750.0000	1,500.00	2.000	1,500.00	.000	0.00	0.00	1,500.00	100.00	.00
19	Connection to Existing Intake	1.000	2,000.0000	2,000.00	1.000	2,000.00	.000	0.00	0.00	2,000.00	100.00	.00
20	Pavement PCC 7 Class C-SUD or M-SUD Mix	837.000	64.0000	53,568.00	83.000	5,312.00	837.000	53,568.00	0.00	58,880.00	109.92	-5,312.00

AIA Type Document
Application and Certification for Payment

Pg 3 of 4

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

PROJECT: Indianola Franklin Sanitary

APPLICATION NO: 3
PERIOD TO: 9/30/2024

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

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

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
21	Pavement PCC 7 Class M-SUD Mix	80.000	73.0000	5,840.00	.000	0.00	.000	0.00	0.00	0.00	.00	5,840.00
22	PCC Pavement Sample and Testing		.0000	900.00	25.000%	225.00	50.000%	450.00	0.00	675.00	75.00	225.00
23	Removal of Sidewalk PCC	97.000	36.0000	3,492.00	97.000	3,492.00	12.500	450.00	0.00	3,942.00	112.89	-450.00
24	Removal of Driveway Apron	86.000	24.0000	2,064.00	86.000	2,064.00	1.500	36.00	0.00	2,100.00	101.74	-36.00
25	Sidewalk PCC 4	97.000	47.0000	4,559.00	.000	0.00	109.500	5,146.50	0.00	5,146.50	112.89	-587.50
26	Detectable Warning	32.000	51.2500	1,640.00	.000	0.00	16.000	820.00	0.00	820.00	50.00	820.00
27	Driveway Apron Paved PCC 6	86.000	58.0000	4,988.00	.000	0.00	87.500	5,075.00	0.00	5,075.00	101.74	-87.00
28	Temporary Granular Surfacing	80.000	40.6500	3,252.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,252.00
29	Pavement Removal PCC	917.000	7.0000	6,419.00	917.000	6,419.00	3.000	21.00	0.00	6,440.00	100.33	-21.00
30	Temporary Traffic Control		.0000	17,600.00	75.000%	13,200.00	.000%	0.00	0.00	13,200.00	75.00	4,400.00
31	Hydraulic Seeding Fertilizing and Mulching	.200	12,100.0000	2,420.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,420.00
32	Plant Tree 2.5	1.000	580.0000	580.00	.000	0.00	.000	0.00	0.00	0.00	.00	580.00
33	Filter Sock Installation Maintenance & Removal	600.000	2.5000	1,500.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,500.00
34	Inlet Protection Device Drop-In Sediment Trap	1.000	250.0000	250.00	.000	0.00	.000	0.00	0.00	0.00	.00	250.00
35	Temporary Fence 4' Orange Construction Fence	650.000	3.7000	2,405.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,405.00
36	Tree Removal	1.000	250.0000	250.00	1.000	250.00	.000	0.00	0.00	250.00	100.00	.00
37	Construction Survey		.0000	5,750.00	80.000%	4,600.00	20.000%	1,150.00	0.00	5,750.00	100.00	.00
38	Mobilization		.0000	19,800.00	50.000%	9,900.00	50.000%	9,900.00	0.00	19,800.00	100.00	.00
39	Maintenance of Postal Service		.0000	870.00	50.000%	435.00	50.000%	435.00	0.00	870.00	100.00	.00
40	Maintenance of Solid Waste		.0000	1,000.00	75.000%	750.00	25.000%	250.00	0.00	1,000.00	100.00	.00

AIA Type Document
Application and Certification for Payment

Pg 4 of 4

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

PROJECT: Indianola Franklin Sanitary

APPLICATION NO: 3
PERIOD TO: 9/30/2024

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

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

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
41	Temporary Pedestrian Residential Access	97.000	50.0000	4,850.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,850.00
42	Concrete Washout		.0000	600.00		0.00	100.000%	600.00	0.00	600.00	100.00	.00
50	CO1 - DEDUCT Subgrade Treatment, Cement	-1,050.000	27.8000	-29,190.00	-1,050.000	-29,190.00	.000	0.00	0.00	-29,190.00	100.00	.00
51	CO1 - ADD Additional Class 10 Excavation	195.000	57.0000	11,115.00	.000	0.00	195.000	11,115.00	0.00	11,115.00	100.00	.00
52	CO1 - ADD Furnish & Install NX850 Geogrid	993.000	10.0000	9,930.00	.000	0.00	993.000	9,930.00	0.00	9,930.00	100.00	.00
53	CO1 - ADD Subbase, Modified, 6" Lower Level	993.000	15.0000	14,895.00	.000	0.00	993.000	14,895.00	0.00	14,895.00	100.00	.00
REPORT TOTALS				<u>\$309,780.00</u>		<u>\$141,858.00</u>		<u>\$147,132.50</u>		<u>\$288,990.50</u>		
									<u>\$0.00</u>			<u>\$20,789.50</u>



MEMORANDUM

To: Mayor and City Council

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

Date: October 21, 2024

Subject: Second consideration of an ordinance amending Chapter 18, City Clerk, Indianola Code of Ordinances.

Recommendation: [Senate File 2331](#) was an act relating to the publication requirements for official publications of the minutes of the meeting of the governing body. Roll call is in order.

Attachments: 1. Ord_ Publication of Minutes

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 18 CITY CLERK, INDIANOLA CODE
OF ORDINANCES

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

SECTION 1. Section 18.03, Publication of Minutes, is hereby amended by deleting the stricken language and adding the underlined language as follows:

Within 15 days following a regular or special meeting, the Clerk shall cause the minutes of the proceedings ~~thereof to be published.~~ of the council, including the total expenditure from each city fund, to be delivered to a newspaper of general circulation in the city for publication. Such publication shall include a list of all claims allowed and a summary of all receipts and shall show the gross amount of the claims.

SECTION 2. Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Approved and passed by the Indianola City Council the _____ day of _____, 2024

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First Reading:
Second Reading:
Third Reading:
Published:



MEMORANDUM

To: Mayor and City Council

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

Date: October 21, 2024

Subject: Second consideration of an ordinance amending Chapter 5.06, Operating Procedures – Meetings, of the Indianola Code of Ordinances.

Recommendation: Division VIII, Electronic Meetings, of [Sentate File 2385](#) was amended to require governmental bodies to provide for hybrid meetings for the members of the governmental body for all meetings, not just those meetings where meeting in person is impossible or impractical. Roll call is in order.

Attachments: 1. Ord_ Electronic Meetings

ORDINANCE NO.
AN ORDINANCE AMENDING CHAPTER 5.06, OPERATING PROCEDURES - MEETINGS,
OF THE INDIANOLA CODE OF ORDINANCES

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

SECTION 1. Section 5.06(6), Electronic Meetings, is hereby amended by deleting the stricken language and adding the underlined language as follows:

~~A meeting may be conducted by electronic means only in circumstances where such a meeting in person is impossible or impractical and then only in compliance with the provisions of Chapter 21 of the Code of Iowa.~~ The governmental bodies of the City shall provide for hybrid meetings, teleconference participation, virtual meetings, remote participation, and other hybrid options for the members of the governmental body to participate in official meetings as defined in Chapter 21 of the Code of Iowa.

SECTION 2. Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Approved and passed by the Indianola City Council the _____ day of _____, 2024

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First Reading:
Second Reading:
Third Reading:
Published:



MEMORANDUM

To: Mayor and City Council

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

Date: October 21, 2024

Subject: Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to sidewalk liability.

Recommendation: Roll call is in order.

Attachments: 1. Ord_Sidewalk Liability

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO SIDEWALK LIABILITY

Be It Enacted by the City Council of the City of Indianola, Iowa:

SECTION 1. SECTION MODIFIED. Section 136.04 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

136.04 PROPERTY OWNER'S RESPONSIBILITY FOR MAINTENANCE. The abutting property owner shall repair, replace, or reconstruct, or cause to be repaired, replaced, or reconstructed, all broken or defective sidewalks and maintain in a safe and hazard-free condition any sidewalk outside the lot and property lines and inside the curb lines or, in the absence of a curb, any sidewalk between the property line and that portion of the public street used or improved for vehicular purposes.

(Code of Iowa, Sec. 364.12(2)(c))

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

City Clerk



MEMORANDUM

To: Mayor and City Council

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

Date: October 21, 2024

Subject: Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding a new section pertaining to adult establishment nuisances.

Recommendation: This code update is needed due to the new state code under [House File 2531](#). Roll call is in order.

Attachments: 1. Ord_Adult Establishments

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY ADDING A NEW SECTION PERTAINING TO ADULT ESTABLISHMENT NUISANCES

Be It Enacted by the City Council of the City of Indianola, Iowa:

SECTION 1. NEW SECTION. Chapter 50 of the Code of Ordinances of Indianola, Iowa, is amended by adding a new Section 50.08 entitled, ADULT ESTABLISHMENTS, which is hereby adopted to read as follows:

50.08 ADULT ESTABLISHMENTS.

1. As used in this section, “adult establishment” means any business that provides nude or topless dancing or operates any other adult-oriented business.
2. A public safety nuisance exists when it is established by clear and convincing evidence that an owner, manager, employee, contemporaneous patron, or guest of an adult establishment commits any of the following acts either on the premises or in any parking lots or areas, including but not limited to public rights-of-way, adjacent to the premises:
 - A. Unlawfully discharges a firearm or uses an offensive weapon, as defined in Section 724.1 of the *Code of Iowa*, regardless of whether it inflicts injury or death.
 - B. Assaults another person with a dangerous weapon as defined in Section 702.7 of the *Code of Iowa* resulting in injury or death.
 - C. Engages in a riot as defined in Section 723.1 of the *Code of Iowa* on three or more dates within a 12-month period to which the police respond and disperse a crowd. The participants need not be the same persons for each incident.
3. When the City Attorney believes a serious threat to the public safety exists, the City Attorney or any other attorney on behalf of the City Attorney, may file a suit in equity in the district court without bond seeking abatement of the public safety nuisance arising from an adult establishment.

(Code of Iowa, Sec. 657.12)

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of
_____, _____.

City Clerk



MEMORANDUM

To: Mayor and City Council

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

Date: October 21, 2024

Subject: Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to bond requirements.

Recommendation: [House File 2398](#) is an act relating to bonds and insurance policies for public officers. Roll call is in order.

Attachments: 1. Ord_Bonds

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO BOND REQUIREMENTS

Be It Enacted by the City Council of the City of Indianola, Iowa:

SECTION 1. SECTION MODIFIED. Section 5.02 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

5.02 BONDS. Surety bonds are provided in accordance with the following:

1. Required. The Council shall provide by resolution for a surety bond or blanket position bond running to the City and covering the Mayor, Clerk, Treasurer, and such other officers and employees as may be necessary and advisable except as allowed in Subsection 5.

(Code of Iowa, Sec. 64.13)

2. Bonds Approved. Bonds shall be approved by the Council.

(Code of Iowa, Sec. 64.19)

3. Bonds Filed. All bonds, after approval and proper record, shall be filed with the Clerk.

(Code of Iowa, Sec. 64.23(6))

4. Record. The Clerk shall keep a book, to be known as the "Record of Official Bonds" in which shall be recorded the official bonds of all City officers, elective or appointive.

(Code of Iowa, Sec. 64.24(1)(a))

5. Insurance Policy in Lieu of Bond. In lieu of a bond, a public officer required to obtain a bond pursuant to Chapter 64 of the *Code of Iowa* may obtain an insurance policy in an amount not less than the amounts required of a bond.

(Code of Iowa, Sec. 64.3)

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

City Clerk



MEMORANDUM

To: Mayor and City Council

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

Date: October 21, 2024

Subject: Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to Fire Officials authority to cite violations.

Recommendation: [House File 2686](#), Division VIII amends Section 100.41, Code 2024 amends the authority to cite violations of a local fire safety code. Roll call is in order.

Attachments: 1. Ord_Fire Officials

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO FIRE OFFICIALS AUTHORITY TO CITE VIOLATIONS

Be It Enacted by the City Council of the City of Indianola, Iowa:

SECTION 1. SECTION MODIFIED. Section 36.12 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

36.12 AUTHORITY TO CITE VIOLATIONS. Fire officials acting under the authority of Chapter 10A, Subchapter V, Part 2 of the *Code of Iowa*, may issue citations in accordance with Chapter 805 of the *Code of Iowa*, for violations of Chapter 10A, Subchapter V, Part 2 of the *Code of Iowa* or a violation of a local fire safety code.

(Code of Iowa, Sec. 100.41)

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

City Clerk



MEMORANDUM

To: Mayor and City Council

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

Date: October 21, 2024

Subject: Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to pedestrians' right-of-way.

Recommendation: [House File 2568](#) created a new definition for pedestrians and made modifications to the regulations providing pedestrians in the right-of-way as well as who a vehicle must yield the right-of-way to. It also updates the definition of vehicle in the traffic code to match the definition in the Code of Iowa. Roll call is in order.

Attachments: 1. Ord_Pedestrians' ROW

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO PEDESTRIANS' RIGHT-OF-WAY

Be It Enacted by the City Council of the City of Indianola, Iowa:

SECTION 1. SECTION MODIFIED. Section 60.02 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

60.02 DEFINITIONS. Where words and phrases used in the Traffic Code are defined by State law, such definitions apply to their use in said Traffic Code and are hereby adopted by reference. Those definitions so adopted that need further definition or are reiterated, and other words and phrases used herein, have the following meanings:

1. "Business District" means the territory contiguous to and including a highway when 50 percent or more of the frontage thereon for a distance of 300 feet or more is occupied by buildings in use for business.

(Code of Iowa, Sec. 321.1(7))

2. "City Engineer" is the City Public Works Director, or their designee.
3. "Crosswalk" means that portion of a street or highway ordinarily included within the prolongation or connection of the lateral lines of sidewalks at intersections or any portion of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface.
4. "Intersection" means the area embraced within the prolongation or connection of the lateral curb lines or, if none, then the lateral boundary lines of the roadways of two highways which join one another at, or approximately at, right angles or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict.
5. "Loading zone" means a space reserved for the exclusive use of vehicles during the loading or unloading of passengers or materials and designated as such by an official traffic sign.
6. "Median or median strip" means that portion of the street right of way between traffic lanes and not part of the improved roadway or set aside for vehicular traffic.
7. "Park" or "parking" means the standing of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.
8. "Parking zone" that portion of the street between the curb lines or lateral lines of a roadway ordinarily used for vehicular traffic and the adjacent property lines, which portion is designated for parking; also including areas in which parking is not otherwise prohibited in this title.
9. "Passenger loading zone" means either of the following: a) a space reserved for the exclusive use of vehicles during the loading and unloading of passengers and designated as such by an official traffic sign, or b) a section of a traveled lane of a roadway immediately adjacent to an official traffic sign designating it as such. Valet parking zones shall be treated as passenger loading zones.

10. “Peace officer” means every officer authorized to direct or regulate traffic or to make arrests for violations of traffic regulations, including those designated as peace officers in the *Code of Iowa*, as amended.
11. “Pedestrian” means a person afoot or a person using a pedestrian conveyance.
(*Code of Iowa, Sec. 321.1(51)*)
12. “Pedestrian conveyance” means any human-powered device by which a pedestrian may move other than by walking or by which a pedestrian may move another person, including but not limited to a wheelchair, stroller, skateboard, scooter, or other similar device. Pedestrian conveyance also includes an electric personal assistive mobility device and any other device used to move a person sitting or standing on the device regardless of whether the device is powered by an electric motor, so long as the electric motor produces less than 750 watts. Pedestrian conveyance does not include a bicycle.
(*Code of Iowa, Sec. 321.1(51A)*)
13. “Private road or driveway” means every way or place in private ownership and available for vehicular travel by the owner and by those having express or implied permission from the owner.
14. “Residence district” means the territory contiguous to and including a street or highway not comprising a business, suburban, or school district, where 40 percent or more of the frontage on such a highway for a distance of 300 feet or more is occupied by dwellings or by dwellings and buildings in use for business.
(*Code of Iowa, Sec. 321.1(63)*)
15. “School district” means the territory contiguous to and including a highway for a distance of 200 feet in either direction from a schoolhouse.
(*Code of Iowa, Sec. 321.1(70)*)
16. “Sidewalk” means that portion of a street between the curb lines or the lateral lines of a roadway and the adjacent property lines and intended for the use of pedestrians.
17. “Stand” or “standing” means the halting of a vehicle, whether occupied or not, otherwise than for the purpose of and while actually engaged in receiving or discharging passengers.
18. “Stop” means when required, the complete cessation of movement.
19. “Stop” or “stopping” means when prohibited, any halting of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or traffic control sign or signal.
20. “Street” or “Highway” means the entire width between property lines of every way or place of whatever nature when any part thereof is open to the use of the public, as a matter of right, for purposes of vehicular traffic.
21. “Suburban district” means all other parts of the City not included in the business, school, or residence districts.
(*Code of Iowa, Sec. 321.1(78)*)
22. “Traffic” means pedestrians, bicyclists, vehicles, and other conveyances either singly or together while using any street for purposes of travel.
23. “Traffic control device” means all signs, signals, markings, and devices not inconsistent with this chapter, lawfully placed or installed by authority of a public

body or official having jurisdiction, for the purpose of regulating, warning, or guiding traffic.

24. "Traffic control signal" means a traffic control device which may be manually, electrically or mechanically operated and by which traffic is alternately directed to stop, to proceed and to proceed with caution.

25. "Vehicle" means every device in, upon, or by which any person or property is or may be transported or drawn upon a highway. Vehicle does not include:

A. Any device moved by human power, including a low-speed electric bicycle.

B. Any device used exclusively upon stationary rails or tracks.

C. Any personal delivery device operated pursuant to Chapter 321O of the *Code of Iowa*.

D. Any integral part of a truck tractor or road tractor which is mounted on the frame of the truck tractor or road tractor immediately behind the cab and which may be used to transport persons and property, but which cannot be drawn upon the highway by the truck tractor or another motor vehicle.

E. Any steering axle, dolly, auxiliary axle, or other integral part of another vehicle which in and of itself is incapable of commercially transporting any person or property but is used primarily to support another vehicle.

(Code of Iowa, Sec. 321.1(90))

SECTION 2. SECTION MODIFIED. Section 65.07 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

65.07 PEDESTRIANS' RIGHT-OF-WAY. Where traffic control signals are not in place or in operation, the driver of a vehicle shall yield the right-of-way, slowing down or stopping, if need be, to so yield to a pedestrian or a person riding a bicycle crossing the roadway within any marked crosswalk or within any unmarked crosswalk at an intersection.

(Code of Iowa, Sec. 321.327)

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Associate Planner
Date: October 21, 2024
Subject: Resolution Approving Final Plat for Ashton Park Plat 8.

Recommendation: Roll call is in order.

- Attachments:**
- 1. Staff Report_Ashton Park Plat 8_FP_100424
 - 2. E-8609 FP - 3rd Submit 2024-10-10
 - 3. Res 2024- Approving Final plat Ashton Park



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashton Park Plat 8 – Final Plat

PREPARED BY: Bill Mettee – Associate Planner

REPORT DATE: October 4, 2024

MEETING DATE: October 8, 2024

GENERAL INFORMATION

Applicant / Owner:

Jerry's Homes, Inc.

Owner's Representative:

Melissa Hills, Civil Engineering Consultants

Request:

The applicant is requesting approval of a final plat for a residential subdivision.

Location and Size:

Property is located south of East Iowa Avenue and east of North 15th Avenue, containing approximately 30.71-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	R-2 (Single-Family Residential Attached District)
North	Vacant / Undeveloped	Community Commercial	R-2 (Single-Family Residential Attached District)
South	Single-Family Residential	Mixed Use	R-2 (Single-Family Residential Attached District)
East	Warren County	Community Commercial	Warren County
West	Single-Family Residential	Community Commercial	R-2 (Single-Family Residential Attached District)

PROJECT DESCRIPTION

The final plat identifies a total of 58 lots for single-family residential development. All lots are zoned R-2 and range in size from 8,125 square feet to 17,313 square feet. All lots meet or exceed the minimum requirements of the r-2 zoning district.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the M-I District

Category	M-I (minimum)
Front Yard Setback	30 feet
Rear Yard Setback	35 feet
Side Yard Setback	8 feet minimum one side; 18 feet total
Maximum Height Stories	35 feet
Lot Area	7,200 square feet
Lot Width	60 feet

STREETS / TRAILS

The plat includes an extension of East Euclid Avenue and North 19th Street, as well as the creation of several new streets to service the development. A 5-foot-wide sidewalk will be constructed on both sides of East Euclid Avenue, as well as along all public streets.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of East Euclid Avenue and North 19th Street. Stormwater detention will be provided with a basin located adjacent to Lots 18-30 along the east side of the plat. All easements have been shown on the final plat.

STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for Ashton Park Plat 8 subject to remaining staff comments and review of the legal documents.

FINAL PLAT

ASHTON PARK PLAT 8

INDIANOLA, IOWA

JERRY'S HOMES INC., 3900 WESTOWN PARKWAY, SUITE 100, WEST DES MOINES, IOWA 50266

INDEX LEGEND					
COUNTY: WARREN	SECTION	TOWNSHIP	RANGE	¼	¼ ¼
ALLOT PART:	29	16	23	NN	NE
	20	16	23	SW	SE
CITY: INDIANOLA					
SUBDIVISION: ASHTON PARK PLAT T					
LOT: OUTLOT "Y"					
ASSOCIATED DOCUMENTS: (INST.#2021-12846) (INST.#2007-10434)					
PROPRIETOR (S): JERRY'S HOMES, INC.					
REQUESTED BY: JERRY'S HOMES, INC.					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, FLS #18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322					

PROPERTY OWNER/APPLICANT:

JERRY'S HOMES, INC.
3900 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
ATTN: ADAM GRUBB 515-991-8184

PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, FLS #18381
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-216-4884, EXT. 221
FAX: 515-216-1084
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION:

OUTLOT "Y", ASHTON PARK PLAT T, AN OFFICIAL PLAT RECORDED AS INSTRUMENT #2021-12846 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF INDIANOLA, WARREN COUNTY, IOWA

AND,

A PARCEL OF LAND IN THE NE¼ NW¼ OF SECTION 29 AND THE SE¼ SW¼ OF SECTION 20, ALL IN TOWNSHIP 16 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE NE CORNER OF ASHTON PARK PLAT T, AN OFFICIAL PLAT; THENCE S88°25'04"E, 982.14 FEET TO A POINT ON THE EAST LINE OF SECTION 20, TOWNSHIP 16, RANGE 23; THENCE S00°04'28"W, 155.05 FEET ALONG SAID EAST LINE TO THE NW CORNER OF SAID SECTION 29, SAID CORNER ALSO BEING THE SW CORNER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 23 WEST; THENCE S00°02'58"W, 749.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, AS IT IS PRESENTLY ESTABLISHED; THENCE S64°23'28"W, 401.91 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID OUTLOT "Y", ASHTON PARK PLAT T; THENCE N20°36'32"W, 143.06 FEET ALONG SAID EAST LINE TO A POINT; THENCE N15°45'46"W, 60.00 FEET ALONG SAID EAST LINE TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CHORD BEARING S14°31'05"W, AN ARC LENGTH OF 14.32 FEET ALONG SAID EAST LINE TO A POINT; THENCE N15°12'03"W, 125.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE N12°50'39"E, 80.28 FEET ALONG SAID EAST LINE TO A POINT; THENCE N16°11'45"W, 140.42 FEET ALONG SAID EAST LINE TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00 FEET AND A CHORD BEARING S14°16'56"W, AN ARC LENGTH OF 13.02 FEET ALONG SAID EAST LINE TO A POINT; THENCE N15°14'22"W, 130.22 FEET ALONG SAID EAST LINE THE NE CORNER OF SAID OUTLOT "Y", SAID CORNER ALSO BEING THE SE CORNER OF LOT 12 OF SAID ASHTON PARK PLAT T; THENCE N00°08'16"E, 303.62 FEET ALONG THE EAST LINE OF SAID PLAT TO A POINT; THENCE N01°34'56"E, 185.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE N88°25'04"W, 4.83 FEET ALONG SAID EAST LINE TO A POINT; THENCE N01°34'56"E, 125.00 FEET ALONG THE EAST LINE OF SAID PLAT TO THE POINT OF BEGINNING. ALL TOGETHER CONTAINING 30.71 ACRES MORE OR LESS.

LAND AREA

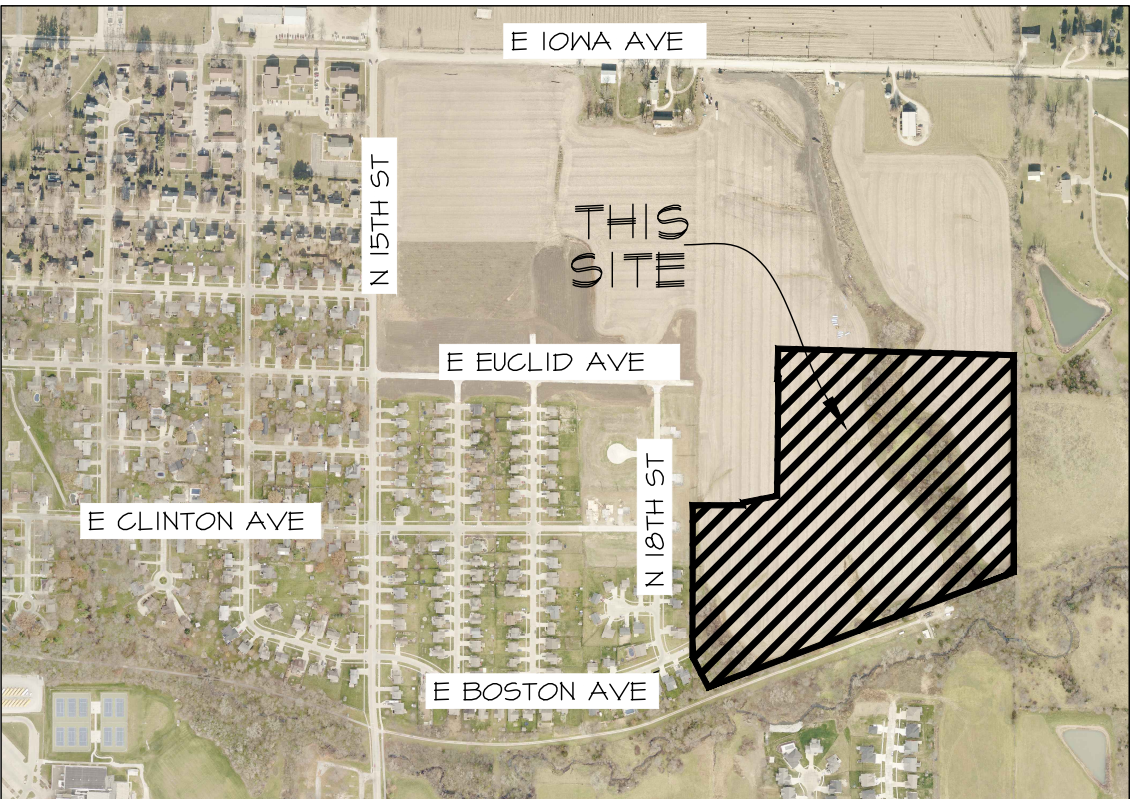
21.21 AC. NE¼ NW¼ SECTION 29-16-23
3.50 AC. SE¼ SW¼ SECTION 20-16-23
30.71 AC. TOTAL AREA

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE NORTH LINE OF THE NE¼ NW¼ OF SECTION 29-16-23 AS MEASURED UTILIZING THE IOWA REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE SOUTH ZONE GRID NORTH.

LEGEND

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (¾" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
----	PLAT BOUNDARY
----	EXISTING PROPERTY LINES
----	PROPOSED LOTS
----	EASEMENT LINES
----	BUILDING SETBACK LINES (B.S.L.)
----	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX.PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
■	100 YEAR FLOOD
■	500 YEAR FLOOD



VICINITY SKETCH

NORTH
SCALE: 1"=800'



SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	GEOMETRIC-OVERALL
3	GEOMETRIC SOUTH
4	GEOMETRIC NORTH
5	GEOMETRIC CURVE DATA
6	EASEMENT DETAILS

ZONING

R-2 SINGLE FAMILY RESIDENTIAL ATTACHED ZONING DISTRICT

BULK REGULATIONS

	SINGLE FAMILY LOTS	TWO FAMILY LOTS
MIN. LOT SIZE:	7,200 SF	8,400 SF
MIN. LOT WIDTH:	60'	70'
MIN. LOT STREET FRONTAGE:	20'	20'
SETBACKS:		
FRONT YARD:	30'	25'
SIDE YARD:	8' MINIMUM ONE SIDE, 18' FT TOTAL	10'
REAR YARD:	35'	30'

FLOOD ZONE

ZONE 'X'
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19181C0285F, REVISED 11/16/18.

UTILITIES:

SANITARY: CITY OF INDIANOLA
WATER: INDIANOLA MUNICIPAL SERVICES

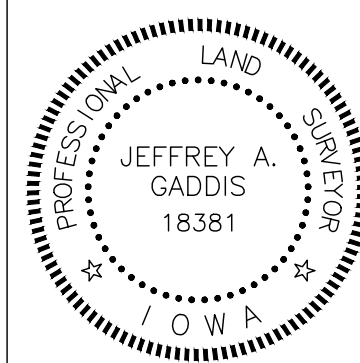
NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNER'S PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- LOTS "A", "B", "C", AND "D" ARE TO BE DEDICATED TO THE CITY OF INDIANOLA FOR PUBLIC STREET RIGHT-OF-WAY.
- OUTLOTS "Y" AND "Z" WILL BE USED AS STORM WATER DETENTION, STORM SEWER & OVERLAND FLOWAGE EASEMENTS. ALL OUTLOTS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL OUTLOT "X" IS DEVELOPED. PERMANENT EASEMENTS FOR STORMWATER DETENTION & FLOWAGE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UPON FULL BUILDOUT.
- PUBLIC UTILITY EASEMENTS SHALL CONVEY TO THE CITY, ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT WITHIN THE AREAS SHOWN ON THE PLAT AND DESCRIBED IN THE EASEMENT, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC LINES CONSISTING OF POLES, WIRES, CABLES, CONDUITS, FIXTURES, ANCHORS AND OTHER SIMILAR EQUIPMENT, INCLUDING THE RIGHT TO TRIM OR REMOVE TREES WITHIN SUCH AREAS WHERE NECESSARY TO SECURE A CLEARANCE OF 4 FEET FROM THE WIRES OR POLES, TOGETHER WITH THE RIGHT TO EXTEND TO ANY TELEPHONE, TELEGRAPH, ELECTRIC OR POWER COMPANY, THE RIGHT TO USE SEPARATELY OR JOINTLY WITH THE CITY, THE AREAS INCLUDED IN THE EASEMENT FOR THE PURPOSES ABOVE ENUMERATED.
- 5' SIDEWALKS SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT

BOUNDARY CLOSURE TABLE

NORTH: 491484.5410'	EAST: 1631205.0056'
SEGMENT #1 : LINE COURSE: S88°25'04"E NORTH: 491462.4226'	LENGTH: 982.14' EAST: 1632186.7712'
SEGMENT #2 : LINE COURSE: S00°04'28"W NORTH: 491307.3121'	LENGTH: 155.05' EAST: 1632186.5691'
SEGMENT #3 : LINE COURSE: S00°02'58"W NORTH: 446557.6130'	LENGTH: 749.16' EAST: 1632186.0021'
SEGMENT #4 : LINE COURSE: S64°23'28"W NORTH: 446078.9812'	LENGTH: 1359.80' EAST: 1630913.2231'
SEGMENT #5 : LINE COURSE: N21°18'20"W NORTH: 446205.8428'	LENGTH: 142.71' EAST: 1630847.1294'
SEGMENT #6 : LINE COURSE: N00°08'16"E NORTH: 446837.0809'	LENGTH: 631.24' EAST: 1630849.2414'
SEGMENT #7 : LINE COURSE: S84°51'44"E NORTH: 446836.5760'	LENGTH: 210.00' EAST: 1631054.2468'
SEGMENT #8 : LINE COURSE: N00°08'16"E NORTH: 446848.6254'	LENGTH: 12.05' EAST: 1631054.2151'
SEGMENT #9 : LINE COURSE: N14°04'22"E NORTH: 446875.8482'	LENGTH: 143.87' EAST: 1631200.5312'
SEGMENT #10 : LINE COURSE: N00°08'16"E NORTH: 447171.5113'	LENGTH: 303.62' EAST: 1631201.2613'
SEGMENT #11 : LINE COURSE: N01°34'56"E NORTH: 447364.4468'	LENGTH: 185.00' EAST: 1631206.3154'
SEGMENT #12 : LINE COURSE: N88°25'04"W NORTH: 447364.5801'	LENGTH: 4.83' EAST: 1631201.5473'
SEGMENT #13 : LINE COURSE: N01°34'56"E NORTH: 447489.5325'	LENGTH: 125.00' EAST: 1631204.9987'
PERIMETER: 5005.15' ERROR CLOSURE: ERROR NORTH:	AREA: 1337164.94 SQ. FT. 0.0104 COURSE: S39°16'01"W -0.00847 EAST: -0.00642
PRECISION 1: 459186.24	

CERTIFICATION



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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

SHEETS 1 - 6

DATE:	Oct. 10, 2024
3RD SUBMIT - 2024-10-10	
2ND SUBMIT - 2024-04-13	
1ST SUBMIT - 2024-06-07	
DATE OF SURVEY:	01-24-2020
DESIGNED BY:	MMH
DRAWN BY:	CM

ASHTON PARK PLAT 8
INDIANOLA, IOWA

SHEET
OF 8

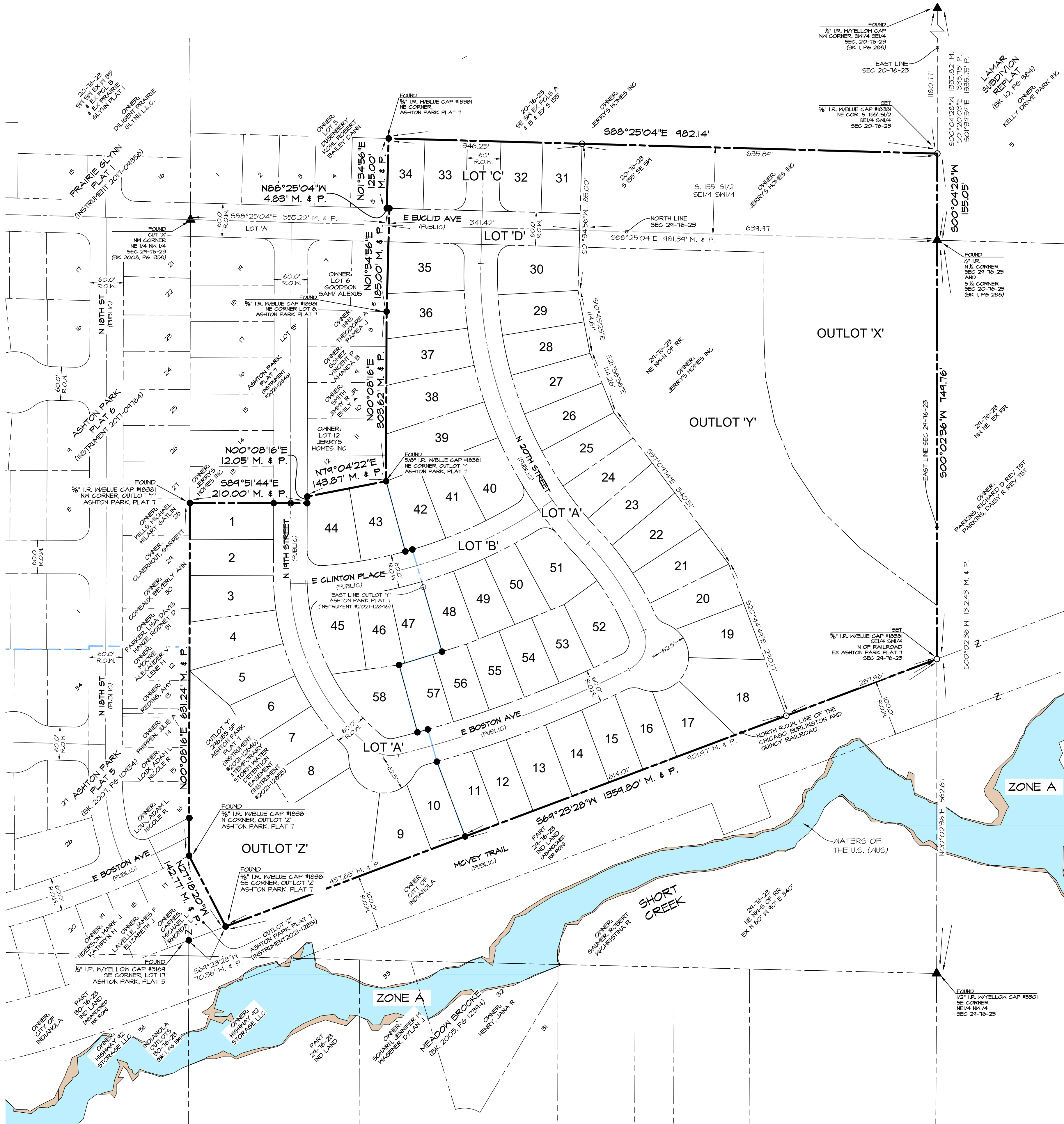
E-8609

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com

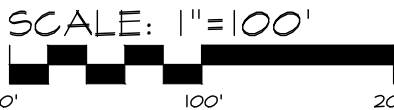


COVER

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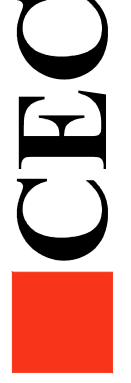
LOT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
G1	0°57'22"	780.00'	13.02'	6.51'	13.02'	S74°16'56"W
G2	0°33'43"	1470.00'	14.32'	9.66'	14.32'	S74°31'05"W



ASHTON PARK PLAT 8
INDIANOLA, IOWA
GEOMETRIC-OVERALL

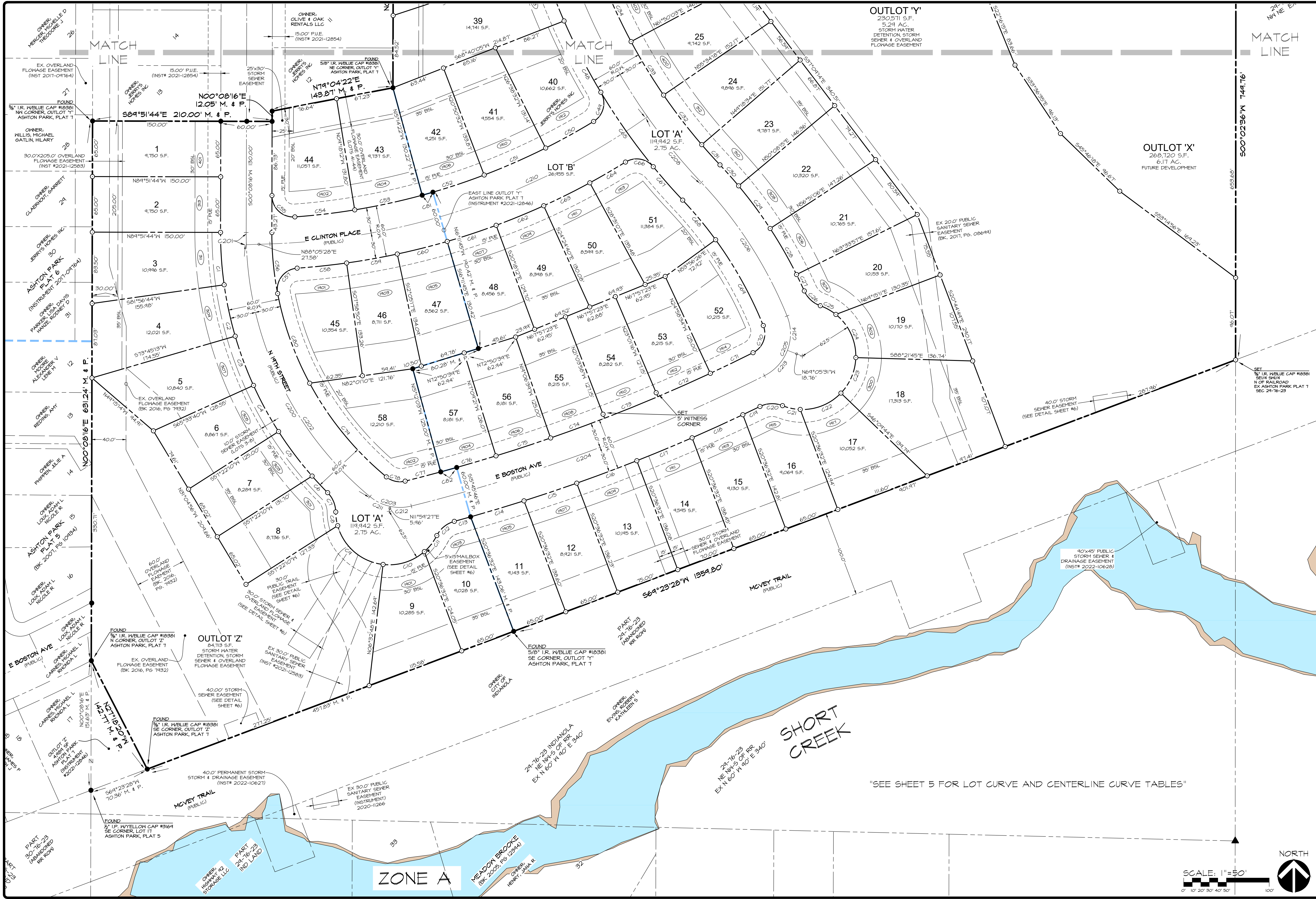
SHEET
2
OF
6
E-8609

DATE:	3RD SUBMIT - 2024-10-10	DATE:	3RD SUBMIT - 2024-10-10
	2ND SUBMIT - 2024-04-13		2ND SUBMIT - 2024-04-13
	1ST SUBMIT - 2024-06-01		1ST SUBMIT - 2024-06-01
DATE OF SURVEY:	01-24-2020	DATE OF SURVEY:	01-24-2020
DESIGNED BY:	MMH	DESIGNED BY:	MMH
DRAWN BY:	CM	DRAWN BY:	CM



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com

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Civil Engineering Consultants, Inc.

CEC

2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • mail@cecinc.com

DATE:	3RD SUBMIT - 2024-10-10 2ND SUBMIT - 2024-04-13 1ST SUBMIT - 2024-06-01
DATE OF SURVEY:	01-24-2020
DESIGNED BY:	MMH
DRAWN BY:	CM

ASHTON PARK PLAT 3

INDIANOLA, IOWA

GEOMETRIC SOUTH

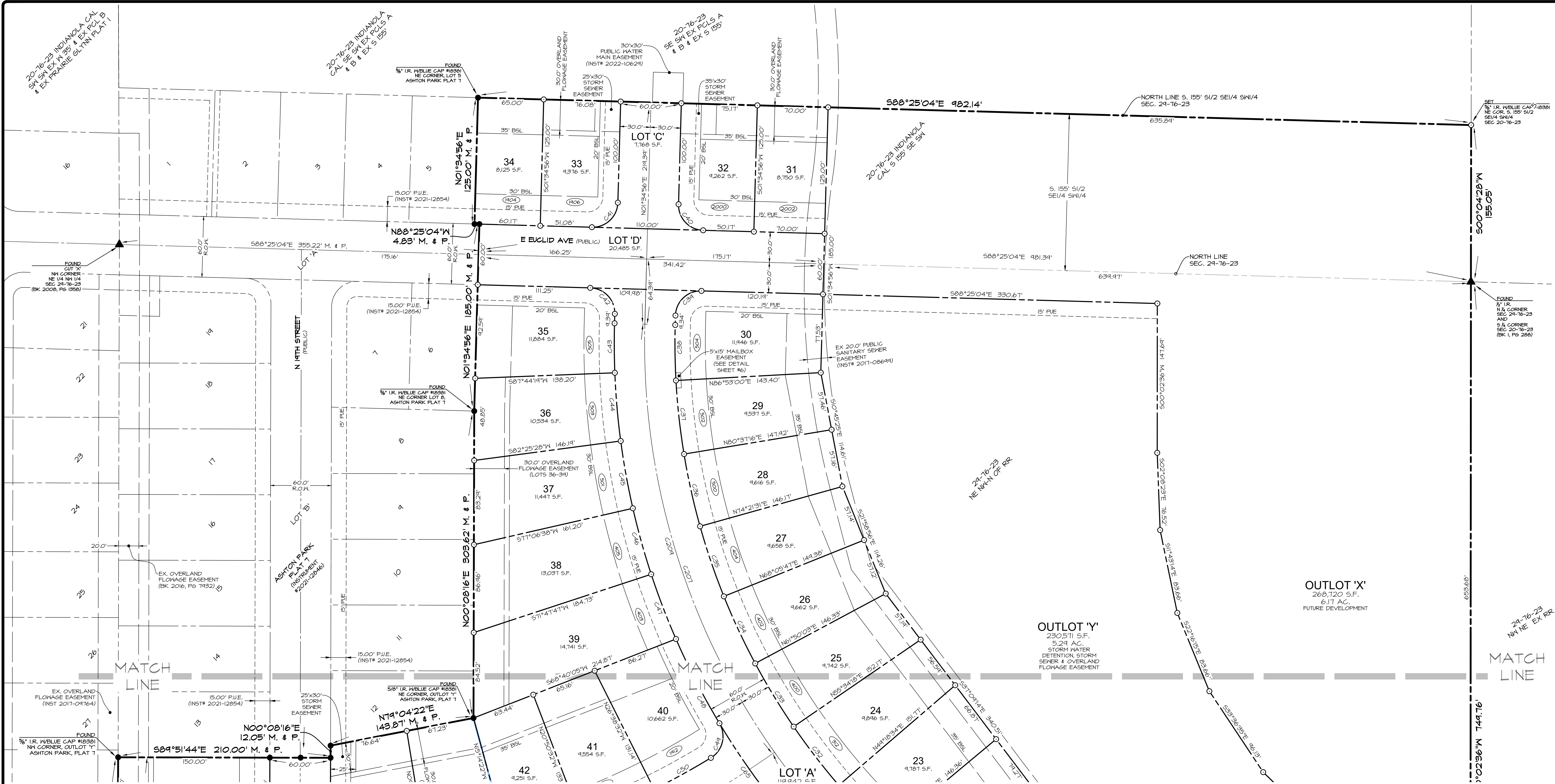
SHEET

3

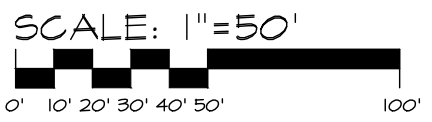
OF 6

E-6069

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"SEE SHEET 5 FOR LOT CURVE AND CENTERLINE CURVE TABLES"



Civil Engineering Consultants, Inc.	
2400 86th Street, Unit 12, Des Moines, Iowa 50322	
515.276.4884 · mail@cecinc.com	
CEC	
DATE:	3RD SUBMIT - 2024-10-10 2ND SUBMIT - 2024-09-13 1ST SUBMIT - 2024-06-07
DATE OF SURVEY:	01-24-2020
DESIGNED BY:	MMH
DRAWN BY:	CM
ASHTON PARK PLAT 3 INDIANOLA, IOWA	
GEOMETRIC NORTH	
SHEET 4 OF 6	E-0604

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SHEET 4 LOT CURVE

LOT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	8°11'32"	430.00'	61.48'	30.71'	61.43'	N03°57'30"W
C2	8°11'32"	430.00'	61.48'	30.71'	61.43'	N12°09'01"W
C3	8°11'33"	430.00'	61.48'	30.71'	61.43'	N20°20'34"W
C4	8°11'30"	430.00'	61.48'	30.71'	61.43'	N28°32'05"W
C5	8°41'40"	430.00'	65.25'	32.64'	65.19'	N36°58'40"W
C6	3°32'29"	430.00'	26.58'	13.29'	26.57'	N43°05'44"W
C7	44°15'46"	32.50'	25.11'	13.22'	24.44'	N22°43'57"W
C8	14°54'30"	62.50'	16.26'	8.18'	16.22'	N08°03'26"W
C9	67°56'31"	62.50'	74.11'	42.11'	69.85'	N49°28'57"W
C10	47°41'44"	62.50'	52.03'	27.63'	50.54'	S72°41'56"W
C11	21°54'44"	62.50'	23.90'	12.10'	23.76'	S37°53'40"W
C12	47°51'33"	32.50'	27.15'	14.42'	26.36'	S50°52'02"W
C13	0°33'34"	2030.00'	19.82'	9.91'	19.82'	S74°31'01"W
C14	1°50'20"	2030.00'	65.16'	32.58'	65.15'	S73°19'04"W
C15	1°50'09"	2030.00'	65.05'	32.53'	65.04'	S71°28'49"W
C16	2°07'01"	2030.00'	75.00'	37.51'	75.00'	S69°30'14"W
C17	1°58'37"	2030.00'	70.04'	35.03'	70.04'	S67°27'25"W
C18	1°50'20"	2030.00'	65.15'	32.58'	65.15'	S65°32'56"W
C19	0°37'40"	2030.00'	22.24'	11.12'	22.24'	S64°18'57"W
C20	47°51'33"	32.50'	27.15'	14.42'	26.36'	S87°55'53"W
C21	19°32'31"	62.50'	21.32'	10.76'	21.21'	NTT°54'36"W
C22	48°28'52"	62.50'	52.88'	28.14'	51.32'	S68°04'42"W
C23	42°12'01"	62.50'	46.03'	24.12'	45.00'	S22°44'16"W
C24	52°50'20"	62.50'	57.64'	31.05'	55.62'	S24°46'55"E
C25	19°11'31"	62.50'	20.44'	10.57'	20.84'	S60°47'51"E
C26	46°15'04"	32.50'	26.24'	13.88'	25.53'	S47°16'04"E
C27	2°17'31"	530.00'	21.20'	10.60'	21.20'	S25°17'17"E
C28	6°42'51"	530.00'	62.11'	31.09'	62.07'	S29°47'28"E
C29	6°42'51"	530.00'	62.11'	31.09'	62.07'	S36°30'19"E
C30	3°32'57"	530.00'	32.83'	16.42'	32.82'	S41°38'13"E
C31	2°43'15"	670.00'	31.82'	15.91'	31.81'	S42°03'04"E
C32	6°15'44"	670.00'	73.23'	36.65'	73.19'	S37°33'34"E
C33	6°15'44"	670.00'	73.23'	36.65'	73.19'	S31°17'50"E
C48	7°25'56"	730.00'	93.84'	47.41'	93.77'	S27°16'14"E
C49	89°31'56"	25.00'	39.11'	24.84'	35.24'	N13°51'47"E
C50	4°42'33"	780.00'	64.11'	32.07'	64.09'	N61°02'02"E
C51	5°46'10"	780.00'	78.54'	39.30'	78.51'	N66°16'23"E
C52	5°36'09"	780.00'	76.27'	38.17'	76.24'	NT1°57'33"E
C53	5°56'10"	780.00'	80.81'	40.44'	80.78'	NTT°43'43"E
C54	5°10'45"	780.00'	70.51'	35.28'	70.48'	N83°17'11"E
C55	94°15'43"	25.00'	41.13'	26.93'	36.65'	S46°59'35"E
C56	11°07'16"	370.00'	71.82'	36.02'	71.70'	N05°25'22"W
C57	96°58'22"	25.00'	42.31'	28.24'	37.44'	N37°30'08"E
C58	3°58'08"	840.00'	58.19'	29.11'	58.18'	N84°00'14"E
C59	4°06'27"	840.00'	60.22'	30.12'	60.21'	NT9°57'56"E
C60	4°06'28"	840.00'	60.22'	30.12'	60.21'	NT5°51'29"E
C61	4°06'27"	840.00'	60.22'	30.12'	60.21'	NT1°45'02"E
C62	4°06'27"	840.00'	60.22'	30.12'	60.21'	N67°38'34"E
C63	4°06'27"	840.00'	60.22'	30.12'	60.21'	N63°32'07"E
C64	3°17'17"	840.00'	48.21'	24.11'	48.20'	N59°50'14"E
C65	8°22'17"	730.00'	106.66'	53.42'	106.56'	S35°08'19"E
C66	82°29'01"	25.00'	35.99'	21.92'	32.96'	S80°33'58"E
C67	4°05'14"	730.00'	52.07'	26.05'	52.06'	S41°22'05"E
C68	7°21'07"	470.00'	60.31'	30.20'	60.27'	S39°44'08"E
C69	14°01'57"	470.00'	115.11'	57.84'	114.82'	S29°02'36"E
C70	85°28'18"	25.00'	37.28'	23.08'	33.42'	S20°41'32"W
C71	1°36'45"	1970.00'	55.45'	27.72'	55.44'	S64°13'03"W
C72	1°57'18"	1970.00'	67.22'	33.61'	67.22'	S66°00'05"W
C73	1°57'18"	1970.00'	67.22'	33.61'	67.22'	S67°57'23"W
C74	1°57'18"	1970.00'	67.22'	33.61'	67.22'	S69°54'42"W
C75	1°57'18"	1970.00'	67.22'	33.61'	67.22'	S71°52'00"W
C76	1°57'18"	1970.00'	67.22'	33.61'	67.22'	S73°49'18"W
C77	1°15'07"	1970.00'	43.04'	21.52'	43.04'	S75°25'31"W
C78	53°35'54"	25.00'	23.39'	12.63'	22.54'	NT7°08'59"W
C79	22°03'44"	370.00'	142.47'	72.13'	141.59'	N39°19'10"W
C80	17°30'58"	370.00'	111.75'	57.00'	111.33'	N19°38'09"W
C81	0°57'22"	780.00'	13.02'	6.51'	13.02'	NT4°16'56"E
C82	0°33'43"	1970.00'	19.32'	9.66'	19.32'	NT4°31'05"E

SHEET 4 CENTERLINE CURVE

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C200	50°29'18"	400.00'	352.47'	188.60'	341.18'	S25°06'23"E
C201	2°02'48"	400.00'	14.29'	7.15'	14.29'	S00°53'08"E
C202	48°26'30"	400.00'	338.19'	179.94'	328.20'	S26°07'47"E
C203	53°35'54"	55.00'	51.45'	27.78'	49.60'	S77°08'59"E
C204	12°38'23"	2000.00'	441.21'	221.51'	440.32'	N69°43'52"E
C205	85°26'18"	55.00'	82.01'	50.79'	74.62'	N20°41'32"E
C206	21°23'04"	500.00'	186.62'	94.41'	185.53'	N32°43'09"W
C208	8°08'41"	700.00'	99.51'	49.84'	99.42'	N39°20'21"W
C210	33°25'18"	810.00'	472.49'	243.18'	465.82'	NT1°22'48"E
C211	27°39'31"	55.00'	26.55'	13.54'	26.29'	S64°10'47"E
C212	25°56'23"	55.00'	24.90'	12.67'	24.69'	N89°01'15"E
C213	85°26'18"	55.00'	82.01'	50.79'	74.62'	N20°41'32"E
C214	85°26'18"	55.00'	82.01'	50.79'	74.62'	N20°41'32"E

SHEET 5 LOT CURVES

LOT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C34	6°15'44"	670.00'	73.23'	36.65'	73.19'	S25°02'05"E
C35	6°15'44"	670.00'	73.23'	36.65'	73.19'	S18°46'21"E
C36	6°15'44"	670.00'	73.23'	36.65'	73.19'	S12°30'37"E
C37	6°15'44"	670.00'	73.23'	36.65'	73.19'	S06°14'52"E
C38	4°41'56"	670.00'	54.95'	27.49'	54.43'	S00°46'02"E
C39	90°06'09"	25.00'	39.31'	25.04'	35.39'	S46°31'52"W
C40	90°00'00"	25.00'	39.27'	25.00'	35.36'	N43°25'04"W
C41	90°00'00"	25.00'	39.27'	25.00'	35.36'	S46°34'56"W
C42	89°59'59"	25.00'	39.27'	25.00'	35.36'	S43°25'04"E
C43	3°50'37"	730.00'	48.97'	24.50'	48.96'	S00°20'22"E
C44	5°18'51"	730.00'	67.71'	33.88'	67.68'	S04°55'06"E
C45	5°18'51"	730.00'	67.71'	33.88'	67.68'	S10°13'57"E
C46	5°18'51"	730.00'	67.71'	33.88'	67.68'	S15°32'48"E
C47	5°23'04"	730.00'	68.60'	34.33'	68.58'	S20°53'45"E

SHEET 5 CENTERLINE CURVE

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C207	44°59'38"	700.00'	549.70'	289.91'	535.69'	N20°54'53"W
C209	36°50'56"	700.00'	450.20'	233.19'	442.48'	N16°50'32"W

DATE:

3RD SUBMIT - 2024-10-10

2ND SUBMIT - 2024-09-13

1ST SUBMIT - 2024-06-07

DATE OF SURVEY:

DESIGNED BY:

DRAWN BY:

MMH

CM

City of Indianola
RESOLUTION NO. 2024-

RESOLUTION APPROVING THE FINAL PLAT FOR ASHTON PARK PLAT 8

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly recognized Municipal Organization; and

WHEREAS, Jerry's Homes, Inc., has requested final plat approval of Ashton Park Plat 8 (the "Plat"); and

WHEREAS, the City of Indianola Planning and Zoning Commission recommended approval of the Plat on October 8, 2024, subject to remaining staff comments and review of the legal documents; and

WHEREAS, the Final Plat for Ashton Park Plat 8 and the documents relating thereto will comply with section §170 – *Subdivision Regulations* of the Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa on this 21st day of October, 2024, that the Final Plat for Ashton Park Plat 8 be and the same is hereby accepted and approved by the City Council of the City of Indianola.

BE IT FURTHER RESOLVED that the City of Indianola does hereby accept the following easements and documents to be filed with the Plat:

1. Warranty Deed (Street Lots A, B, C and D)
2. Public Overland Flowage Easement;
3. Public Utility Easement;
4. Public Storm Sewer Easement;
5. Public Storm Water Detention, Storm Sewer and Overland Flowage Easement;
6. Public Trail Easement

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: October 21, 2024
Subject: Approval of Urban Revitalization Designations

Introduction: Approving the designation will authorize a tax abatement for the property.

Background:

Discussion: The following comprise a list of Urban Revitalization Designations for new residential construction and residential additions.

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements	Designation Type
2101 N Summercrest St.	Stifel, Jack/Cinda	\$239,000	New Residential Construction
705 S Howard St.	Wilson, Glen/Barbara	\$40,000	Residential Addition

Budget Impact:

Recommendation: All applications are in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: October 21, 2024

Subject: Resolution approving Payment Application Number 12 in the amount of \$272,958.06 to Vanderpool Construction and Change Order Number 10 in the amount of \$1,182.50 for the East Hillcrest Avenue Reconstruction Project.

Introduction: This memorandum requests City Council approval of Pay Application #12 in the amount of \$272,958.06 and Change Order #10, which adds \$1,182.50 to the contract for the Hillcrest Avenue Reconstruction Project. These payments and the change order reflect progress made during the September 2024 pay period.

Background: On April 3, 2023, the City Council awarded a contract to Vanderpool Construction Inc. for the East Hillcrest Avenue Reconstruction Project. This project is a vital infrastructure initiative designed to enhance road safety and traffic flow for our community. Vanderpool Construction has been making steady progress, working within the project's parameters and addressing challenges as they arise.

Discussion: Pay Application #12 covers work completed in September 2024 and totals \$272,958.06. Work during this pay period on Hillcrest Avenue focused on the east half of the block between 7th and 9th Streets. Activities included excavation, subgrade preparation, storm sewer work, traffic management, compaction testing, erosion control, seeding, mulching, and mailbox relocation. As of the end of this pay period, 201 of the 260 working days allocated for the project have been used, with 75.7% of the construction completed.

Change Order No. 10 was needed to install wayfinding signs for Apex Storage, Fire Protection Professionals, and Rebuilders Parts Warehouse. The change order, totaling \$1,182.50, covered the time, labor, and equipment needed to manufacture and mount the signage during the September pay period. The attached letter from Snyder & Associates details the payment application and the change order, demonstrating that the adjustments were necessary for the continued success of the project.

Budget Impact: The funding for Pay Application #12 in the amount of \$272,958.06 and Change Order #10 for \$1,182.50 is covered by the project budget. The adjustments will allow the project to progress more efficiently.

The total contract price for this project is \$5,071,623.25. So far, the construction contractor has earned \$3,838,567.65, and after applying a 3% retainage of \$115,157.03, the total payments amount to \$3,723,410.62. The current pay request of \$272,958.06 is within the available funding for the project.

Recommendation: Staff recommends that the City Council approve Pay Application #12 in the amount of \$272,958.06 and Change Order #10 in the amount of \$1,182.50 for the Hillcrest Avenue

Reconstruction Project. These approvals will ensure the project continues smoothly and addresses the immediate needs for temporary access to businesses and emergency services during construction.

- Attachments:**
1. PartialPaymentApp12_Letter_EastHillcrestAve (002)
 2. Resolution 2024 Hillcrest Pay12 and CO10
 3. Signed_PartialPaymentApp12_Hillcrest
 4. Change Order 10

October 21, 2024

Akhilesh Pal, PE
Public Works Director
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Partial Payment Application No. 12
Change Order No. 10
East Hillcrest Avenue Reconstruction Project

Dear Mr. Pal:

Partial payment application no. 12 in the amount of \$272,958.06 includes work completed in September 2024. Work for this pay period included roadway and utility excavation, subgrade preparation, modified subbase, storm sewer removal and construction, subdrains, traffic management, trench compaction testing, flexamat construction, maintenance of solid waste and recycling collection, concrete erosion and sediment control, permanent seeding and mulching, and relocating mailboxes. The contractor, Vanderpool Construction Inc., has 260 working days to complete the project. At the end of the pay period, approximately 201 working days had been used.

In response to a business owner, change order no. 10 was requested by the City to install wayfinding signs to Apex Storage, Fire Protection Professionals, and Rebuilders Parts Warehouse. The change order for \$1,182.50 involved the time, labor, and equipment to manufacture and mount signage during the September pay period. Additional detail is included on the enclosed change order.

Snyder & Associates recommends that partial payment application no. 12 in the amount of \$272,958.06 and change order no. 10 in the amount of \$1,182.50 be approved for work completed in September by Vanderpool Construction.

Approximately 75.7% of construction is complete when comparing the earned value, the dollar amount of work completed, to the total contract amount. For the same period, approximately 77.3% of the total working days have been used.

These values are shared as follows:

Payment and Completion Summary	
Item	Amount
Partial Payment No. 1	\$159,176.66
Partial Payment No. 2	\$317,240.25
Partial Payment No. 3	\$393,824.92
Partial Payment No. 4	\$240,881.39
Partial Payment No. 5	\$328,600.29
Partial Payment No. 6	\$319,954.39
Partial Payment No. 7	\$388,567.70
Partial Payment No. 8	\$333,093.74
Partial Payment No. 9	\$623,604.27
Partial Payment No. 10	\$171,399.78
Partial Payment No. 11	\$174,109.17
Partial Payment No. 12	\$272,958.06
Total of All Payments	\$3,723,410.62
Total Earned	\$3,838,567.65
3% Retainage	\$115,157.03
Total Contract Price	\$5,071,623.25
Percent Complete	75.7%

Please do not hesitate to call or email me should you have any questions.

Very Truly Yours,

SNYDER & ASSOCIATES, INC.



Jerry Selbher, P.E.
Project Manager

Enclosure

City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING PAYMENT APPLICATION NUMBER 12 AND CHANGE ORDER
NUMBER 10 FOR THE EAST HILLCREST AVENUE RECONSTRUCTION PROJECT**

WHEREAS, the City of Indianola is currently under obligation of a construction contract with Vanderpool Construction Inc. for the East Hillcrest Avenue Reconstruction Project; and

WHEREAS, Vanderpool Construction Inc. has submitted Payment Application Number 12 and Change Order Number 10 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Payment Application Number 12 and Change Order Number 10, as attached.

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

1. Change Order Number 10, in the amount of \$1,182.50, is hereby approved.
2. Payment Application Number 12, in the amount of \$272,958.06, shall be paid.
3. Mayor is hereby authorized to sign the documents on behalf of the City of Indianola.

PASSED AND APPROVED this 21st day of October 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

APPLICATION FOR PARTIAL PAYMENT NO. 12

PROJECT: E Hillcrest Ave Reconstruction

S&A PROJECT NO.: 121.0558.01

OWNER: City Of Indianola
CONTRACTOR: Vanderpool Construction, Inc.
ADDRESS: 1100 N 14th St
Indianola, IA 50125
DATE: 10/21/2024

PAYMENT PERIOD: 9/1/2024
to 9/30/2024

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 5,098,494.70
Net Change by Change Order: \$ (26,871.45)
Contract Amount to Date: \$ 5,071,623.25

CONTRACT PERIOD: TOTAL WORKING DAY:

Notice to Proceed: May 16, 2023

Number of Contract Working Days: 260

Working Days Used: 201

Working Days Remaining: 59.0

Percentage of Working Days Remaining: 22.7%

Percentage of Construction Remaining: 24.3%

2. WORK SUMMARY:

Total Work Performed to Date: \$ 3,838,567.65
Retainage: 3% \$ 115,157.03
Total Earned Less Retainage: \$ 3,723,410.62
Less Previous Applications for Payment: \$ 3,450,452.56
AMOUNT DUE THIS APPLICATION: \$ 272,958.06

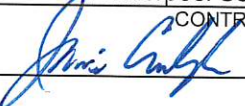
3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

(1) all previous progress payments received from OWNER on account of Work done under the contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and

(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by the application for Payment are free and clear of all liens, claims, security interests, and encumbrances

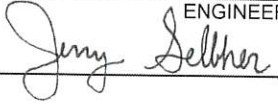
Vanderpool Construction, Inc.
CONTRACTOR

By  DATE: 10/14/2024

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By  DATE: 10-14-2024

5. OWNER'S APPROVAL

OWNER

By _____ DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		PLAN QTY.	UNIT	UNIT COST	TOTAL	QTY. TO DATE	CO #	COST TOTAL
2101-0850001	CLEARING AND GRUBBING	0.41	ACRE	\$ 20,500.00	\$ 8,405.00	0.41		8,405.00
2101-0850002	CLEARING AND GRUBBING	113.80	UNIT	\$ 130.00	\$ 14,794.00	113.80		14,794.00
2102-271007	EXCAVATION, CLASS 10, ROADWAY AND BORROW	18,887.00	CY	\$ 10.50	\$ 198,313.50	17,320.00		181,860.00
2102-271009	EXCAVATION, CLASS 10, WASTE	2,412.00	CY	\$ 11.00	\$ 26,532.00	2,000.00		22,000.00
2105-8425005	TOPSOIL, FURNISH AND SPREAD	106.00	CY	\$ 26.00	\$ 2,756.00	0.00		-
2105-8425015	TOPSOIL, STRIP, SALVAGE AND SPREAD	5,332.00	CY	\$ 20.00	\$ 106,640.00	5,069.00		101,380.00
2109-8225100	SPECIAL COMPACTION OF SUBGRADE	48.30	STA	\$ 1,680.00	\$ 81,144.00	43.16		72,508.80
2115-0100000	MODIFIED SUBBASE	3,646.00	CY	\$ 66.00	\$ 240,636.00	3,258.00		215,028.00
2123-7450020	SHOULDER FINISHING, EARTH	101.20	STA	\$ 405.00	\$ 40,986.00	74.58		30,204.90
2213-7100400	RELOCATION OF MAILBOXES	5.00	EACH	\$ 765.00	\$ 3,825.00	3.00		2,295.00
2301-1033070	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 7 IN.	543.30	SY	\$ 92.00	\$ 49,983.60	543.30		49,983.60
2301-1033080	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	19,254.50	SY	\$ 76.50	\$ 1,472,969.25	12,671.89		969,399.59
2301.4875008	MEDIAN, P. C. CONCRETE, 8 IN.	33.90	SY	\$ 155.00	\$ 5,254.50	33.90		5,254.50
2301-6911722	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	1.00	LS	\$ 15,000.00	\$ 15,000.00	0.00		-
2304-0101000	TEMPORARY PAVEMENT	3,230.50	SY	\$ 63.00	\$ 203,521.50	430.80		27,140.40
2312-8260051	GRANULAR SURFACING ON ROAD, CLASS A CRUSHED STONE	553.00	TON	\$ 55.00	\$ 30,415.00	508.26		27,954.30
2315-8275025	SURFACING, DRIVEWAY, CLASS A CRUSHED STONE	52.70	TON	\$ 60.00	\$ 3,162.00	60.95		3,657.00
2402-0425040	FLOODED BACKFILL	71.00	CY	\$ 80.00	\$ 5,680.00	11.10		888.00
2402-2720100	EXCAVATION, CLASS 20, FOR ROADWAY PIPE CULVERT	26.60	CY	\$ 45.00	\$ 1,197.00	26.60		1,197.00
2416-0100015	APRONS, CONCRETE, 15 IN. DIA.	2.00	EACH	\$ 2,900.00	\$ 5,800.00	2.00		5,800.00
2416-0100018	APRONS, CONCRETE, 18 IN. DIA.	4.00	EACH	\$ 3,100.00	\$ 12,400.00	4.00		12,400.00
2416-0100024	APRONS, CONCRETE, 24 IN. DIA.	2.00	EACH	\$ 4,100.00	\$ 8,200.00	2.00		8,200.00
2416-0100030	APRONS, CONCRETE, 30 IN. DIA.	2.00	EACH	\$ 5,100.00	\$ 10,200.00	2.00		10,200.00
2416-0100036	APRONS, CONCRETE, 36 IN. DIA.	2.00	EACH	\$ 6,100.00	\$ 12,200.00	2.00		12,200.00
2416-1165015	CULVERT, 2000D CONCRETE, ENTRANCE PIPE 15 IN. DIA.	38.00	LF	\$ 79.00	\$ 3,002.00	38.00		3,002.00
2416-1165018	CULVERT, 2000D CONCRETE, ENTRANCE PIPE 18 IN. DIA.	88.00	LF	\$ 89.00	\$ 7,832.00	88.00		7,832.00
2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN.	5.00	EACH	\$ 5,400.00	\$ 27,000.00	6.00		32,400.00
2435-0140160	MANHOLE, STORM SEWER, SW-401, 60 IN.	4.00	EACH	\$ 9,100.00	\$ 36,400.00	4.00		36,400.00
2435-0250500	INTAKE, SW-505	13.00	EACH	\$ 6,600.00	\$ 85,800.00	10.00		66,000.00
2435-0250600	INTAKE, SW-506	16.00	EACH	\$ 10,800.00	\$ 172,800.00	16.00		172,800.00
2435-0250604	INTAKE, SW-506, TOP ONLY	2.00	EACH	\$ 4,900.00	\$ 9,800.00	0.00		-
2435-0251224	INTAKE, SW-512, 24 IN.	15.00	EACH	\$ 3,000.00	\$ 45,000.00	10.00		30,000.00
2435-0251230	INTAKE, SW-512, 30 IN.	1.00	EACH	\$ 3,600.00	\$ 3,600.00	1.00		3,600.00
2435-0251300	INTAKE, SW-513	1.00	EACH	\$ 7,000.00	\$ 7,000.00	1.00		7,000.00
2435-0600010	MANHOLE ADJUSTMENT, MINOR	2.00	EACH	\$ 3,300.00	\$ 6,600.00	2.00		6,600.00
2435-0600020	MANHOLE ADJUSTMENT, MAJOR	2.00	EACH	\$ 3,300.00	\$ 6,600.00	2.00		6,600.00
2435-0600120	INTAKE ADJUSTMENT, MAJOR	1.00	EACH	\$ 700.00	\$ 700.00	0.00		-
2502-8212036	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.	8,837.80	LF	\$ 17.00	\$ 150,242.60	7,285.00		123,845.00
2502-8215106	SUBDRAIN, CORRUGATED METAL PIPE, 6 IN. DIA.	12.00	LF	\$ 40.00	\$ 480.00	12.00		480.00
2502-8221303	SUBDRAIN OUTLET, DR-303	37.00	EACH	\$ 600.00	\$ 22,200.00	37.00		22,200.00
2503-0114212	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 12 IN.	96.00	LF	\$ 99.00	\$ 9,504.00	4.00		396.00
2503-0114215	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.	1,454.00	LF	\$ 113.00	\$ 164,302.00	1,256.70		142,007.10
2503-0114218	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.	1,218.00	LF	\$ 124.00	\$ 151,032.00	1,318.00		163,432.00
2503-0114224	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 24 IN.	654.00	LF	\$ 137.00	\$ 89,598.00	630.00		86,310.00
2503-0114230	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 30 IN.	140.00	LF	\$ 163.00	\$ 22,820.00	140.00		22,820.00
2503-0114236	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.	144.00	LF	\$ 207.00	\$ 29,808.00	144.00		29,808.00
2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	1,431.00	LF	\$ 18.00	\$ 25,758.00	1,276.00		22,968.00
2503-0200341	STORM SEWER ABANDONMENT, FILL AND PLUG, LESS THAN OR EQUAL TO 36 IN.	193.00	LF	\$ 18.00	\$ 3,474.00	193.00		3,474.00
2504-0200404	SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 4 IN.	120.00	LF	\$ 164.00	\$ 19,680.00	120.00		19,680.00
2504-0240036	REMOVE SANITARY SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	266.00	LF	\$ 36.00	\$ 9,576.00	65.00		2,340.00
2504-0240145	SANITARY SEWER CLEANOUT	1.00	EACH	\$ 1,500.00	\$ 1,500.00	1.00		1,500.00
2506-4984000	FLOWABLE MORTAR	24.90	CY	\$ 200.00	\$ 4,980.00	0.00		-

2507-3250005	ENGINEERING FABRIC	129.30	SY	\$ 8.00	\$ 1,034.40	129.30	1,034.40
2507-6800061	REVTMENT, CLASS E	112.30	TON	\$ 98.00	\$ 11,005.40	112.30	11,005.40
2510-6745850	REMOVAL OF PAVEMENT	13,986.40	SY	\$ 5.00	\$ 69,932.00	10,303.78	51,518.90
2510-6750600	REMOVAL OF INTAKES AND UTILITY ACCESSES	9.00	EACH	\$ 800.00	\$ 7,200.00	8.00	6,400.00
2511-0300000	REMOVAL OF RECREATIONAL TRAIL	843.10	SY	\$ 7.00	\$ 5,901.70	823.12	5,761.84
2511-0302600	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	882.00	SY	\$ 56.00	\$ 49,392.00	837.44	46,896.64
2511-0310100	SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL	8.30	STA	\$ 635.00	\$ 5,270.50	7.89	5,010.15
2511-6745900	REMOVAL OF SIDEWALK	61.70	SY	\$ 11.00	\$ 678.70	42.82	471.02
2511-7526004	SIDEWALK, P.C. CONCRETE, 4 IN.	1,870.00	SY	\$ 51.00	\$ 95,370.00	1,397.91	71,293.41
2511-7526006	SIDEWALK, P.C. CONCRETE, 6 IN.	179.10	SY	\$ 56.00	\$ 10,029.60	173.36	9,708.16
2511-7528101	DETECTABLE WARNINGS	474.00	SF	\$ 66.00	\$ 31,284.00	362.00	23,892.00
2512-1725356	CURB AND GUTTER, P.C. CONCRETE, 3.5 FT.	89.70	LF	\$ 63.00	\$ 5,651.10	40.00	2,520.00
2515-2475006	DRIVEWAY, P.C. CONCRETE, 6 IN.	104.70	SY	\$ 66.00	\$ 6,910.20	103.58	6,836.28
2515-2475008	DRIVEWAY, P.C. CONCRETE, 8 IN.	1,411.30	SY	\$ 81.00	\$ 114,315.30	1,157.26	93,738.06
2515-6745600	REMOVAL OF PAVED DRIVEWAY	1,349.90	SY	\$ 6.00	\$ 8,099.40	1,015.32	6,091.92
2520-3350015	FIELD OFFICE	1.00	EACH	\$ 20,000.00	\$ 20,000.00	0.00	-
2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	26.00	EACH	\$ 355.00	\$ 9,230.00	21.00	7,455.00
2524-6765110	REMOVAL OF TYPE A SIGN	6.00	EACH	\$ 255.00	\$ 1,530.00	6.00	1,530.00
2524-9276010	PERFORATED SQUARE STEEL TUBE POSTS	145.50	LF	\$ 45.00	\$ 6,547.50	145.50	6,547.50
2524-9276021	PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY SOIL INSTALLATION	9.00	EACH	\$ 205.00	\$ 1,845.00	0.00	-
2524-9325001	TYPE A SIGNS, SHEET ALUMINUM	65.25	SF	\$ 45.00	\$ 2,936.25	58.30	2,623.50
2526-8285000	CONSTRUCTION SURVEY	1.00	LS	\$ 35,500.00	\$ 35,500.00	0.00	-
2527-9263117	PAINTED PAVEMENT MARKINGS, DURABLE	135.48	STA	\$ 153.00	\$ 20,728.44	44.26	6,771.78
2527-9263131	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	85.25	STA	\$ 153.00	\$ 13,043.25	0.00	-
2527-9263143	PAINTED SYMBOLS AND LEGENDS, DURABLE	27.00	EACH	\$ 560.00	\$ 15,120.00	15.00	8,400.00
2527-9263180	PAVEMENT MARKINGS REMOVED	12.92	STA	\$ 205.00	\$ 2,648.60	12.92	2,648.60
2527-9270111	GROOVES CUT FOR PAVEMENT MARKINGS	135.48	STA	\$ 115.00	\$ 15,580.20	61.45	7,066.75
2527-9270120	GROOVES CUT FOR SYMBOLS AND LEGENDS	27.00	EACH	\$ 205.00	\$ 5,535.00	15.00	3,075.00
2528-2518000	SAFETY CLOSURE	22.00	EACH	\$ 305.00	\$ 6,710.00	13.00	3,965.00
2528-8400048	TEMPORARY BARRIER RAIL, CONCRETE	687.50	LF	\$ 40.00	\$ 27,500.00	0.00	-
2528-8445110	TRAFFIC CONTROL	1.00	LS	\$ 61,000.00	\$ 61,000.00	0.75	45,750.00
2528-9290050	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	60.00	CDAY	\$ 76.00	\$ 4,560.00	44.00	3,344.00
2533-4980005	MOBILIZATION	1.00	LS	\$ 321,175.51	\$ 321,175.51	1.00	321,175.51
2551-0000110	TEMP CRASH CUSHION	2.00	EACH	\$ 2,550.00	\$ 5,100.00	0.00	-
2552-0000210	TRENCH FOUNDATION	200.00	TON	\$ 45.00	\$ 9,000.00	18.00	810.00
2552-0000220	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	200.00	CY	\$ 35.00	\$ 7,000.00	10.00	350.00
2552-0000300	TRENCH COMPACTION TESTING	1.00	LS	\$ 16,000.00	\$ 16,000.00	0.90	14,400.00
2554-0112004	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 4 IN.	23.00	LF	\$ 320.00	\$ 7,360.00	0.00	-
2554-0114012	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	285.00	LF	\$ 185.00	\$ 52,725.00	0.00	-
2554-0203000	FITTINGS BY WEIGHT, DUCTILE IRON	2,117.00	LB	\$ 18.00	\$ 38,106.00	0.00	-
2554-0204110	WATER SERVICE STUB, COPPER, 1 IN.	1.00	EACH	\$ 1,900.00	\$ 1,900.00	1.00	1,900.00
2554-0205710	WATER SERVICE CURB STOP AND BOX, COPPER, 1 IN.	1.00	EACH	\$ 800.00	\$ 800.00	1.00	800.00
2554-0212040	VALVE BOX ADJUSTMENT, MINOR	13.00	EACH	\$ 500.00	\$ 6,500.00	11.00	5,500.00
2554-0214000	FIRE HYDRANT ADJUSTMENT	5.00	EACH	\$ 5,500.00	\$ 27,500.00	4.00	22,000.00
2599-9999005	('EACH' ITEM) CLEANOUT (SUBDRAIN)	13.00	EACH	\$ 2,200.00	\$ 28,600.00	13.00	28,600.00
2599-9999005	('EACH' ITEM) CONNECTION TO STORM SEWER PIPE	3.00	EACH	\$ 3,000.00	\$ 9,000.00	3.00	9,000.00
2599-9999005	('EACH' ITEM) GRID TIED MAT GROUND ANCHOR TYPE 1	364.00	EACH	\$ 32.00	\$ 11,648.00	26.00	832.00
2599-9999005	('EACH' ITEM) REMOVE AND REINSTALL GATE	2.00	EACH	\$ 2,500.00	\$ 5,000.00	2.00	5,000.00
2599-9999005	('EACH' ITEM) WATER METER PIT	1.00	EACH	\$ 2,300.00	\$ 2,300.00	1.00	2,300.00
2599-9999009	(LINEAR FEET' ITEM) REMOVAL OF EXISTING WATER MAIN	275.00	LF	\$ 25.00	\$ 6,875.00	0.00	-
2599-9999010	('LUMP SUM' ITEM) CONCRETE WASHOUT	1.00	LS	\$ 10,500.00	\$ 10,500.00	0.50	5,250.00
2599-9999010	('LUMP SUM' ITEM) MAINTENANCE OF SOLID WASTE AND RECYCLING COLLECTION	1.00	LS	\$ 5,600.00	\$ 5,600.00	0.75	4,200.00
2599-9999010	('LUMP SUM' ITEM) REMOVE AND REINSTALL MAILBOX CLUSTER	1.00	LS	\$ 7,300.00	\$ 7,300.00	0.75	5,475.00
2599-9999018	('SQUARE YARDS' ITEM) GRID TIED CONCRETE BLOCK MAT, RIVERINE	128.00	SY	\$ 119.00	\$ 15,232.00	128.01	15,233.19
2599-9999020	('TONS' ITEM) REMOVAL OF CLASS E REVETMENT	88.00	TON	\$ 26.00	\$ 2,288.00	70.00	1,820.00
2601-2634105	MULCHING, BONDED FIBER MATRIX	10.50	ACRE	\$ 3,700.00	\$ 38,850.00	5.89	21,793.00
2601-2636043	SEEDING AND FERTILIZING (RURAL)	1.50	ACRE	\$ 1,000.00	\$ 1,500.00	0.00	-
2601-2636044	SEEDING AND FERTILIZING (URBAN)	4.00	ACRE	\$ 1,550.00	\$ 6,200.00	4.98	7,719.00
2601-2638352	SLOPE PROTECTION, WOOD EXCELSIOR MAT	340.00	SQ	\$ 11.00	\$ 3,740.00	442.40	4,866.40
2601-2643110	WATERING FOR SOD, SPECIAL DITCH CONTROL, OR SLOPE PROTECTION	17.00	MGAL	\$ 60.00	\$ 1,020.00	0.00	-
2601-2643300	MOBILIZATION FOR WATERING	3.00	EACH	\$ 350.00	\$ 1,050.00	0.00	-
2602-0000150	STABILIZED CONSTRUCTION ENTRANCE, EC-303	450.00	LF	\$ 66.00	\$ 29,700.00	225.00	14,850.00
2602-0000312	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 12 IN.	10,884.00	LF	\$ 3.40	\$ 37,005.60	2,435.00	8,279.00
2602-0000351	REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE	12,858.00	LF	\$ 0.25	\$ 3,214.50	0.00	-
2602-0000362	DITCH CHECK SEDIMENT CONTROL DEVICE, 12 IN. DIA.	1,974.00	LF	\$ 3.40	\$ 6,711.60	0.00	-
2602-0000500	OPEN THROAT CURB INTAKE SEDIMENT FILTER EC-602	88.00	LF	\$ 18.00	\$ 1,584.00	29.00	522.00
2602-0000510	MAINTENANCE OF OPEN-THROAT CURB INTAKE SEDIIMENT FILTER	8.00	EACH	\$ 10.00	\$ 80.00	0.00	-
2602-0000520	REMOVAL OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	8.00	EACH	\$ 10.00	\$ 80.00	0.00	-
2602-0000530	GRATE INTAKE SEDIMENT FILTER BAG	62.00	EACH	\$ 189.00	\$ 11,718.00	26.00	4,914.00
2602-0000540	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	62.00	EACH	\$ 10.00	\$ 620.00	26.00	260.00

2602-0000550	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	62.00	EACH	\$ 10.00	\$ 620.00	0.00			-
2602-0010010	MOBILIZATIONS, EROSION CONTROL	1.00	EACH	\$ 500.00	\$ 500.00	1.00			500.00
2602-0010020	MOBILIZATIONS, EMERGENCY EROSION CONTROL	1.00	EACH	\$ 1,000.00	\$ 1,000.00	0.00			-
2610-0000120	TREES	11.00	EACH	\$ 600.00	\$ 6,600.00	0.00			-
					TOTAL ORIGINAL CONTRACT = \$ 5,098,494.70		\$ 3,745,948.60		
CHANGE ORDER SUMMARY:									
CHANGE ORDER 02									
2520-3350015	FIELD OFFICE	-1	EA	20,000.00	\$ (20,000.00)		2		-
CHANGE ORDER 03									
2526-8285000	CONSTRUCTION SURVEY	-1	EA	35,500.00	\$ (35,500.00)		3		-
CHANGE ORDER 04									
2435-0250500	INTAKE, SW-505	-1	EA	6,600.00	\$ (6,600.00)				-
2435-0250610	INTAKE, SW-506, MODIFIED	1	EA	15,800.00	\$ 15,800.00	1	4	\$	15,800.00
				TOTAL:	\$ 9,200.00			\$	15,800.00
CHANGE ORDER 05									
2528-8445110	ADDITIONAL TRAFFIC CONTROL	1	EA	7,095.00	\$ 7,095.00	1	5	\$	7,095.00
2599-9999005	('EACH' ITEM) CLEANOUT (SUBDRAIN), TYPE B	-13	EA	2,200.00	\$ (28,600.00)	-13	5	\$	(28,600.00)
2599-9999005	('EACH' ITEM) CLEANOUT (SUBDRAIN), TYPE A-1	13	EA	950.00	\$ 12,350.00	11	5	\$	10,450.00
				TOTAL:	\$ (9,155.00)			\$	(11,055.00)
CHANGE ORDER 06									
2507-6800061	REVTMENT, CLASS E	23.82	TON	98.00	\$ 2,334.36	23.82	6	\$	2,334.36
2528-8445110	ADDITIONAL TRAFFIC CONTROL	1	EA	13,145.00	\$ 13,145.00	1	6	\$	13,145.00
2599-9999005	('EACH' ITEM) REMOVAL OF RAILROAD FOOTINGS	1	EA	1,305.00	\$ 1,305.00	1	6	\$	1,305.00
2599-9999006	('EACH' ITEM) STORM SEWER ADJUSTMENT IN FIELD	1	EA	2,960.00	\$ 2,960.00	1	6	\$	2,960.00
				TOTAL:	\$ 19,744.36			\$	19,744.36
CHANGE ORDER 07									
2301-1033070	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 7 IN.	32.42	SY	92.00	\$ 2,982.64	32.42	7	\$	2,982.64
2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN. DIA	-1	EA	5,400.00	\$ (5,400.00)		7		
2435-0140160	MANHOLE, STORM SEWER, SW-401, 60 IN. DIA	1	EA	9,100.00	\$ 9,100.00	1	7	\$	9,100.00
2502-8215106	SUBDRAIN, CORRUGATED METAL PIPE, 6 IN. DIA.	16	LF	40.00	\$ 640.00	16	7	\$	640.00
2502-8221303	SUBDRAIN OUTLET, DR-303	22	EA	600.00	\$ 13,200.00	14	7	\$	8,400.00
2503-0114236	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.	13	LF	207.00	\$ 2,691.00	13	7	\$	2,691.00
2524-9276010	PERFORATED SQUARE STEEL TUBE POSTS	220	LF	45.00	\$ 9,900.00	66	7	\$	2,970.00
2527-9263180	PAVEMENT MARKINGS REMOVED	0.31	STA	205.00	\$ 63.55	0.31	7	\$	63.55
2554-0112004	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 4 IN.	-23	LF	320.00	\$ (7,360.00)		7		
2554-0114012	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	-142	LF	185.00	\$ (26,270.00)		7		
2554-0203000	FITTINGS BY WEIGHT, DUCTILE IRON	-1,058.5	LB	18.00	\$ (19,053.00)		7		
2599-9999005	('EACH' ITEM) CLEANOUT (SUBDRAIN), TYPE B	2	EA	2,200.00	\$ 4,400.00	2	7	\$	4,400.00
2599-9999005	('EACH' ITEM) CLEANOUT (SUBDRAIN), TYPE A-1	-2	EA	950.00	\$ (1,900.00)		7		
2599-9999009	(LINEAR FEET' ITEM) REMOVAL OF EXISTING WATER MAIN	-137.5	LF	25.00	\$ (3,437.50)		7		
2602-0010010	MOBILIZATIONS, EROSION CONTROL	16	EA	500.00	\$ 8,000.00	13	7	\$	6,500.00
2599-9999010	('LUMP SUM' ITEM) STORM SEWER MANHOLE, SPECIAL	1	LS	8,400.00	\$ 8,400.00	1	7	\$	8,400.00
				TOTAL:	\$ (4,043.31)			\$	46,147.19
CHANGE ORDER 08									
2435-0140160	MANHOLE, STORM SEWER, SW-401, 60 IN.	-1	EA	9,100.00	\$ (9,100.00)		8		
2435-0140172	MANHOLE, STORM SEWER, SW-401, 72 IN.	1	EA	11,300.00	\$ 11,300.00	1.00	8	\$	11,300.00
				TOTAL:	\$ 2,200.00			\$	11,300.00
CHANGE ORDER 09									
2599-9999010	TEMPORARY DRIVEWAY, SECURED SITE	1	LS	9,500.00	\$ 9,500.00	1.00	9	\$	9,500.00
				TOTAL:	\$ 9,500.00			\$	9,500.00
CHANGE ORDER 10									
2599-9999005	BUSINESS ACCESS SIGN	1	EA	1,182.50	\$ 1,182.50	1.00	10	\$	1,182.50
				TOTAL:	\$ 1,182.50			\$	1,182.50
					TOTAL CHANGE ORDERS = \$ (26,871.45)		\$ 92,619.05		
					TOTAL CONTRACT & CHANGE ORDERS \$ 5,071,623.25		\$ 3,838,567.65		

CHANGE ORDER
For Local Public Agency Projects

No.: 10

Non-Substantial: ☐

Substantial: ☐

Administering Office
Concurrence Date

Accounting ID No. (5-digit number):39303

Project Number: STBG-SWAP-3680(621)--SG-91

Contract Work Type: PCC Pavement - Grade & Replace

Local Public Agency: City of Indianola

Contractor: Vanderpool Construction, Inc.

Date Prepared: October 14, 2024

You are hereby authorized to make the following changes to the contract documents.

A - Description of change to be made:

Item 1 - Additional wayfinding signs for business adjacent to a closed roadway. The wayfinding signs notified road users approaching the closure at North 7th Street to continue driving east to access Apex Storage, Fire Protection Professionals, and Rebuilders Parts Warehouse. The owner of Apex Storage made the original request for a wayfinding sign.

B - Reason for change:

Item 1 - City, Engineering, and Contracting staff agreed that the wayfinding signs would provide essential guidance for access to commercial businesses.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

Item 1 - Increase contract by \$1,182.50

D - Justification for cost(s) (See I.M. 6.000, Attachment D, Chapter 2.36, for acceptable justification):

Item 1 - The price was deemed reasonable my estimating the cost of time, labor, and materials to manufacture a sign and travel to the site for installation.

E - Contract time adjustment: ☒ No Working Days added ☐ Working Days added: _____ ☐ Unknown at this time

Justification for selection:

Additional contract time not requested by Vanderpool Construction.

G - Items not included in contract:

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		Change Number	Item Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
				1,182.5			
				1,182.5			
Add Row Delete Row							TOTAL \$1,182.50

H. Signatures

Signatures will be applied through DocExpress.



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: October 21, 2024
Subject: Resolution approving Payment Application Number 4 in the amount of \$308,397.57 to Vanderpool Construction and Change Order Number 3 in the amount of (\$35,357.00) for the South K Street Reconstruction Project.

Introduction: This memorandum seeks City Council approval of Pay Application #4, in the amount of \$308,397.57, and Change Order #3, in the amount of (\$35,357.00), for the South K Street Paving Project. These payments reflect the work completed during the September 2024 pay period and adjustments made to ensure the project's smooth progression.

Background: On May 6, 2024, the City Council awarded a contract to Vanderpool Construction Inc. for the South K Street Paving Project. The project commenced on June 3, 2024, and is a vital infrastructure project designed to enhance traffic flow and improve road safety for residents and businesses in the area.

Discussion: Pay Application #4 covers the work completed in August 2024, totaling \$600,691.26. The work included excavation, traffic management, concrete pavement removals, preparation of pavement subbase, and concrete paving, HMA paving, sidewalk removal and paving, and more. At the end of the pay period, Vanderpool Construction had used 66 of the 92 working days, with 71.7% of the project's total construction completed.

Change Order No. 3 was requested by Vanderpool Construction during the September pay period, resulting in a total reduction of \$35,357.00. The water main relocation, originally planned, was found unnecessary as the water main was deeper than expected, saving \$44,282. However, a blowoff valve was adjusted for \$1,000. Additionally, five buried valve boxes were adjusted to grade at a cost of \$2,750. The subcontractor also used straw wattles instead of the specified filter socks, saving \$0.25 per foot for a total of \$862.50.

Budget Impact: The funding for Pay Application #4 and Change Order #3 is allocated in the FY2024 and FY2025 Street Capital Project Fund (Fund 323). Additionally, \$200,000 in funding is provided by the U-STEP Iowa DOT program, and special assessments will further contribute to covering project costs.

The total contract price for this project is \$1,754,363.50. So far the construction contractor has earned \$1,384,061.58, and after applying a 5% retainage of \$69,203.08, the total payments amount to \$1,006,460.93. The current request of \$308,397.57 is within the available funding for the project.

Recommendation: Staff recommends that the City Council approve Pay Application #4, in the amount of \$308,397.57, and Change Order #3, in the amount of (\$35,357.00), for the South K Street Paving Project. This approval will ensure the continued progress of the project and address

necessary adjustments to accommodate unforeseen site conditions and enhance traffic management.

- Attachments:**
1. PartialPaymentApp04_Letter-REV1_SouthKStreet
 2. Resolution South K St Pay4 and CO3
 3. Signed_PartialPaymentApp04-REV1_SouthKStreet
 4. Signed_ChangeOrder03-REV1_SouthKStreet

October 21, 2024

Akhilesh Pal, PE
Public Works Director
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Partial Payment No. 4
Change Order No. 3
South K Street Paving Project

Dear Mr. Pal:

Partial payment application no. 4 in the amount of \$308,397.57 includes work completed in September 2024. The project commenced on June 3, 2024.

Work for this pay period included class 10 excavation, subgrade preparation, modified subbase, compaction testing, subdrain pipes, cleanouts, and outlets, concrete pavement removal and paving, concrete washout, asphalt paving, pavement testing and quality assurance, sidewalk removal and paving, traffic management, erosion and sediment control, pollution prevention plan management, and residential postal, solid waste, and recycling maintenance. The Contractor, Vanderpool Construction Inc., has 92 working days to complete the project. At the end of the pay period, 66 working days, or 71.7% of the contract working days, had been used.

Change order no. 3 was requested by Vanderpool Construction during the September pay period. Change order items are described in detail below:

- *Water main relocation items and blowoff adjustment*” The project was bid including 158 LF of 12 Inch diameter watermain relocation and associated fittings for areas that appeared to be in conflict with proposed improvements. However, during the project the watermain was excavated and found to be deeper than the plans indicated and were out of conflict and the relocation proved unnecessary. However, a blowoff valve needed to be adjusted to grade since the water main remained at the existing position. The reduction in contract amount for eliminating the watermain relocation is (\$44,282.00) and the cost for the blowoff adjustment was \$1,000.00.
- *Valve box extension*: Five (5) valve boxes were buried and not visible during the survey. Two were under pavement – one at West 14th Avenue and a second at West 13th Place. All valves were adjusted to grade for a cost of \$550/each resulting in a total cost of \$2,750.00. The valves are now field identified and are a fully functional part of IMU’s water distribution system.
- *Straw wattles*: The subcontractor for erosion and sediment control used straw wattles instead of the specified filter socks. The cost of straw wattles are \$0.25 per LF less, or

\$1.50 instead of \$1.75 per LF. To date 3,450 LF were installed at a total cost of \$5,175. A future change order will reduce the contract quantity by \$6,037.50 (3,450 LF at \$1.75 per LF). The result will be a savings of \$862.50.

- Change order no. 3 total cost: (\$35,357.00)

Snyder recommends that pay application no. 4 in the amount of \$308,397.57 and change order no. 3 in the amount of (\$35,357.00) be approved for work complete by Vanderpool Construction during the September 2024 pay period. Approximately 78.9% of construction is complete when comparing the earned value, the dollar amount of work completed, to the total contract amount. For the same period, approximately 71.7% of the total contract working days have been used.

These values are shared as follows:

Payment and Completion Summary for September 2024	
Item	Amount
Partial Payment Application No. 1	\$165,577.76
Partial Payment Application No. 2	\$240,191.91
Partial Payment Application No. 3	\$600,691.26
Partial Payment Application No. 4	\$308,397.57
Total of All Payments	\$1,006,460.93
Total Earned	\$1,384,061.58
5% Retainage	\$69,203.08
Total Contract Price	\$1,754,363.50
Percent Complete	78.9%

Please do not hesitate to call or email me should you have any questions.

Very Truly Yours,

SNYDER & ASSOCIATES, INC.



Jerry Selbher, P.E.
Project Manager

Enclosure

City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING PAYMENT APPLICATION NUMBER 4 AND
CHANGE ORDER NUMBER 3 FOR THE SOUTH K STREET PAVING
PROJECT**

WHEREAS, the City of Indianola is currently under obligation of a construction contract with Vanderpool Construction Inc. for the South K Street Paving Project; and

WHEREAS, Vanderpool Construction Inc. has submitted Payment Application Number 4 and Change Order Number 3 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Payment Application Number 4 and Change Order Number 3, as attached.

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

1. Change Order Number 3, in the amount of (\$35,357.00), is hereby approved.
2. Payment Application Number 4, in the amount of \$308,397.57, shall be paid.
3. Mayor is hereby authorized to sign the documents on behalf of the City of Indianola.

PASSED AND APPROVED this 21st day of October 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

APPLICATION FOR PARTIAL PAYMENT NO. 4

PROJECT: South K Street Paving Project

S&A PROJECT NO.: 118.1214.01

OWNER: City Of Indianola
CONTRACTOR: Vanderpool Construction, Inc.
ADDRESS: 1100 N 14th St
Indianola, IA 50125
DATE: 10/21/2024

PAYMENT PERIOD: 9/1/2024
to 9/30/2024

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 1,774,635.00
Net Change by Change Order: \$ (20,271.50)
Contract Amount to Date: \$ 1,754,363.50

CONTRACT PERIOD: TOTAL WORKING DAYS:

Notice to Proceed: May 31, 2024
Original Contract Working Days: 90.0
Subtracted or Added Working Days: 2.0
Contract Working Days: 92.0
Number of Working Days Used: 66.0
Working Days Remaining: 26.0
Percentage of Working Days Remaining: 28.3%
Percentage of Construction Remaining: 21.1%

2. WORK SUMMARY:

Total Work Performed to Date: \$ 1,384,061.58
Retainage: 5% \$ 69,203.08
Total Earned Less Retainage: \$ 1,314,858.50
Less Previous Applications for Payment: \$ 1,006,460.93
AMOUNT DUE THIS APPLICATION: \$ 308,397.57

Est 1 \$ 165,577.76
Est 2 \$ 240,191.91
Est 3 \$ 600,691.26
Total Previous Payments: \$ 1,006,460.93

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

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

Vanderpool Construction, Inc.
CONTRACTOR

By [Signature] DATE: 10/14/2024

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By [Signature] DATE: 10-14-2024

5. OWNER'S APPROVAL

OWNER

By _____ DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK TO DATE				
		PLAN QTY.	UNIT	UNIT COST	TOTAL	DIV 1	QTY. DIV 2	TOTAL	CO #	COST TOTAL
	EARTHWORK, SUBGRADE, AND SUBBASE									
2.01	CLEARING AND GRUBBING	1.00	LS	\$ 18,000.00	\$ 18,000.00	0.20	0.80	1.00		\$ 18,000.00
2.02	TOPSOIL, ON-SITE, 6 INCH DEPTH	2,975.00	CY	\$ 10.50	\$ 31,237.50	0.00	2,380.00	2,380.00		\$ 24,990.00
2.03	TOPSOIL, OFF-SITE, 6 IN DEPTH	152.00	CY	\$ 25.00	\$ 3,800.00	0.00	0.00	0.00		\$ -
2.04	EXCAVATION, CLASS 10	744.00	CY	\$ 48.00	\$ 35,712.00	65.00	679.00	744.00		\$ 35,712.00
2.05	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	18,060.00	CY	\$ 6.70	\$ 121,002.00	9,267.00	8,793.00	18,060.00		\$ 121,002.00
2.06	EXCAVATION, CLASS 12	75.00	CY	\$ 30.00	\$ 2,250.00	310.00	310.00	620.00		\$ 18,600.00
2.07	SUBGRADE PREPARATION, 12 INCH DEPTH	2,491.00	SY	\$ 2.50	\$ 6,227.50	2,491.00	0.00	2,491.00		\$ 6,227.50
2.08	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR TYPE 3	250.00	SY	\$ 7.70	\$ 1,925.00	0.00	0.00	0.00		\$ -
2.09	SUBGRADE TREATMENT, CEMENT TREATED BASE (CTB)	23,368.00	SY	\$ 7.50	\$ 175,260.00	0.00	23,368.00	23,368.00		\$ 175,260.00
2.10	SUBBASE, MODIFIED, 6 INCH DEPTH	2,660.00	SY	\$ 11.70	\$ 31,122.00	2,491.00	169.00	2,660.00		\$ 31,122.00
2.11	REMOVAL OF STRUCTURE, RETAINING WALL	2.00	EACH	\$ 500.00	\$ 1,000.00	0.00	2.00	2.00		\$ 1,000.00
2.12	REMOVAL OF STRUCTURE, 24 INCH X 24 INCH HEADWALL	1.00	EACH	\$ 1,100.00	\$ 1,100.00	1.00	0.00	1.00		\$ 1,100.00
2.13	REMOVAL OF STRUCTURE, PIPE APRON, 42 INCH	1.00	EACH	\$ 450.00	\$ 450.00	1.00	0.00	1.00		\$ 450.00
2.14	REMOVAL OF KNOWN PIPE CULVERT, CMP, LESS THAN OR EQUAL TO 36 INCH DIAMETER	335.00	LF	\$ 25.00	\$ 8,375.00	0.00	335.00	335.00		\$ 8,375.00
2.15	REMOVAL OF KNOWN PIPE CULVERT, CMP, GREATER THAN 36 INCH DIAMETER	62.00	LF	\$ 28.00	\$ 1,736.00	0.00	62.00	62.00		\$ 1,736.00
2.16	REMOVAL OF KNOWN PIPE CULVERT, RCP, LESS THAN OR EQUAL TO 36 INCH DIAMETER	16.00	LF	\$ 27.00	\$ 432.00	0.00	16.00	16.00		\$ 432.00
2.17	COMPACTION TESTING	1.00	LS	\$ 7,000.00	\$ 7,000.00	0.50	0.50	1.00		\$ 7,000.00
	TRENCH EXCAVATION AND BACKFILL									
3.01	TRENCH COMPACTION TESTING	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.50	0.50	1.00		\$ 3,000.00
	STORM SEWER									
4.01	STORM SEWER GRAVITY MAIN, TRENCHED, PVC, 8 INCH DIAMETER	42.00	LF	\$ 52.00	\$ 2,184.00	42.00	0.00	42.00		\$ 2,184.00
4.02	STORM SEWER GRAVITY MAIN, TRENCHED, PVC, 15 INCH DIAMETER	38.00	LF	\$ 83.00	\$ 3,154.00	38.00	0.00	38.00		\$ 3,154.00
4.03	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 18 INCH DIAMETER	125.00	LF	\$ 64.00	\$ 8,000.00	45.00	80.00	125.00		\$ 8,000.00
4.04	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 36 INCH DIAMETER	8.00	LF	\$ 285.00	\$ 2,280.00	8.00	0.00	8.00		\$ 2,280.00
4.05	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 42 INCH DIAMETER	427.00	LF	\$ 185.00	\$ 78,995.00	223.00	204.00	427.00		\$ 78,995.00
4.06	REMOVAL OF STORM SEWER, PVC, LESS THAN OR EQUAL TO 36 INCH DIAMETER	30.00	LF	\$ 27.00	\$ 810.00	30.00	0.00	30.00		\$ 810.00
4.07	REMOVAL OF STORM SEWER, RCP, GREATER THAN 36 INCH DIAMETER	34.00	LF	\$ 81.00	\$ 2,754.00	34.00	0.00	34.00		\$ 2,754.00
	PIPE CULVERTS									
4.08	PIPE CULVERT, TRENCHED, RCP, 15 INCH DIAMETER	142.00	LF	\$ 71.00	\$ 10,082.00	0.00	142.00	142.00		\$ 10,082.00
4.09	PIPE CULVERT, TRENCHED, RCP, 24 INCH DIAMETER	125.00	LF	\$ 93.00	\$ 11,625.00	0.00	125.00	125.00		\$ 11,625.00
4.10	PIPE CULVERT, TRENCHED, CMP, 24 INCH DIAMETER	9.00	LF	\$ 156.00	\$ 1,404.00	0.00	9.00	9.00		\$ 1,404.00
4.11	PIPE CULVERT, TRENCHED, RCP, 30 INCH DIAMETER	172.00	LF	\$ 124.00	\$ 21,328.00	0.00	172.00	172.00		\$ 21,328.00
4.12	PIPE CULVERT, TRENCHED, RCP, 42 INCH DIAMETER	83.00	LF	\$ 208.00	\$ 17,264.00	0.00	83.00	83.00		\$ 17,264.00
4.13	PIPE CULVERT, TRENCHED, RCP, 60 INCH DIAMETER	75.00	LF	\$ 332.00	\$ 24,900.00	0.00	75.00	75.00		\$ 24,900.00
4.14	PIPE APRON, RCP, 15 INCH DIAMETER (FOOTING AND GUARD)	2.00	EACH	\$ 2,200.00	\$ 4,400.00	0.00	2.00	2.00		\$ 4,400.00
4.15	PIPE APRON, RCP, 24 INCH DIAMETER (FOOTING AND GUARD)	3.00	EACH	\$ 3,100.00	\$ 9,300.00	0.00	3.00	3.00		\$ 9,300.00
4.16	PIPE APRON, RCP, 30 INCH DIAMETER (FOOTING AND GUARD)	2.00	EACH	\$ 3,600.00	\$ 7,200.00	0.00	2.00	2.00		\$ 7,200.00
4.17	PIPE APRON, RCP, 42 INCH DIAMETER (FOOTING AND GUARD)	1.00	EACH	\$ 5,700.00	\$ 5,700.00	0.00	1.00	1.00		\$ 5,700.00
4.18	PIPE APRON, RCP, 60 INCH DIAMETER (FOOTING AND GUARD)	1.00	EACH	\$ 8,400.00	\$ 8,400.00	0.00	1.00	1.00		\$ 8,400.00
	SUBDRAINS AND FOOTING DRAIN COLLECTORS									
4.19	SUBDRAIN, CORRUGATED PVC, TYPE 1, 6 INCH DIAMETER	1,153.00	LF	\$ 17.00	\$ 19,601.00	550.00	603.00	1,153.00		\$ 19,601.00
4.20	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH DIAMETER	3.00	EACH	\$ 550.00	\$ 1,650.00	1.00	2.00	3.00		\$ 1,650.00
4.21	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO STRUCTURE	6.00	EACH	\$ 400.00	\$ 2,400.00	3.00	3.00	6.00		\$ 2,400.00
4.22	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO DITCH	1.00	EACH	\$ 425.00	\$ 425.00	0.00	1.00	1.00		\$ 425.00
	WATER PIPE AND FITTINGS									
5.01	WATER MAIN, TRENCHED, PVC, 12 INCH DIAMETER	158.00	LF	\$ 129.00	\$ 20,382.00	0.00	0.00	0.00	3	\$ -
5.02	FITTING, 45° PVC, 8 INCH DIAMETER	2.00	EACH	\$ 200.00	\$ 400.00	0.00	0.00	0.00	3	\$ -
5.03	FITTING, 90° PVC, 15 INCH DIAMETER	1.00	EACH	\$ 925.00	\$ 925.00	0.00	0.00	0.00	3	\$ -
5.04	FITTING, DIP, 12 INCH DIAMETER	2,750.00	LB	\$ 7.00	\$ 19,250.00	0.00	0.00	0.00	3	\$ -
5.05	WATER MAIN REMOVAL, 12 INCH DIAMETER	155.00	LF	\$ 30.00	\$ 4,650.00	0.00	0.00	0.00	3	\$ -
	STRUCTURES FOR SANITARY AND STORM SEWER									
6.01	MANHOLE, SW-401, 48 INCH DIAMETER	4.00	EACH	\$ 5,000.00	\$ 20,000.00	0.00	4.00	4.00		\$ 20,000.00
6.02	MANHOLE, SW-401, 60 INCH DIAMETER	2.00	EACH	\$ 6,600.00	\$ 13,200.00	0.00	2.00	2.00		\$ 13,200.00
6.03	MANHOLE, SW-401, 72 INCH DIAMETER	3.00	EACH	\$ 12,100.00	\$ 36,300.00	3.00	0.00	3.00		\$ 36,300.00
6.04	INTAKE, SW-505	2.00	EACH	\$ 5,200.00	\$ 10,400.00	2.00	0.00	2.00		\$ 10,400.00
6.05	INTAKE, SW-512, 24 INCH DIAMETER	2.00	EACH	\$ 2,400.00	\$ 4,800.00	0.00	2.00	2.00		\$ 4,800.00
6.06	INTAKE, SW-513, 4 FOOT X 4 FOOT	1.00	EACH	\$ 5,500.00	\$ 5,500.00	0.00	1.00	1.00		\$ 5,500.00
6.07	INTAKE, SW-513, 5 FOOT X 4 FOOT, MODIFIED	1.00	EACH	\$ 10,200.00	\$ 10,200.00	0.00	1.00	1.00		\$ 10,200.00
6.08	INTAKE, SW-513, 6 FOOT X 4 FOOT	1.00	EACH	\$ 7,900.00	\$ 7,900.00	0.00	1.00	1.00		\$ 7,900.00
6.09	INTAKE, SW-513, 6 FOOT X 5 FOOT	1.00	EACH	\$ 9,100.00	\$ 9,100.00	0.00	1.00	1.00		\$ 9,100.00
6.10	INTAKE, SW-513, 6 FOOT X 6 FOOT	1.00	EACH	\$ 10,600.00	\$ 10,600.00	0.00	1.00	1.00		\$ 10,600.00
6.11	INTAKE, SW-513, 7 FOOT X 6 FOOT, MODIFIED	1.00	EACH	\$ 17,100.00	\$ 17,100.00	0.00	1.00	1.00		\$ 17,100.00
6.12	MANHOLE ADJUSTMENT, MAJOR	3.00	EACH	\$ 3,500.00	\$ 10,500.00	2.00	1.00	3.00		\$ 10,500.00
	PORTLAND CEMENT CONCRETE PAVEMENT									
7.01	PAVEMENT, PCC, 8 INCH DEPTH, C-4WR MIX	2,318.00	SY	\$ 65.50	\$ 151,829.00	2149.00	169.00	2,318.00		\$ 151,829.00
7.02	CURB AND GUTTER, 2.5 FOOT WIDTH, 8 INCH DEPTH, C-4WR MIX	130.00	LF	\$ 38.00	\$ 4,940.00	0.00	0.00	0.00		\$ -
7.03	PCC PAVEMENT SAMPLES AND TESTING	1.00	LS	\$ 2,400.00	\$ 2,400.00	0.20	0.05	0.25		\$ 600.00
	ASPHALT PAVEMENT									
7.04	PAVEMENT, ASPHALT, MAINLINE PAVEMENT, 3 INCH DEPTH, SURFACE, 1/2 INCH AGG., PG 58-28S	3,800.00	TON	\$ 98.00	\$ 372,400.00	0.00	2,107.77	2,107.77		\$ 206,561.46
7.05	PAVEMENT, ASPHALT, SIDE ROAD AND DRIVEWAY PAVEMENT, 3 INCH DEPTH, SURFACE, 1/2 INCH AGG., PG 58-28S	133.00	TON	\$ 127.00	\$ 16,891.00	0.00	63.00	63.00		\$ 8,001.00
7.06	ASPHALT PAVEMENT SAMPLES AND TESTING	1.00	LS	\$ 1,100.00	\$ 1,100.00	0.00	0.50	0.50		\$ 550.00
	SIDEWALK, SHARED USE PATHS, AND DRIVEWAY									
7.07	REMOVAL OF SIDEWALK	124.00	SY	\$ 8.00	\$ 992.00	124.00	0.00	124.00		\$ 992.00
7.08	REMOVAL OF DRIVEWAY, PAVED	442.00	SY	\$ 9.00	\$ 3,978.00	213.00	229.00	442.00		\$ 3,978.00
7.09	SIDEWALK, PCC, 4 INCH DEPTH, C-4WR MIX	90.00	SY	\$ 43.00	\$ 3,870.00	90.00	0.00	90.00		\$ 3,870.00
7.1	SIDEWALK, PCC, 6 INCH DEPTH, C-4WR MIX	45.00	SY	\$ 106.00	\$ 4,770.00	0.00	0.00	0.00		\$ -
7.11	DETECTABLE WARNING	37.00	SF	\$ 57.00	\$ 2,109.00	0.00	0.00	0.00		\$ -
7.12	DRIVEWAY, PAVED, PCC, 6 INCH DEPTH, C-4WR MIX	294.00	SY	\$ 54.00	\$ 15,876.00	0.00	0.00	0.00		\$ -
7.13	DRIVEWAY, GRANULAR, 6 INCH DEPTH, CLASS A CRUSHED STONE	21.00	TON	\$ 35.00	\$ 735.00	0.00	0.00	0.00		\$ -
7.14	ROADWAY, GRANULAR, 6 INCH DEPTH, CLASS A CRUSHED STONE	71.00	TON	\$ 35.00	\$ 2,485.00	0.00	0.00	0.00		\$ -
7.15	TEMPORARY, GRANULAR, 6 INCH DEPTH, CLASS A CRUSHED STONE	136.00	TON	\$ 35.00	\$ 4,760.00	0.00	751.45	751.45		\$ 26,300.75
	PAVEMENT REHABILITATION									
7.16	PAVEMENT REMOVAL	392.00	SY	\$ 22.00	\$ 8,624.00	217.00	175.00	392.00		\$ 8,624.00
7.17	CURB AND GUTTER REMOVAL	479.00	LF	\$ 17.00	\$ 8,143.00	0.00	0.00	0.00		\$ -
	PAVEMENT MARKINGS									
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	15.00	STA	\$ 525.00	\$ 7,875.00	0.00	0.00	0.00		\$ -
8.02	PAINTED SYMBOLS AND LEGENDS, DURABLE	6.00	EACH	\$ 550.00	\$ 3,300.00	0.00	0.00	0.00		\$ -
8.03	RAISED PAVEMENT MARKERS	230.00	EACH	\$ 10.00	\$ 2,300.00	0.00	0.00	0.00		\$ -
8.04	GROOVES CUT FOR PAVEMENT MARKINGS	15.00	STA	\$ 400.00	\$ 6,000.00	0.00	0.00	0.00		\$ -
8.05	GROOVES CUT FOR SYMBOLS AND LEGEND	6.00	EACH	\$ 250.00	\$ 1,500.00	0.00	0.00	0.00		\$ -

	TEMPORARY TRAFFIC CONTROL												
8.06	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 19,500.00	\$ 19,500.00	0.25	0.50	0.75		\$ 14,625.00			
8.07	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	20.00	CDAY	\$ 150.00	\$ 3,000.00	0.00	10.00	10.00		\$ 1,500.00			
	TRAFFIC SIGNS AND POSTS												
8.08	REMOVE AND REINSTALL TRAFFIC SIGNS	16.00	EACH	\$ 325.00	\$ 5,200.00	0.00	4.00	4.00		\$ 1,300.00			
	SEEDING												
9.01	CONVENTIONAL SEEDING, FERTILIZING, AND BFM MULCHING, TYPE 1	1.40	ACRE	\$ 5,100.00	\$ 7,140.00	0.00	0.00	0.00		\$ -			
9.02	CONVENTIONAL SEEDING, FERTILIZING, AND BFM MULCHING, TYPE 2	9.00	ACRE	\$ 3,700.00	\$ 33,300.00	0.00	0.00	0.00		\$ -			
	EROSION AND SEDIMENT CONTROL												
9.03	SWPPP PREPARATION	1.00	LS	\$ 1,500.00	\$ 1,500.00	0.50	0.50	1.00		\$ 1,500.00			
9.04	SWPPP MANAGEMENT	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.25	0.25	0.50		\$ 1,500.00			
9.05	FILTER SOCK, 9 INCH DIAMETER	1,100.00	LF	\$ 1.75	\$ 1,925.00	0.00	0.00	0.00		\$ -			
9.06	FILTER SOCK, REMOVAL	1,100.00	LF	\$ 0.25	\$ 275.00	0.00	0.00	0.00		\$ -			
9.07	TEMPORARY RECP, TYPE 2B	4,358.00	SY	\$ 2.00	\$ 8,716.00	0.00	0.00	0.00		\$ -			
9.08	RIP RAP, EROSION STONE	45.00	TON	\$ 73.00	\$ 3,285.00	0.00	34.08	34.08		\$ 2,487.84			
9.09	RIP RAP, CLASS E REVEMENT	165.00	TON	\$ 77.00	\$ 12,705.00	0.00	138.89	138.89		\$ 10,694.53			
9.10	SILT FENCE OR SILT FENCE DITCH CHECK	3,530.00	LF	\$ 1.75	\$ 6,177.50	0.00	0.00	0.00		\$ -			
9.11	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	3,530.00	LF	\$ 0.25	\$ 882.50	0.00	0.00	0.00		\$ -			
9.12	EROSION CONTROL MULCHING, CONVENTIONAL, BFM	10.40	ACRE	\$ 2,400.00	\$ 24,960.00	0.00	0.00	0.00		\$ -			
9.13	INLET PROTECTION DEVICE, DROP-IN	4.00	EACH	\$ 200.00	\$ 800.00	0.00	0.00	0.00		\$ -			
9.14	INLET PROTECTION DEVICE, FILTER SOCK	8.00	EACH	\$ 50.00	\$ 400.00	0.00	0.00	0.00		\$ -			
9.15	INLET PROTECTION DEVICE, MAINTENANCE	12.00	EACH	\$ 50.00	\$ 600.00	0.00	0.00	0.00		\$ -			
	CHAIN LINK FENCE												
9.16	REMOVAL AND REINSTALLATION OF EXISTING FENCE	250.00	LF	\$ 17.00	\$ 4,250.00	0.00	0.00	0.00		\$ -			
	MOBILIZATION												
11.01	MOBILIZATION	1.00	LS	\$ 54,000.00	\$ 54,000.00	0.40	0.60	1.00		\$ 54,000.00			
	TEMPORARY SERVICES DURING CONSTRUCTION												
11.02	MAINTENANCE OF POSTAL SERVICE	1.00	LS	\$ 4,600.00	\$ 4,600.00	0.10	0.65	0.75		\$ 3,450.00			
11.03	MAINTENANCE OF SOLID WASTE AND RECYCLING COLLECTION	1.00	LS	\$ 3,900.00	\$ 3,900.00	0.15	0.60	0.75		\$ 2,925.00			
	CONCRETE WASHOUT												
11.04	CONCRETE WASHOUT	1.00	LS	\$ 1,300.00	\$ 1,300.00	0.80	0.20	1.00		\$ 1,300.00			
	SPECIAL												
11.05	HIGH TENSION CABLE GUARD RAIL	1,225.00	LF	\$ 37.00	\$ 45,325.00	0.00	0.00	0.00		\$ -			
11.06	RUMBLE STRIPS	115.00	STA	\$ 55.00	\$ 6,325.00	0.00	0.00	0.00		\$ -			
		TOTAL ORIGINAL CONTRACT = \$ 1,774,635.00							\$ 1,360,051.08				
CHANGE ORDER SUMMARY:													
	CHANGE ORDER 01					Div. 1	Div. 2						
2.14	REMOVAL OF KNOWN PIPE CULVERT, CMP, LESS THAN OR EQUAL TO 36-INCH DIAMETER	58.00	LF	\$ 25.00	\$ 1,450.00		58.00	58.00	1	\$ 1,450.00			
4.13	PIPE CULVERT, TRENCHED, RCP, 60-INCH DIAMETER	5.00	LF	\$ 332.00	\$ 1,660.00		5.00	5.00	1	\$ 1,660.00			
4.23	CULVERT C-05 ALTERATION DUE TO 20-INCH WATER MAIN CONFLICT	1.00	LS	\$ 3,474.00	\$ 3,474.00		1.00	1.00	1	\$ 3,474.00			
4.24	TILE CONNECTION TO CULVERT C-12	5.00	EA	\$ 700.00	\$ 3,500.00		5.00	5.00	1	\$ 3,500.00			
8.06	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 1,622.50	\$ 1,622.50		1.00	1.00	1	\$ 1,622.50			
				TOTAL:	\$ 11,706.50					\$ 11,706.50			
	CHANGE ORDER 02												
4.25	CMP CULVERT EXTENSIONS	1.00	LS	\$ 1,134.00	\$ 1,134.00		1.00	1.00	2	\$ 1,134.00			
8.06	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 2,245.00	\$ 2,245.00	1.00		1.00	2	\$ 2,245.00			
				TOTAL:	\$ 3,379.00					\$ 3,379.00			
	CHANGE ORDER 03												
5.01	WATER MAIN, TRENCHED, PVC, 12 INCH DIAMETER	-158.00	LF	\$ 129.00	\$ (20,382.00)				3	\$ -			
5.04	FITTING, DIP, 12 INCH DIAMETER	-2,750.00	LB	\$ 7.00	\$ (19,250.00)				3	\$ -			
5.05	WATER MAIN REMOVAL, 12 INCH DIAMETER	-155.00	LF	\$ 30.00	\$ (4,650.00)				3	\$ -			
5.06	VALVE BOX EXTENSION	5.00	EA	\$ 550.00	\$ 2,750.00		5.00	5.00	3	\$ 2,750.00			
5.07	BLOWOFF ADJUSTMENT, 4 INCH DIAMETER	1.00	EA	\$ 1,000.00	\$ 1,000.00		1.00	1.00	3	\$ 1,000.00			
9.17	WATTLE, STRAW, 9 INCH DIAMETER	3,450.00	LF	\$ 1.50	\$ 5,175.00	3,450.00		3,450.00	3	\$ 5,175.00			
				TOTAL:	\$ (35,357.00)					\$ 8,925.00			
		TOTAL CHANGE ORDERS = \$ (20,271.50)							\$ 24,010.50				
		TOTAL CONTRACT & CHANGE ORDERS \$ 1,754,363.50							\$ 1,384,061.58				

CHANGE ORDER NO. 3

OWNER: City of Indianola

PROJECT: South K Street Paving Project

S&A PROJECT #: 118.1214.01

To: Vanderpool Construction, Incorporated
Contractor
1100 North 14th Street
Address
Indianola, IA 50125
City, State, Zip

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

1. Description of change to be made:

- 5.01 WATER MAIN, TRENCHED, PVC, 12 INCH DIAMETER
- 5.04 FITTING, DIP, 12 INCH DIAMETER
- 5.05 WATER MAIN REMOVAL, 12 INCH DIAMETER
- 5.06 [New Item] VALVE BOX EXTENSION
- 5.07 [New Item] BLOWOFF ADJUSTMENT, 4 INCH DIAMETER
- 9.17 [New Item] WATTLE, STRAW, 9 INCH DIAMETER

2. Reason for Change:

- 5.01 No water main relocation was necessary
- 5.04 No water main relocation was necessary
- 5.05 No water main relocation was necessary
- 5.06 The need to raise three existing valve boxes at STA 112+80 LT, one valve box at W 14th Avenue (in paving), and one valve box at W 13th Place (in paving) to grade was determined in the field. All valve boxes were buried.
- 5.07 The need to raise an existing 4" raw water blowoff at STA 139+75 LT was determined in the field.
- 9.17 Item added for the wattles initially installed in place of filter sock at a twenty-five cent reduction in price.

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

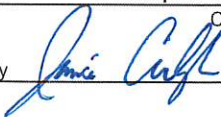
Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
5.01	SEE ABOVE	-158.0	LF	\$129.00	-\$20,382.00
5.04	SEE ABOVE	-2,750.0	LB	\$7.00	-\$19,250.00
5.05	SEE ABOVE	-155.0	LF	\$30.00	-\$4,650.00
5.06	SEE ABOVE	5.0	EA	\$550.00	\$2,750.00
5.07	SEE ABOVE	1.0	EA	\$1,000.00	\$1,000.00
9.17	SEE ABOVE	3,450.0	LF	\$1.50	\$5,175.00
TOTAL:					-\$35,357.00

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of -\$35357.00 divided as follows:

	Contract Amount	Contract Working Days
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$1,789,720.50	92.0
Change due to this C.O. (+ or -)	(\$35,357.00)	0
Totals including this C.O.:	\$1,754,363.50	92.0

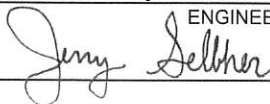
The change described herein is understood, and the terms of settlement are hereby agreed to:

Vanderpool Construction, Incorporated
CONTRACTOR

By 

DATE: 10/14/2024

Snyder & Associates, Inc.
ENGINEER

By 

DATE: 10-14-2024

City of Indianola
OWNER

By _____

DATE: _____



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: October 21, 2024
Subject: Resolution approving Payment Application Number 3 in the amount of \$80,273.57 and Change Order Number 1 in the amount of (\$3,981.50) for the West Clinton Avenue Culvert Replacement Project.

Introduction: This memorandum requests City Council approval for Pay Application #3 in the amount of \$80,273.57 and Change Order #1, which reduces the contract by \$3,981.50 for the West Clinton Avenue Culvert Replacement Project. This payment reflects work completed by Absolute Group in September 2024.

Background: The West Clinton Avenue Culvert Replacement Project commenced on July 5, 2024, and is an essential stormwater infrastructure improvement project aimed at addressing frequent flooding caused by undersized culverts. The project focuses on replacing the existing reinforced box culvert between L Street and N Street with an upgraded system to better manage stormwater flow.

Discussion: For the September 2024 pay period, work completed included primarily with the construction of the new reinforced concrete box culvert. Absolute Group has made steady progress, having used 49 of the 65 allotted working days, with 75.4% of the contract days consumed and 66.3% of the project completed in terms of the dollar value of the work performed. No change orders were submitted during this pay period, reflecting smooth execution of the planned work.

Change Order No. 1 resulted in a net reduction of \$3,981.50 due to adjustments required to address conflicts with buried utility infrastructure. A 72-inch manhole was removed, saving \$12,425, as it conflicted with buried power lines. To offset this, two storm sewer accesses were added to the box culvert at a cost of \$1,300. Additionally, two other manholes required minor adjustments, costing \$3,100. Furthermore, 94 cubic yards of unsuitable soil were excavated and replaced with suitable material for the box culvert, costing \$1,645, while 20.5 cubic yards of granular material were used for stabilization, adding \$2,398.50.

Budget Impact: The project is funded through the Stormwater Utility Capital Fund (Fund 670) as part of the FY2025 Capital Projects. The total allocated budget for the project is \$760,000, with a contract price of \$513,886.15. So far, the construction contractor has earned \$340,556.10, and after applying a 5% retainage of \$17,027.10, the total payments made amount to \$323,528.29. The current request of \$80,273.57 is within the available funding for the project.

Recommendation: Staff recommends that the City Council approve Pay Application #3 in the amount of \$80,273.57 and Change Order #1 (\$3,981.50) for work completed by Absolute Group in September 2024. Approval of this pay application will allow continued progress toward the project's completion.

- Attachments:**
1. PartialPaymentApp03_Letter_WestClintonRCBC
 2. Resolution West Clinton Pay3 and CO1
 3. Signed_ChangeOrder01_WestClintonRCBC
 4. Signed_PartialPaymentApp03_WestClintonRCBC

October 21, 2024

Akhilesh Pal, PE
Public Works Director
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Partial Payment Application No. 3
Change Order No. 1
West Clinton Avenue Culvert Replacement Project

Dear Mr. Pal:

Partial payment application no. 3 in the amount of \$80,273.57 includes work completed in September 2024. The project commenced on July 5, 2024.

Work for this pay period included class 20 excavation existing and structural concrete forming and pouring. The Contractor, Absolute Group, has 65 working days to complete the project. At the end of the pay period, 49 working days, or 75.4% of the contract working days, had been used.

Change order no. 1 in the amount of (\$3,981.50) was requested during the pay period. The work involved the items detailed below:

- *Manhole, SW-401, 72-inch.* Due to the presence of buried IMU power lines, this item was removed from the contract for a total savings of (\$12,425).
- *Manhole adjustment, minor:* The two *manholes access* item below required adjusting at the contract unit price of \$1,550 each. The total cost of these adjustments is \$3,100.
- *Excavation class 20:* An additional 94 CY of unsuitable material was removed and wasted off-site in preparation for the box culvert. The excavated material was silt which is not suitable to bear the weight of the box culvert and box culvert apron sections. The contract unit price of \$17.50 per CY was used for a total cost of \$1,645.00.
- *Granular material for blanket:* An additional 20.50 CY of material was used to fill the volume created by the additional excavation discussed above. Some of the material was also lost during heavy rains. The blanket is an 18-inch thick granular pad constructed under the box culvert to support its loads. The contract unit price of \$117.00 per CY was used for a total cost of \$2,398.50.
- *Manhole access:* Two accesses fitted with storm sewer castings were formed into the box culvert top to provide access to two City storm sewers that formerly did not have access.

This item will be offset by the bid item *Manhole, SW-401, 72-inch*. The total cost of this item is 2 each at \$650 per access for a total cost of \$1,300.

Snyder recommends that pay application no. 3 in the amount of \$80,273.57 and change order no. 1 in the amount of (\$3,981.50) be approved for work complete by Absolute Group for the September 2024 pay period. Approximately 66.3% of construction is complete when comparing the earned value, the dollar amount of work completed, to the total contract amount. For the same period, approximately 75.4% of the total contract working days have been used.

These values are shared as follows:

Payment and Completion Summary for September 2024	
Item	Amount
Partial Payment Application No. 1	\$45,600.00
Partial Payment Application No. 2	\$197,654.72
Partial Payment Application No. 3	\$80,273.57
Total of All Payments	\$323,528.29
Total Earned	\$340,556.10
5% Retainage	\$17,027.10
Total Contract Price	\$513,886.15
Percent Complete	66.3%

Please do not hesitate to call or email me should you have any questions.

Very Truly Yours,

SNYDER & ASSOCIATES, INC.



Jerry Selbher, P.E.
Project Manager

Enclosure

City of Indianola
Resolution Number 2024-

**RESOLUTION APPROVING PAYMENT APPLICATION NUMBER 3 AND
CHANGE ORDER NUMBER 1 FOR THE WEST CLINTON AVENUE CULVERT
REPLACEMENT PROJECT**

WHEREAS, the City of Indianola is currently under obligation of a construction contract with Absolute Group, for the West Clinton Avenue Culvert Replacement Project; and

WHEREAS, Absolute Group has submitted Payment Application Number 3 and Change Order Number 1 as described on the attached application; and

WHEREAS, the City Council now deems it appropriate to approve Payment Application Number 3 and Change Order Number 1, as attached.

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

1. Payment Application Number 3, in the amount of \$80,273.57, shall be paid.
2. Change Order Number 1, in the amount of (\$3,981.50), is hereby approved.
3. Mayor is hereby authorized to sign the documents on behalf of the City of Indianola.

PASSED AND APPROVED this 21st day of October 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

CHANGE ORDER NO. 1

OWNER: City of Indianola

PROJECT: West Clinton Avenue Culvert Replacement
S&A PROJECT #: 120.0740.01

To: Absolute Concrete Construction, Inc. dba Absolute Group
Contractor
1800 Burr Oak Blvd
Address
Granger, IA 50109
City, State, Zip

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

1. Description of change to be made:

- 6.1 MANHOLE, SW-401, 72"
- 6.2 MANHOLE ADJUSTMENT, MINOR
- 12.2 EXCAVATION, CLASS 20
- 12.3 GRANULAR MATERIAL FOR BLANKET
- 12.8 [New Item] MANHOLE ACCESS

2. Reason for Change:

- 6.1 Due to an IMU Electric conflict, the manhole could not be constructed.
- 6.2 Manhole adjustments were required for the two accesses added to the box culvert.
- 12.2 Adjustment to field quantity for overexcavation of unsuitable material.
- 12.3 Adjustment to field quantity due to overexcavation of unsuitable material and washout due to heavy rains.
- 12.8 Item includes reinforcement and boxout for two manhole accesses on top of the new box culvert.

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

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
6.1	SEE ABOVE	-1	EA	\$12,425.00	-\$12,425.00
6.2	SEE ABOVE	2	EA	\$1,550.00	\$3,100.00
12.2	SEE ABOVE	94.0	CY	\$17.50	\$1,645.00
12.3	SEE ABOVE	20.5	CY	\$117.00	\$2,398.50
12.8	SEE ABOVE	2.0	EA	\$650.00	\$1,300.00
				TOTAL:	-\$3,981.50

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of -\$3981.50 divided as follows:

	Contract Amount	Contract Working Days
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$517,847.65	60.0
Change due to this C.O. (+ or -)	(\$3,981.50)	0
Totals including this C.O.:	\$513,866.15	60.0

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

Absolute Concrete Construction, Inc. dba Absolute Group

CONTRACTOR

By



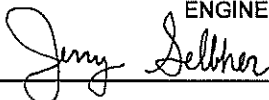
DATE:

10-16-24

Snyder & Associates, Inc.

ENGINEER

By



DATE:

10-16-2024

City of Indianola

OWNER

By

DATE:

APPLICATION FOR PARTIAL PAYMENT NO. 3

PROJECT: West Clinton Avenue Culvert Replacement

S&A PROJECT NO.: 120.0740.01

OWNER: City Of Indianola
CONTRACTOR: Absolute Concrete Construction, Inc. dba Absolute Group
ADDRESS: 1800 Burr Oak Blvd
Granger, IA 50109
DATE: 10/21/2024

PAYMENT PERIOD: 9/1/2024
to 9/30/2024

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 517,847.65
Net Change by Change Order \$ (3,981.50)
Contract Amount to Date: \$ 513,866.15

CONTRACT PERIOD: TOTAL WORKING DAYS:

Notice to Proceed: July 5, 2024
Number of Contract Working Days: 65
Working Days Used: 49
Working Days Remaining: 16.0
Percentage of Working Days Remaining: 24.6%

2. WORK SUMMARY:

Total Work Performed to Date: \$ 340,556.10
Retainage: 5% \$17,027.81
Total Earned Less Retainage \$323,528.29
Less Previous Applications for Payment \$243,254.72
AMOUNT DUE THIS APPLICATION: \$80,273.57

Percentage of Work Remaining: 33.7%

Est 1 \$ 45,600.00
Est 2 \$ 197,654.72

Total Previous Payments \$ 243,254.72

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that

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

Absolute Group
CONTRACTOR

By [Signature] DATE: 10-16-24

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended

Snyder & Associates, Inc.
ENGINEER

By [Signature] DATE: 10-16-2024

5. OWNER'S APPROVAL

OWNER

By _____ DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		PLAN QTY.	UNIT	UNIT COST	TOTAL	QTY. TO DATE	CO #	COST TOTAL
	EARTHWORK							
2.1	CLEARING AND GRUBBING	1.00	LS	\$ 24,750.00	\$ 24,750.00	1.00		24,750.00
2.2	EARTHWORK	1.00	LS	\$ 4,125.00	\$ 4,125.00	0.20		825.00
2.3	EXCAVATION, CLASS 13	31.00	CY	\$ 18.50	\$ 573.50	0.00		-
2.4	BELOW GRADE EXCAVATION (CORE OUT)	20.00	CY	\$ 107.00	\$ 2,140.00	0.00		-
2.5	CHANNEL EXCAVATION	107.00	CY	\$ 35.00	\$ 3,745.00	0.00		-
2.6	SUBGRADE PREPARATION	327.00	SY	\$ 5.50	\$ 1,798.50	0.00		-
2.7	SUBBASE, MODIFIED	327.00	SY	\$ 12.00	\$ 3,924.00	0.00		-
2.8	COMPACTION TESTING	1.00	LS	\$ 3,200.00	\$ 3,200.00	0.00		-
	TRENCH AND TRENCHLESS CONSTRUCTION							
3.1	TRENCH FOUNDATION	25.00	TON	\$ 54.00	\$ 1,350.00	0.00		-
3.2	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	25.00	CY	\$ 38.00	\$ 950.00	0.00		-
3.3	TRENCH COMPACTION TESTING	1.00	LS	\$ 4,225.00	\$ 4,225.00	0.00		-
	SEWERS AND DRAINS							
4.1	STORM SEWER, TRENCHED, RCP, 42"	11.00	LF	\$ 400.00	\$ 4,400.00	0.00		-
4.2	REMOVAL OF STORM SEWER, CMP, 15"	68.00	LF	\$ 30.00	\$ 2,040.00	0.00		-
4.3	REMOVAL OF STORM SEWER, RCP, 42"	27.00	LF	\$ 40.00	\$ 1,080.00	0.00		-
4.4	SUBDRAIN, PVC, 6"	207.00	LF	\$ 30.00	\$ 6,210.00	0.00		-
4.5	SUBDRAIN CLEANOUT, PVC, 6"	4.00	EA	\$ 825.00	\$ 3,300.00	0.00		-
4.6	SUBDRAIN OUTLETS AND CONNECTIONS, PVC, 6"	8.00	EA	\$ 810.00	\$ 6,480.00	0.00		-
4.7	BOARD INSULATION	168.00	SF	\$ 5.50	\$ 924.00	0.00		-
	WATER MAIN AND APPURTENANCES							
5.1	FITTING, DUCTILE IRON, 6"	90.00	LB	\$ 15.00	\$ 1,350.00	90.00		1,350.00
5.2	WATER MAIN ABANDONMENT, DIP CAP, 6"	4.00	EA	\$ 650.00	\$ 2,600.00	2.00		1,300.00
5.3	WATER MAIN REMOVAL, 6"	30.00	LF	\$ 30.00	\$ 900.00	0.00		-
5.4	FIRE HYDRANT ASSEMBLY	2.00	EA	\$ 8,050.00	\$ 16,100.00	2.00		16,100.00
5.5	VALVE REMOVAL	1.00	EA	\$ 320.00	\$ 320.00	0.00		-
	STRUCTURES FOR SANITARY AND STORM							
6.1	MANHOLE, SW-401, 72"	1.00	EA	\$ 12,425.00	\$ 12,425.00	0.00	1	-
6.2	MANHOLE ADJUSTMENT, MINOR	3.00	EA	\$ 1,550.00	\$ 4,650.00	0.00	1	-
6.3	INTAKE ADJUSTMENT, MAJOR	2.00	EA	\$ 3,100.00	\$ 6,200.00	0.00		-
	STREETS AND RELATED WORK							
7.1	PAVEMENT, PCC, 8"	147.00	SY	\$ 75.00	\$ 11,025.00	0.00		-
7.2	BRIDGE APPROACH PAVEMENT, PCC, 8"	141.00	SY	\$ 167.00	\$ 23,547.00	0.00		-
7.3	PCC PAVEMENT SAMPLES AND TESTING	1.00	LS	\$ 2,000.00	\$ 2,000.00	0.00		-
7.4	REMOVAL OF SIDEWALK	45.00	SY	\$ 10.00	\$ 450.00	45.00		450.00
7.5	SIDEWALK, PCC, 4"	46.00	SY	\$ 61.50	\$ 2,829.00	0.00		-
7.6	PAVEMENT REMOVAL	314.00	SY	\$ 10.00	\$ 3,140.00	189.00		1,890.00
	TRAFFIC CONTROL							
8.1	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 3,125.00	\$ 3,125.00	0.20		625.00
	SITE WORK AND LANDSCAPING							
9.1	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	0.30	AC	\$ 10,000.00	\$ 3,000.00	0.00		-
9.2	FILTER SOCK, 8"	604.00	LF	\$ 2.00	\$ 1,208.00	80.00		160.00
9.3	FILTER SOCK, REMOVAL	604.00	LF	\$ 1.00	\$ 604.00	0.00		-
9.4	RIP-RAP, CLASS B REVETMENT	263.50	TON	\$ 90.50	\$ 23,846.75	0.00		-
9.5	RIP-RAP, CLASS E REVETMENT	104.60	TON	\$ 87.00	\$ 9,100.20	0.00		-
9.6	FLEXAMAT PLUS	1,442.00	SF	\$ 12.00	\$ 17,304.00	0.00		-
9.7	EROSION CONTROL SEEDING AND MULCHING	0.30	AC	\$ 6,000.00	\$ 1,800.00	0.00		-
9.8	INLET PROTECTION DEVICE, DROP IN	2.00	EA	\$ 250.00	\$ 500.00	0.00		-
9.9	CHAIN LINK FENCE, VINYL COATED, 42"	97.00	LF	\$ 89.25	\$ 8,657.25	0.00		-
	MISCELLANEOUS							
11.1	MOBILIZATION	1.00	LS	\$ 18,000.00	\$ 18,000.00	1.00		18,000.00
11.2	CONCRETE WASHOUT	1.00	LS	\$ 650.00	\$ 650.00	0.00		-
	REINFORCED CONCRETE BOX CULVERT							
12.1	REMOVALS, AS PER PLAN	1.00	LS	\$ 6,000.00	\$ 6,000.00	1.00		6,000.00
12.2	EXCAVATION, CLASS 20	716.00	CY	\$ 17.50	\$ 12,530.00	716.00	1	12,530.00
12.3	GRANULAR MATERIAL FOR BLANKET	93.00	CY	\$ 117.00	\$ 10,881.00	93.00	1	10,881.00
12.4	STRUCTURAL CONCRETE (RCB CULVERT)	126.30	CY	\$ 1,500.00	\$ 189,450.00	126.30		189,450.00
12.5	REINFORCING STEEL	11,377.00	LB	\$ 2.15	\$ 24,460.55	11,368.00		24,441.20
12.6	REINFORCING STEEL, EPOXY COATED	7,526.00	LB	\$ 3.15	\$ 23,706.90	7,416.00		23,360.40
12.7	ENGINEERING FABRIC	42.00	SY	\$ 6.50	\$ 273.00	0.00		-
		TOTAL ORIGINAL CONTRACT = \$ 517,847.65				\$ 332,112.60		
CHANGE ORDER SUMMARY:								
	CHANGE ORDER 01							
6.1	MANHOLE, SW-401, 72"	-1.00	EA	\$ 12,425.00	\$ (12,425.00)	0.00	1	\$ -
6.2	MANHOLE ADJUSTMENT, MINOR	2.00	EA	\$ 1,550.00	\$ 3,100.00	2.00	1	\$ 3,100.00
12.2	EXCAVATION, CLASS 20	94.00	CY	\$ 17.50	\$ 1,645.00	94.00	1	\$ 1,645.00
12.3	GRANULAR MATERIAL FOR BLANKET	20.50	CY	\$ 117.00	\$ 2,398.50	20.50	1	\$ 2,398.50
12.8	MANHOLE ACCESS	2.00	EA	\$ 650.00	\$ 1,300.00	2.00	1	\$ 1,300.00
				TOTAL:	\$ (3,981.50)			\$ 8,443.50
		TOTAL CHANGE ORDERS = \$ (3,981.50)				\$ 8,443.50		
		TOTAL CONTRACT & CHANGE ORDERS \$ 513,866.15				\$ 340,556.10		



MEMORANDUM

To: Mayor and City Council
From: Greg Chia, Fire Chief
Date: October 21, 2024
Subject: Resolution approving the purchase of an ambulance for the Fire Department.

Introduction: This is a replacement for Medic Unit 247.

Background: The current Medic 247 is a Ford F450 4X4 diesel 6.7 that is 11 years old and has 160,000 miles. Its maintenance is increasing annually. It is due to be replaced, and I am requesting to purchase a Dodge Ram 4X4 4500 Cummings diesel. The manufacturing environment is becoming a scheduling issue when replacing apparatus. Ordering a chassis and getting a manufacturer's build time coordinated for an appropriate replacement is difficult. In the recent past, ordering and build time was estimated at 9–12 months. That has increased to a minimum of 28–36 months before the departments have a completed apparatus.

In the past, an 8-year replacement schedule was initiated because of the wear on the vehicles and the increased mileage. The recent increase in chassis manufacturing time and the time to receive a completed apparatus has become a financial balancing act.

Discussion: The discussion must balance out the financial impact of the replacement of 247 followed by the replacement of Medic 245 next calendar year to keep up with a workable replacement schedule. If the replacement of the apparatus is not maintained, it will affect patient care and the safety of the medics who will be administering care to our community members.

Budget Impact: Total cost is \$375,000; when the chassis arrives, \$90,000 in FY2025 and \$285,000 in FY2027 upon completed apparatus.

Recommendation: Recommend authorizing this purchase. Roll call is in order.

Attachments: 1. Res 2024- approving purchase of a new ambulance

City of Indianola
RESOLUTION NO. 2024-

RESOLUTION APPROVING THE PURCHASE OF AN AMBULANCE

WHEREAS, Medic Unit 247 is a Ford F450 4x4 diesel 6.7 that is past its useful life and needs to be replaced; and

WHEREAS, the manufacturing environment is significantly delayed, leaving production time estimated at 28-36 months from time of order to receipt of the new apparatus; and

WHEREAS, the Fire Department desires to replace current Medic Unit 247 with a Dodge Ram 4x4 4500 Cummins diesel medic unit; and

WHEREAS, the Indianola Fire Department recommends approval of an ambulance in the amount of \$375,000 from the Huston-Galveston Area Cooperative purchasing group; and

WHEREAS, the budget impact will be \$90,000 for the Chassis in FY25 and \$285,000 in FY27.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Indianola, Iowa, that the Fire Department is hereby authorized to purchase a Dodge Ram 4x4 Cummins diesel in the amount of \$375,000.

BE IT FURTHER RESOLVED, the Mayor or City Manager are authorized to execute contracts and any other necessary documents related to this purchase.

Approved this 21st day of October 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Greg Chia, Fire Chief
Date: October 21, 2024
Subject: Resolution authorizing an intergovernmental agreement for mutual assistance for Fire and EMS services.

Introduction: Update intergovernmental agreement with Polk County Fire & EMS resources. This agreement will replace the 2017 version.

Background:

Discussion: This agreement will update the 2017 document with Polk County emergency services. The City of Indianola Fire Department has an excellent relationship with Polk County EMA and Metro departments. If there is a need for additional emergency services, this agreement provides a means of requesting resources.

Budget Impact: 0

Recommendation: Recommend passing. Roll calls is in order.

Attachments:

1. PCFCA 28E Fire Rescue Services 2017 (upd 9-2024) Mutual Aid
2. Res 2024- approving 28E agreement for mutual aid



Paul D. Pate
Secretary of State
State of Iowa

28E
Agreement

Item 1. The full legal name, organization type and county of each participant to this agreement are:

	Full Legal Name	Organization Type	*County
Party 1	City of Altoona	City	Polk
Party 2	City of Ankeny	City	Polk
Party 3	City of Bondurant	City	Polk
Party 4	Camp Township	Township	Polk
Party 5	City of Carlisle	City	Warren
Party 6	City of Bussey	Marion	City
Party 7	Clay Township	Marion	Township
Party 8	City of Clive	Polk	City
Party 9	City of Colfax	Jasper	City
Party 10	Delaware Township	Polk	Township
Party 11	City of Des Moines	Polk	City
Party 12	Des Moines Airport Authority	Polk	Reg or District
Party 13	City of Elkhart	Polk	City
Party 14	City of Granger	Dallas	City
Party 15	City of Grimes	Polk	City
Party 16	City of Harvey	Marion	City
Party 17	City of Indianola	Warren	City
Party 18	City of Johnston	Polk	City
Party 19	City of Knoxville	Marion	City
Party 20	Lake Prairie Fire Service	Marion	Township
Party 21	City of Marshalltown	Marshall	City
Party 22	City of Maxwell	Story	City
Party 23	City of Mingo	Jasper	City
Party 24	City of Mitchellville	Polk	City
Party 25	City of Nevada	Story	City
Party 26	City of Newton	Jasper	City
Party 27	Northern Warren Fire & Emergency Response Agency	Warren	Reg or District
Party 28	City of Norwalk	Warren	City
Party 29	City of Pleasant Hill	Polk	City
Party 25	City of Polk City	Polk	City
Party 26	Saylor Township	Polk	Township

Party 27	City of Urbandale			Polk	City
Party 28	City of Waukee			Dallas	City
Party 29	City of West Des Moines			Polk	City
Party 30	City of Windsor Heights			Polk	City

Item 2. The type of Public Service included in this agreement is: 210 Fire Response
(Enter only one Service Code and Description) Code Number Service Description

Item 3. The purpose of this agreement is: *(please be specific)*
 To provide for Mutual Aid in case of an Emergency within the jurisdiction of the Parties to this Agreement arising in Polk County and/or the adjoining counties of Boone, Dallas, Jasper, Madison, Marion, Marshall, Story and Warren.

Item 4. The duration of this agreement is: *(check one)* ☐ Agreement Expires _____ ☒ Indefinite Duration
[mm/dd/yyyy]

Item 5. Does this agreement amend or renew an existing agreement? *(check one)*

☐ **NO**

☒ **YES** Filing # of the agreement: M508206

(Use the filing number of the most recent version filed for this agreement)

The filing number of the agreement may be found by searching the 28E database at: <http://sos.iowa.gov/28e>.

Item 6. Attach two copies of the agreement to this form if not filing online.

Item 7. The primary contact for further information regarding this agreement is: *(optional)*

LAST Name _____ **FIRST** Name _____

Title _____ Group: _____

Email _____ Phone _____

28E AGREEMENT FOR MUTUAL ASSISTANCE

for Polk County Area Fire/Rescue Services

WHEREAS, the undersigned entities (“Party” or collectively “Parties”) provide fire/rescue services and/or emergency medical services (“Emergency Services”) in Polk County and/or the adjoining counties of Boone County, Dallas County, Jasper County, Madison County, Marion County, Marshall County, Story County and Warren County (“adjoining counties”); and

WHEREAS, there has been a long standing Mutual Aid Agreement among Polk County fire/rescue and emergency medical services and/or other entities to provide mutual aid in Polk County and adjoining counties in a time of need;

WHEREAS, the current Mutual Aid Agreement is entitled 28E Agreement for Mutual Assistance for Polk County Fire/Rescue Services and is filed with the Iowa Secretary of State at 10:51 a.m. on June 24, 2015, numbered M508206 (“2015 Agreement”); and

~~**WHEREAS**, the 2015 Agreement has been in force for one year and Parties desire to update; and~~

WHEREAS, the Parties have a desire to assist each other in time of need; and

WHEREAS, the Parties each maintain adequate Emergency Services equipment and personnel to respond to the normal emergencies occurring within their respective jurisdictions; and

WHEREAS, situations may arise in regard to emergencies or circumstances which exhaust available personnel and equipment, or require additional or specialty personnel or additional and/or special equipment that the responsible jurisdiction may not have available at any given time; and

WHEREAS, to combat such emergency situations, it is desirable for the Parties to render needed Emergency Services upon a reciprocal basis; and

WHEREAS, the governing bodies of each party are desirous of entering into this 28E Agreement (“Agreement”), the purpose of which is to provide for the Emergency Services of one entity to the other in such emergency or needed situations requiring additional, special personnel, and/or equipment.

NOW, THEREFORE, BE IT AGREED AS FOLLOWS:

I. Incorporation of Recitals

The foregoing Recitals are incorporated herein as if fully set forth in this paragraph.

II. Definitions

- A. Mutual Aid/Automatic Aid. The assistance of Emergency Services personnel and equipment provided by one Party (“Providing Entity”) and requested by the other Party (“Requesting Entity”) to this Agreement. Automatic Aid is considered a subset of Mutual Aid, and both are interchangeable within this document.
- B. Incident Commander. The person who, by virtue of his/her position with the Requesting Entity, is responsible for the overall command and direction of the Emergency response activities.
- C. Emergency. Any situation where a Requesting Entity, due to lack of personnel or training, special equipment needs or magnitude of event, and based upon actual circumstances, concludes that assistance is needed from a Providing Entity(s) to protect life, stabilize the incident, and/or protect property within its jurisdiction.

III. Purpose

This Agreement is made pursuant to Chapter 28E, Code of Iowa. The purpose of this Agreement is to provide for Mutual Aid in case of an Emergency arising within the jurisdiction of the Parties to this Agreement.

IV. Request for Assistance

All requests for Mutual Aid in an Emergency shall be made by an Emergency Services director, Fire Chief or designee of the Requesting Entity. Additionally, requests for assistance can also be filled using pre-determined response tables utilizing Computer-Aided Dispatch (CAD) created by the

Requesting Entity and approved the Providing Entity. Such requests shall state the exact nature of the Emergency and shall include the amount and type of equipment and the number and skills of personnel required, and shall specify the location where the personnel and equipment are needed. The final decision of type and amount of equipment and number of personnel to be provided by the Providing Entity to the Requesting Entity shall be at the sole discretion of the Providing Entity. Further, the Providing Entity shall be held harmless by the Requesting Entity from liability in connection with its final decision on type and amount of equipment and number of personnel to be provided to the Requesting Entity.

V. Authority over Joint Operations

The Incident Commander of the Requesting Entity shall retain overall control of all Emergency response activities. The ranking supervisor of the Providing Entity shall remain in command of his/her personnel and equipment subject, however, to the direction and control of the Incident Commander. By previous agreement, Incident Command can be initiated or assumed by a ranking supervisor from the Providing Entity for operational control, and incident safety purposes. It is understood that the purpose of this section is to maintain order for the emergency response and shall not be construed to establish an employer/employee relationship.

VI. Liability

Employees or volunteers of either Party acting pursuant to this Agreement shall be considered as acting under the lawful orders and instructions pertaining to their employment or volunteer status with such Party. Under no circumstances are employees or volunteers of one party to be considered employees or volunteers of the other Party.

Each Party waives all claims against the other for compensation for any property loss or damage and/or personal injury or death to its personnel as consequence of the performance of this Agreement. Each Party shall bear the liability and/or costs of damage to its equipment and facilities, and the compensation of its employees or volunteers, including injury or death of its personnel, occurring as a consequence of the performance of this

Agreement, whether the damages, costs, injury or death occurs at an Emergency in the Party's own jurisdiction or in the jurisdiction of the other Party. Nothing in this agreement is intended nor does it waive any right to seek federal or other assistance provided for disaster relief.

Except as provided herein, each Party shall be responsible for the acts or omissions of its own employees, and shall indemnify, defend and hold harmless the Other Party, its officers, agents and employees from and against any and all suits, actions, debts, damages, costs, charges and expenses, including court costs and attorney's fees arising from loss of or damage to private property, and/or the death of or injury to private persons, arising from services of response rendered pursuant to this Agreement.

Provided, however, the Requesting Entity shall indemnify, defend and hold harmless the Providing Entity where any suits, actions, debts, damages, costs, charges or expenses arise from execution of a specific command or order pursuant to paragraph V of this Agreement.

Nothing in this Agreement shall prevent or limit either Party to this Agreement from recovering or attempting to recover costs of services rendered to a third party where such recovery of costs is provided for by law.

The Parties to this Agreement do not waive any defenses, immunities or other limitations applicable to a respective party and nothing herein shall be so construed. Each Party to this Agreement reserves the right to fully defend all claims arising from loss of or damage to private property and/or death of or injury to private persons who are not parties to this Agreement including, but not limited to asserting defenses of immunities available under applicable law.

This article shall survive the termination of this Agreement where necessary to protect each Party to this Agreement.

VII. Compensation

- A. **Emergency Services.** For Emergency Services, no Party shall be required to reimburse any other Party for the cost of providing the services set forth in this Agreement, unless the incident lasts twelve hours or

longer. If an incident lasts twelve hours or longer, the Providing Entity may seek compensation from the Requesting Entity for the cost of providing the services set forth in this Agreement.

All services are billable if the incident lasts a minimum of twelve consecutive hours. Services include, but are not limited to:

- a. Personnel (including backfill personnel)
- b. Equipment (at rates defined by FEMA)
- c. Supplies (actual cost incurred, including shipping of replacement supplies) Documentation is required in the form of an incident report which clearly lists personnel, equipment and supplies used. Supply usage also requires an actual invoice copy.

B. Emergency Medical Services. The Party transporting a patient from an emergency location to a medical facility will be responsible for billing the patient for services rendered.

If the Providing Entity provides supplemental services or a higher level of medical services than the Requesting Entity, such as paramedic services, the Requesting Entity may bill the patient for the supplemental services pursuant to accepted billing standards. In the event the Requesting Entity does not charge for ambulance services, the Providing Entity will bill the patient for services rendered and retain one hundred percent (100%) of fees collected.

C. Hazardous Materials Services. The Providing Entity may bill the responsible person (as defined by Iowa Administrative Code Sections 133.2 and 133.3) at a hazardous substance or condition incident (as defined in Iowa Administrative Code Section 133.1(2)) to reclaim costs associated with responding to the incident.

VIII. Termination

This Agreement may be terminated with respect to that Party for any reason by any Party by giving written notice, by certified mail to the President of the Polk County Fire Chief's Association. This Agreement shall thereafter terminate, with respect to that Party only, sixty (60) days from the date of receipt of termination notice. Upon termination, said

terminating Party shall have no further responsibility or obligation or benefits from the other Parties to the Agreement, under this Agreement, except as provided herein.

IX. Effective Date

This Agreement shall be in full force and effect at 12:01 a.m., January 1, 2025, by and between the Parties who have obtained approval hereof by their respective governing bodies. Prior to January 1, 2025, the President of the Polk County Fire Chief's Association shall have filed this Agreement with the Iowa Secretary of State as required by Iowa Code section 28E.9. This Agreement shall remain in full force and effect for an indefinite period of time from the effective date hereof until terminated as provided in paragraph VII.

X. Prior Mutual Assistance Agreements

This Agreement supersedes the 2017 Agreement in full.

XI. Amendments

This Agreement represents the entire Agreement of the Parties. Any amendments must be in writing, approved by the governing body of all Parties, and executed by the authorized representatives of all Parties. Any and all amendments must comply with the provisions of Iowa Code section 28E.8. Any and all such requirements shall be done by the then presiding President of the Polk County Fire Chief's Association or President's designee.

XII. Validity

In the event any part or paragraph of this Agreement is declared void as being contrary to Iowa law, the remaining portions of this Agreement that are valid shall continue in full force and effect.

XIII. No Separate Entity Created -- Administration

It is the Intent of the Parties not to create a separate legal entity or administrative agency under this Agreement. The then presiding President of the Polk County Fire Chief's Association shall serve as Administrator of this undertaking.

XIV. No Real or Personal Property

No real or personal property will be acquired, held or disposed of during this undertaking as no separate entity has been created.

XV. Applicable Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa (excluding conflicts of laws rules), and applicable federal law.

XVI. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT FOR MUTUAL
ASSISTANCE FOR FIRE AND EMS SERVICES**

WHEREAS, the City of Indianola (the “City”) desires to enter into this Intergovernmental Agreement (“Agreement”), with the agencies that provide fire/rescue services and/or emergency medical services in Polk County, and/or the adjoining counties of Boone County, Dallas County, Jasper County, Madison County, Marion County, Marshall County, Story County and Warren County; and

WHEREAS, the Parties have a desire to assist each other in time of need; and

WHEREAS, the Parties each maintain adequate Emergency Services equipment and personnel to respond to the normal emergencies occurring within their respective jurisdictions; and

WHEREAS, situations may arise in regard to emergencies or circumstances which exhaust available personnel and equipment, or require additional or specialty personnel or additional and/or special equipment that the responsible jurisdiction may not have available at any given time; and

WHEREAS, to combat such emergency situations, it is desirable for the Parties to render needed Emergency Services upon a reciprocal basis; and

WHEREAS, the governing bodies of each party are desirous of entering into this Intergovernmental Agreement (“Agreement”), the purpose of which is to provide for the Emergency Services of one entity to the other in such emergency or needed situations requiring additional, special personnel, and/or equipment.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the Intergovernmental Agreement for Mutual Assistance is hereby approved and the City Clerk is hereby authorized and directed to execute said Agreement on behalf of the City.

Approved and passed this 21st day of October 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: October 21, 2024
Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2024- approving salaries

City of Indianola
RESOLUTION NO 2024-

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:

Jackie Raffety, Full-Time Finance Director/City Clerk, to 9-A, \$113,557.50/year, effective October 6, 2024; and

Brian Sher, Full-Time Police Chief, from 11-G to 11-H \$158,211.55/year, effective October 6, 2024; and

Roxanne Stotler, Full-time Senior Budget Analyst, from 6-A to 6-A.5 \$76,261.31/year effective October 6, 2024; and

Michael Wadle, to Part-Time Library Assistant, \$17.27/hour, effective October 7, 2024; and

China Johnson, Part-Time Library Assistant, from 1-A.5 to 1-B, \$17.81/hour, effective October 20, 2024; and

Aidan Jones, adding a secondary position as Part-Time Non-Benefitted Swim Instructor Non-Certified, \$11.50/hour, effective October 20, 2024; and

Sawyer Massey, adding a secondary position as Part-Time Non-benefitted Swim Instructor, Non-Certified, \$11.00/hour, effective October 20, 2024; and

Conner McCoy, adding a secondary position as Part-Time Non-Benefitted Swim Instructor, Non-Certified, \$11.00/hour, effective October 20, 2024; and

Gabriel Sinclair, adding a secondary position as Part-Time Non-benefitted Swim Instructor, Non-Certified, \$11.00/hour, effective October 20, 2024; and

Dru Spurgeon, adding a secondary position as Part-Time Non-Benefitted Swim Instructor, Non-Certified, \$11.00/hour, effective October 20, 2024; and

Stacey Vannoni, Full-time HR Specialist, from 5-C.5 to 5-D \$74,348.13/year, effective October 20, 2024; and

BE IT FURTHER RESOLVED that the city staff is hereby authorized to execute the resolution to issue payroll checks and make all required supporting payroll payments as required per the personnel manual or required by law.

Passed and approved this 21st day of October 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

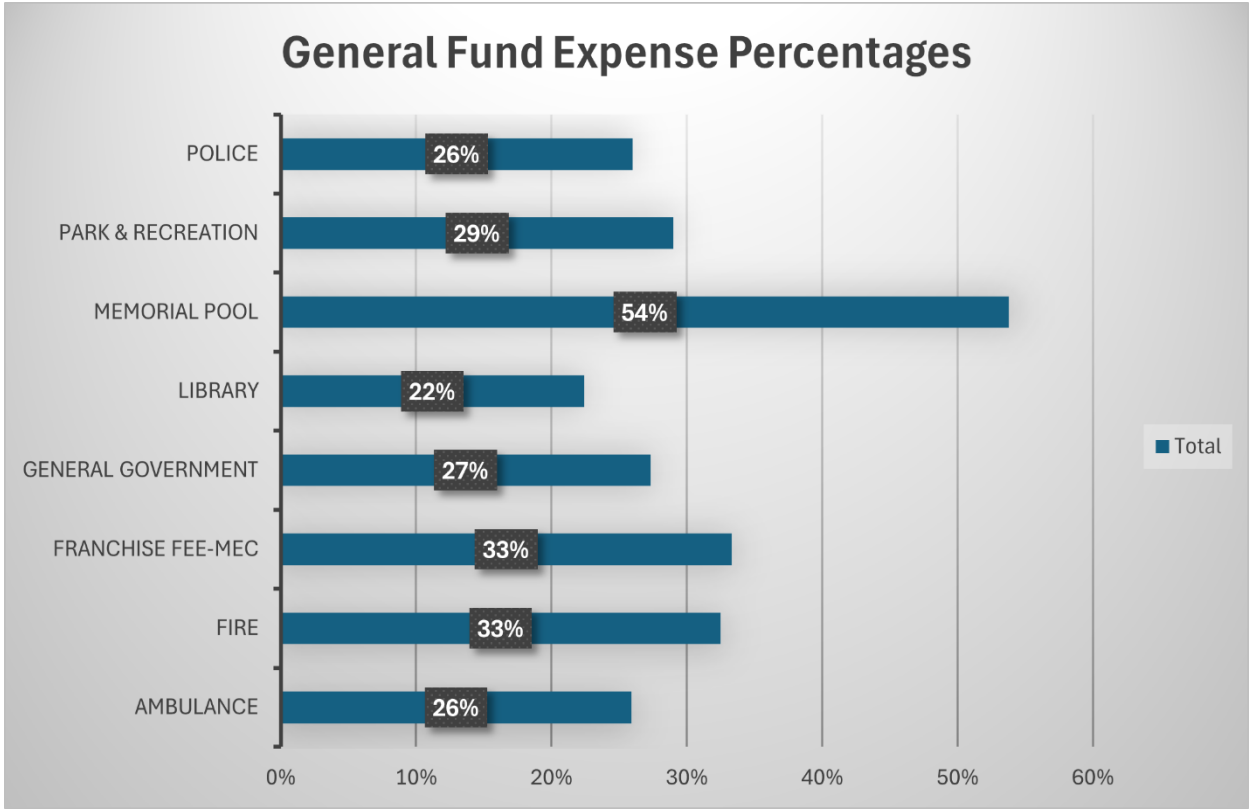
To: Mayor and City Council
From: Roxanne Stotler, Senior Budget Analyst
Date: October 21, 2024
Subject: Receive and file the September 2024 Treasurer's Report.

Introduction: The City Council requested budget-to-actual expenditure percentages with the Treasurer's Report each month, as well as explanations for any large variances.

Background: As of September 2024, funds should have expended 25% of their budgets. Percentage variances greater than 50% will be explained further. Funds that are currently in the negative will also be explained and a status of the overall budget will be displayed.

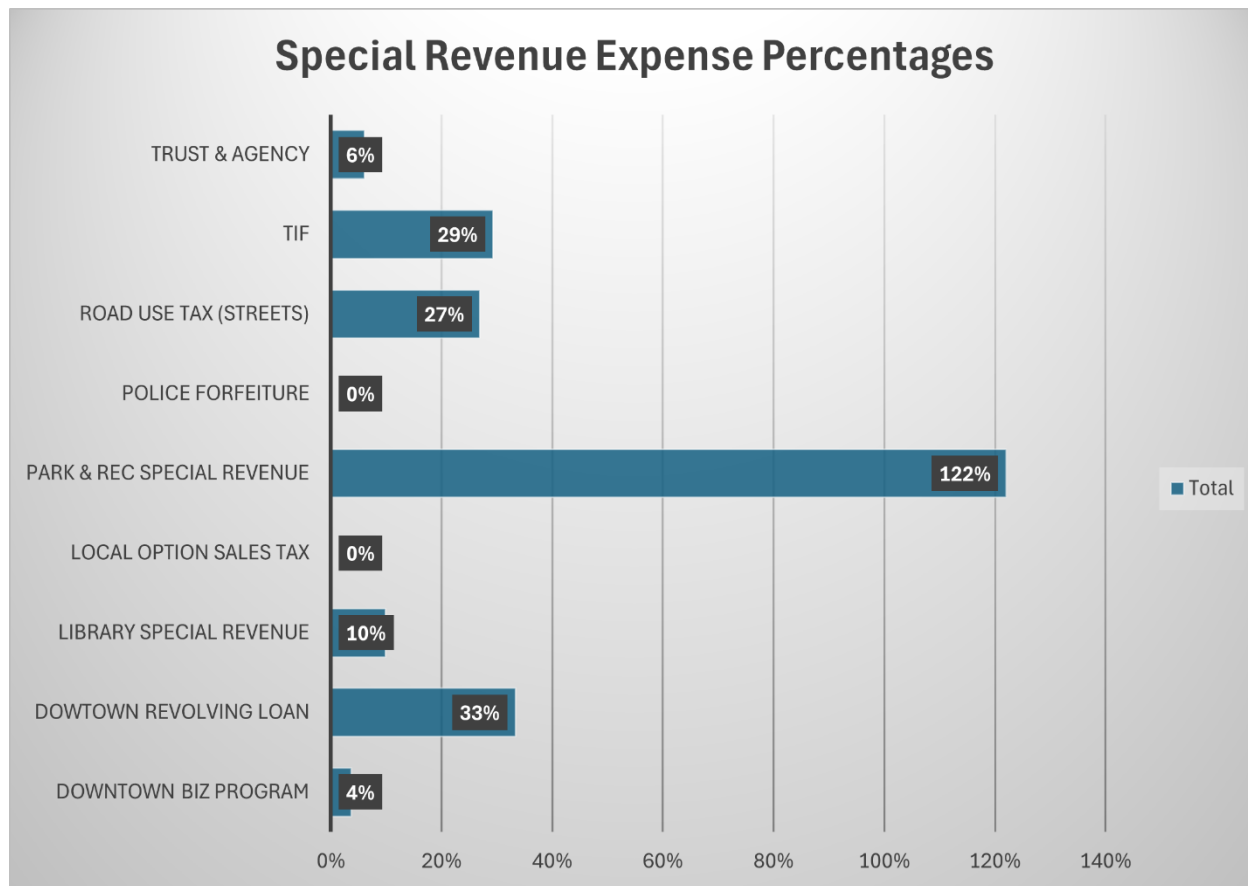
Discussion: Funds Currently Over 50% Budgeted Expenditures

Fund 045 (Memorial Pool) had seasonal expenses. There are no further expenditures anticipated until the end of the fiscal year.



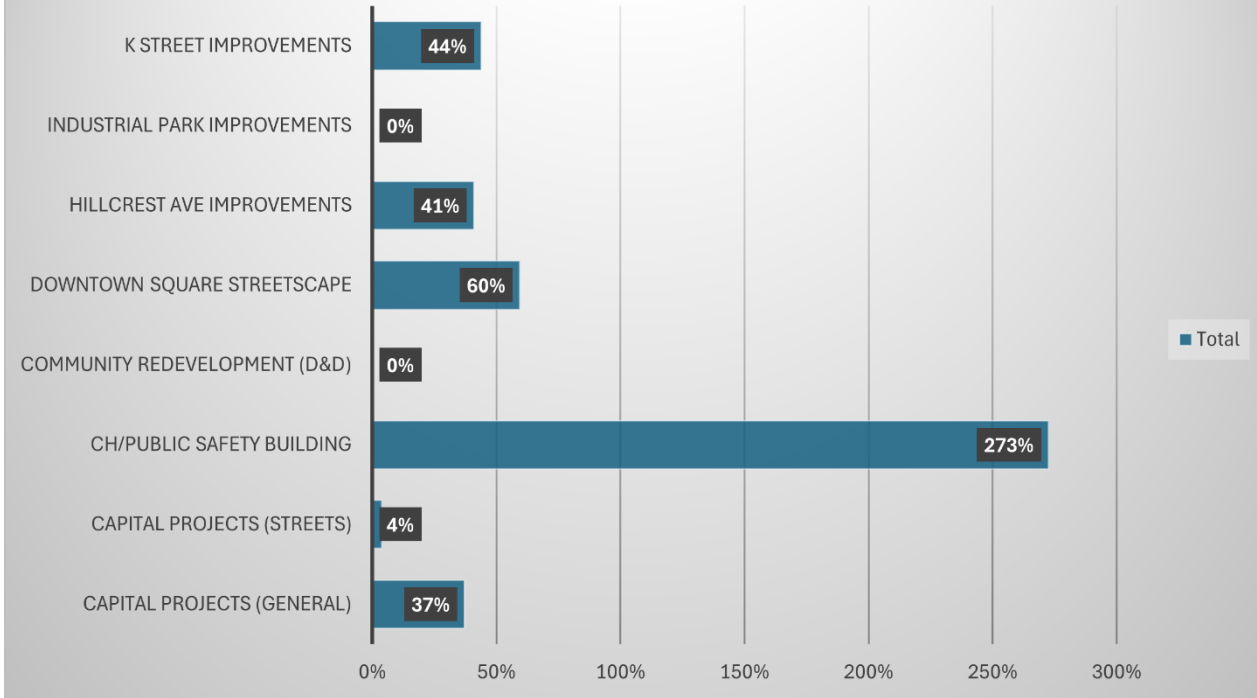
Fund 142 (Parks & Rec Special Revenue Fund) is used for the Hometown Pride expenses. As Doug Bylund advised, the City will be reimbursed from Hometown Pride receiving the Iowa Great Places

Grant this calendar year. The budget will be amended with the 1st amendment to reflect the extra expenditures spent so far in FY25.



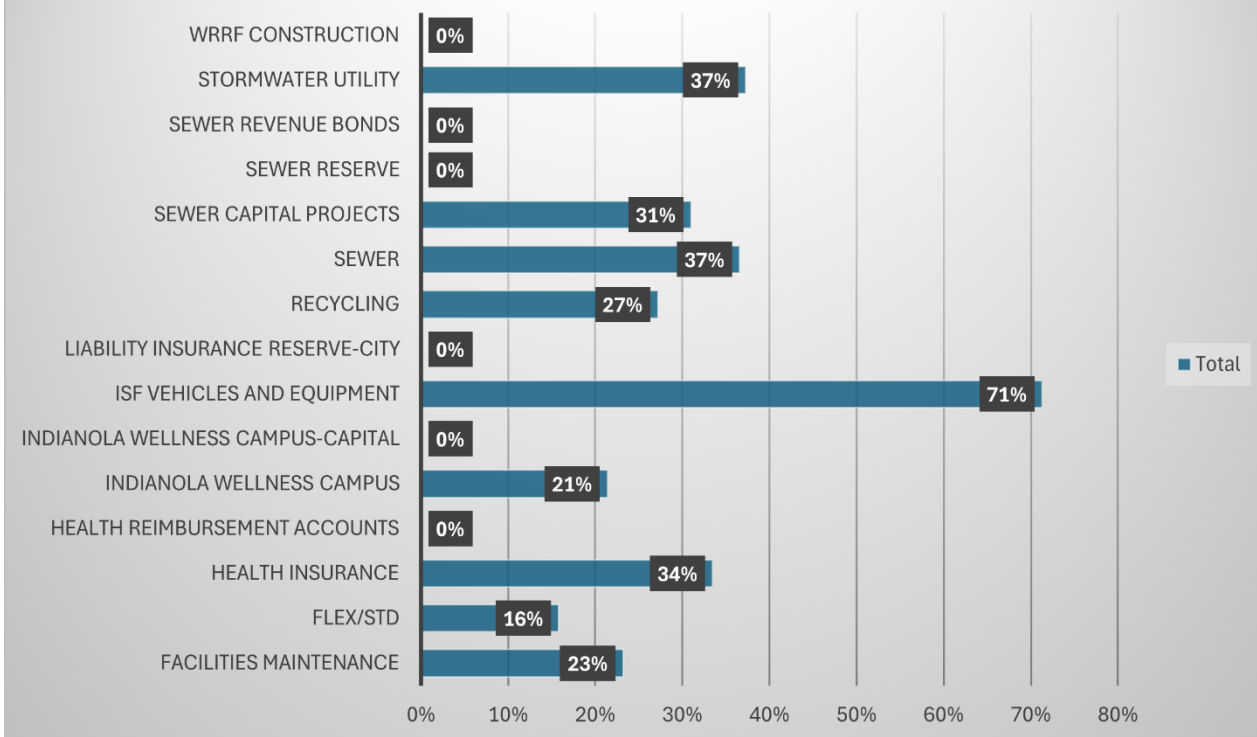
The Capital Funds do not always follow the same benchmarks as the other funds. Fund 322 (Downtown Square Streetscape) and Fund 340 (CH/Public Safety Building) apply to this methodology. Fund 340's funding has not been decided.

Capital Projects Expense Percentages



Fund 890 (ISF Vehicles and Equipment) is over the 50% threshold due to one large street expense in August 2024.

Internal Service Funds Expense Percentages



Funds Currently in the Negative

There are several funds that are currently in the negative:

- Funds 015 (Fire) and 045 (Memorial Pool) receive property taxes and should receive enough taxes to cover the negative balance in the next couple of months. The pool expenses should be slowing down now that the pool is closed for the summer.
- Fund 142 (Parks & Rec Special Revenue Fund) will be reimbursed during the fiscal year by Hometown Pride.
- Fund 340 (CH/Public Safety Building) is used for expenses related to the Howard Street (Regions Bank) building. Fund 353 (Community Redevelopment (D&D) was used to tear down and remove the house at 204 North C Street adjacent to the Library. The source of revenue to fund these has yet to be determined.
- Fund 680 (Indianola Wellness Campus) is being monitored by IWC and the Finance Staff.
- Fund 850 (Liability Insurance Reserve-City) was not budgeted this year due to inactivity in FY24. A budget will be established including a "transfer in" with the FY25 1st amendment.
- Fund 860 (Facilities Maintenance) is slightly in the negative. All of the projected budgeted "transfers in" have not been completed due to lack of funding from other sources. Once money is available, those transfers will be made.

Budget Function Check

To better gauge the status of the budget and to ensure that we are not going over expenditures per state guidelines, the Treasurer's report memo will now include the below spreadsheet, which is a reflection of the state amendment form:

REVENUES:	FY25 Budget	FY25 Actual	Variance	Percent Difference
Taxes Levied on Property	9,198,292.00	548,562.34	8,649,729.66	6%
TIF Revenues	1,500,000.00	140,194.42	1,359,805.58	10%
Other City Taxes	2,874,229.00	797,033.79	2,077,195.21	38%
Licenses & Permits	332,850.00	86,880.48	245,969.52	35%
Use of Money & Property	727,689.00	236,233.79	491,455.21	48%
Intergovernmental	6,834,623.00	1,119,559.99	5,715,063.01	20%
Charges for Service	10,567,769.00	3,092,730.23	7,475,038.77	41%
Special Assessments	-	983.00	(983.00)	-100%
Miscellaneous Category	524,297.00	278,668.12	245,628.88	113%
Transfer In	15,107,259.00	2,542,797.10	12,564,461.90	20%
Total Revenues & Other Resources	38,468,716.00	8,295,080.92	30,173,635.08	27%
EXPENDITURES:	FY25 Budget	FY25 Actual	Variance	Percent Difference
Public Safety	9,259,964.75	2,430,767.98	6,829,196.77	36%
Public Works	2,385,970.00	603,924.58	1,782,045.42	34%
Culture & Recreation	3,382,987.04	1,092,915.42	2,290,071.62	48%
Community & Economic Development	1,804,777.00	216,835.06	1,587,941.94	14%
General Government	2,268,862.10	632,194.65	1,636,667.45	39%
Debt Service	3,429,163.00	-	3,429,163.00	0%
Capital Projects	6,828,000.00	2,607,998.34	4,220,001.66	62%
Business Type/Enterprise	12,591,008.55	2,805,719.40	9,785,289.15	29%
Transfer Out	15,107,259.00	3,001,667.78	12,105,591.22	25%
Total Expenditures/Transfers Out	57,057,991.44	13,392,023.21	43,665,968.23	31%

The revenue Special Assessments category will be corrected with the 1st amendment; however, excess revenues does not negatively affect the city by its negative percentage. All the other

categories are doing well. While the state budget form includes the IMU numbers, this spreadsheet only reflects the city's financial picture.

Budget Impact: The funds over the 50% threshold are either anticipating property taxes or reimbursement from an outside entity, have completed project stages to pay project costs, purchased a large expenditure or currently have an unknown source of funding. The individual funds in the negative are being closely monitored by Finance; but none of the overall fund balances on the Treasurer's report (ie. General Fund, Capital Projects, etc.) are in the negative. Lastly, the budget function check reveals that none of the expenditure categories are in trouble of going over before the 1st amendment on November 4, 2024.

Recommendation: Receive and file by simple motion.

Attachments: 1. September 2024 Treasurer's Report

FINANCIAL REPORT
MONTH OF SEPTEMBER 2024

Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance	Revenue Percent	Expense Percent
001 General Government	2,771,494.92	106,908.15	235,907.91	77,395.91	29,416.67	2,690,474.40	16.0%	24.8%
011 Police	1,175,483.56	165,429.21	345,404.91	65,843.37	-	1,061,351.23	9.5%	25.3%
015 Fire	(165,868.66)	35,583.00	63,339.58	14,711.87	20,000.00	(198,913.37)	8.8%	30.7%
016 Ambulance	141,352.37	133,875.34	182,709.70	26,748.85	-	119,266.86	14.7%	24.4%
041 Library	102,144.61	30,478.76	71,887.95	9,362.10	-	70,097.52	5.6%	22.4%
042 Park & Recreation	395,264.53	74,763.71	132,996.86	16,969.49	-	354,000.87	9.9%	26.1%
045 Memorial Pool	(8,478.48)	3,290.07	13,747.09	-	1,380.17	(20,315.67)	22.3%	52.4%
099 Franchise Fee-MEC	730,660.59	-	-	-	41,666.67	688,993.92	11.9%	25.0%
GENERAL FUND SUB-TOTAL	5,142,053.44	550,328.24	1,045,994.00	211,031.59	92,463.51	4,764,955.76		
110 Road Use Tax (Streets)	1,631,557.65	253,447.28	128,945.44	25,000.00	23,590.16	1,757,469.33	29.5%	22.2%
112 Trust & Agency	166,473.79	133,744.27	-	-	133,744.28	166,473.78	5.9%	6.0%
121 Local Option sales Tax	489,948.08	170,902.54	-	-	-	660,850.62	28.7%	0.0%
125 TIF	5,845,965.98	107,170.69	-	-	114,717.67	5,838,419.00	11.8%	22.0%
141 Library Special Revenue	54,948.72	6,070.18	1,283.43	-	-	59,735.47	11.6%	9.8%
142 Park & Rec Special Revenue	(12,263.60)	-	228.50	-	-	(12,492.10)	0.3%	122.0%
160 Downtown Revolving Loan	86,173.77	-	-	-	8,583.33	77,590.44	0.0%	25.0%
161 Downtown BIZ Program	97,688.79	-	-	31,000.00	-	128,688.79	7.4%	3.7%
177 Police Forfeiture	-	-	-	-	-	-	0.0%	0.0%
SPECIAL REVENUE SUB-TOTAL	8,360,493.18	671,334.96	130,457.37	56,000.00	280,635.44	8,676,735.33		
200 DEBT SERVICE (SUB-TOTAL)	548,669.60	54,709.56	-	114,717.67	-	718,096.83	12.1%	0.0%
301 Capital Projects (General)	868,569.12	-	16,000.00	-	-	852,569.12	0.0%	34.8%
321 Capital Projects (Streets)	1,683,630.87	25.00	38,315.44	41,666.67	-	1,687,007.10	13.7%	3.9%
322 Downtown Square Streetscape	510,832.59	-	164,476.75	-	-	346,355.84	96.0%	58.2%
323 Hillcrest Ave Improvements	1,124,753.41	-	186,759.92	-	-	937,993.49	0.0%	41.0%
324 K Street Improvements	2,503,107.08	-	621,519.77	-	-	1,881,587.31	0.0%	42.9%
340 CH/Public Safety Building	(178,826.68)	10,795.54	33,879.30	-	-	(201,910.44)	25.0%	247.1%
353 Community Redevelopment (D&D)	(1,681.52)	-	-	-	-	(1,681.52)	0.0%	0.0%
354 Industrial Park Improvements	496,170.22	-	-	-	-	496,170.22	0.0%	0.0%
CAPITAL PROJECTS SUB-TOTAL	7,006,555.09	10,820.54	1,060,951.18	41,666.67	-	5,998,091.12		
541 LIBRARY ENDOWMENT FUND	62,040.35	151.68	-	-	-	62,192.03	0.0%	0.0%
610 Sewer	420,861.13	-	159,161.19	208,333.33	45,233.65	424,799.62	25.0%	33.5%
650 Stormwater Utility	1,653,411.34	58,059.45	211,822.85	-	26,666.67	1,472,981.27	25.8%	33.2%
670 Recycling	213,375.44	37,664.50	6,122.24	-	5,416.66	239,501.04	26.4%	19.8%
680 Indianola Wellness Campus	(59,629.78)	94,458.00	106,331.16	-	-	(71,502.94)	21.2%	20.2%
681 Indianola Wellness Campus-Capital	70,327.20	-	-	-	-	70,327.20	0.0%	0.0%
710 Sewer Capital Projects	1,382,924.36	421,711.47	95,866.27	-	413,556.66	1,295,212.90	23.2%	24.0%
771 Sewer Reserve	114,238.70	-	-	-	-	114,238.70	0.0%	0.0%
781 WRRF Construction	1,250,353.83	-	-	-	-	1,250,353.83	0.0%	0.0%
791 Sewer Revenue Bonds	921,961.25	-	-	205,223.33	-	1,127,184.58	25.0%	0.0%
820 Health Insurance	2,827,236.15	128,934.74	107,228.67	-	-	2,848,942.22	26.1%	32.8%
830 Health Reimbursement Accounts	483.41	-	-	-	-	483.41	0.0%	0.0%
840 Flex/STD	36,912.93	-	15.30	-	-	36,897.63	0.0%	15.8%
850 Liability Insurance Reserve-City	1,303.91	-	5,000.00	-	-	(3,696.09)	0.0%	0.0%
860 Facilities Maintenance	(2,650.99)	-	7,295.09	7,000.00	-	(2,946.08)	16.7%	22.8%
890 ISF Vehicles and Equipment	838,610.97	-	67,371.38	20,000.00	-	791,239.59	8.2%	70.7%
CITY UTILITY & ISF SUB-TOTAL	9,669,719.85	740,828.16	766,214.15	440,556.66	490,873.64	9,594,016.88		
City Funds Subtotal	30,789,531.51	2,028,173.14	3,003,616.70	863,972.59	863,972.59	29,814,087.95		
GRAND TOTAL CITY FUNDS	30,789,531.51	2,028,173.14	3,003,616.70	863,972.59	863,972.59	29,814,087.95		
Cross Check Total						29,814,087.95		
Investments				Clerk's Balance		29,814,087.95		
Bankers Trust	\$	27,418,199.14						
Iowa Public Agency Inv. Trust	\$	128,282.82						
Payroll Account, TruBank								
Checking Account, TruBank	\$	110,036.49		Plus Outstanding Checks	\$	280,580.79		
Sweep Account, TruBank	\$	2,172,794.26		Minus Outstanding Deposits	\$	(466.99)		
Indianola Hometown Pride, TruBank	\$	26,090.40		Bank Adjustment				
Indianola EMS - TruBank	\$	166,811.82		Book Adjustment	\$	(1,527.24)		
Indianola EMS - Bankers Trust	\$	70,537.18						
BANK BALANCE		30,092,752.11				30,092,674.51		

Fund Balance

Page 2

<u>INTEREST DISTRIBUTION</u>		<u>% OF TOTAL</u>		<u>INTEREST</u>		<u>YTD</u>	
				<u>INCOME</u>		<u>Interest</u>	
General Fund (Non-Program 9500)	001-9500-43000	74.00%	\$	11,224.82	\$	184,798.43	
TIF (Fund 125)	125-5200-43000	15.00%	\$	2,275.30	\$	37,459.14	
Library Endowment Fund (Fund 541)	541-4100-43000	1.00%	\$	151.69	\$	2,497.28	
Sewer (Fund 710)	710-8300-43000	2.00%	\$	303.37	\$	4,994.55	
Health Insurance	820-9300-43000	8.00%	\$	1,213.49	\$	19,978.21	
TOTAL		100.00%	\$	15,168.68	\$	249,727.61	

General fund	5,018,478.36
Special Revenue	8,423,212.73
DS	718,096.83
CP	5,998,091.12
Permanent	62,192.03
Proprietary	9,594,016.88
	29,814,087.95



MEMORANDUM

To: Mayor and City Council
From: Greg Chia, Fire Chief
Date: October 21, 2024
Subject: Receive and file the September 2024 EMS Billing Activity Report.

Introduction: EMS collections for the month of September 2024.

Background:

New Total Billable; \$188,154.09	All Accounts Collected Old/New; \$94,458.54
Billable Transports; \$180,780.82	Non-Transports Collected; \$0
Non-Transports Billable; \$5800.00	Unidentified Payments Collected; \$0
Total Non-Billable; (\$7,775.40)	Refunds; (\$763.33)
ALS Tier; 0	Accounts Closed; (\$0) Forward to Iowa Income Offset; (\$20,023.65)
	Bad-Debt-Write; (\$0) Account Closed Other; (\$2100.60) Account Closed Deceased; (\$327.48) Account Closed Unfreeze; (\$928.00)
Total Accounts Created; \$180,378.69	Net Total Collected; \$93,695.21

Discussion: Receive and File

Budget Impact: Trubank account balance \$166,811.82; Bankers Trust account balance \$70,537.18.

Recommendation: File

Attachments: 1. index 333



Incident Type Summary - Previous Calendar Month

INCIDENT TYPE SERIES	INCIDENT TYPE SERIES NAME	COUNT	PERCENT
100	Fire	7	2.81%
300	Rescue & EMS	207	83.13%
400	Hazardous Condition	3	1.20%
500	Service Call	12	4.82%
600	Good Intent	6	2.41%
700	False Alarm & False Call	14	5.62%
Total		249	100.00%



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Associate Planner
Date: October 21, 2024
Subject: Public hearing regarding a rezoning application for property located at 215 North Buxton Street.

Recommendation: Roll call to enter and exit the public hearing is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From: Bill Mettee, Associate Planner

Date: October 21, 2024

Subject: First consideration of an Ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the R-2, Single Family Residential Attached Zoning district and C-3, Downtown mixed-use zoning district to the C-3, downtown mixed-use zoning district.

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_Integra Electric RZ_100424
2. ORD_215 N Buxton_Rezoning



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Integra Electric – Rezoning

PREPARED BY: Bill Mettee – Associate Planner

REPORT DATE: October 4, 2024

MEETING DATE: October 8, 2024

GENERAL INFORMATION

Applicant / Owner:

Integra Investments, LLC

Owner's Representative:

Ben Carpenter, Owner, Integra Electric

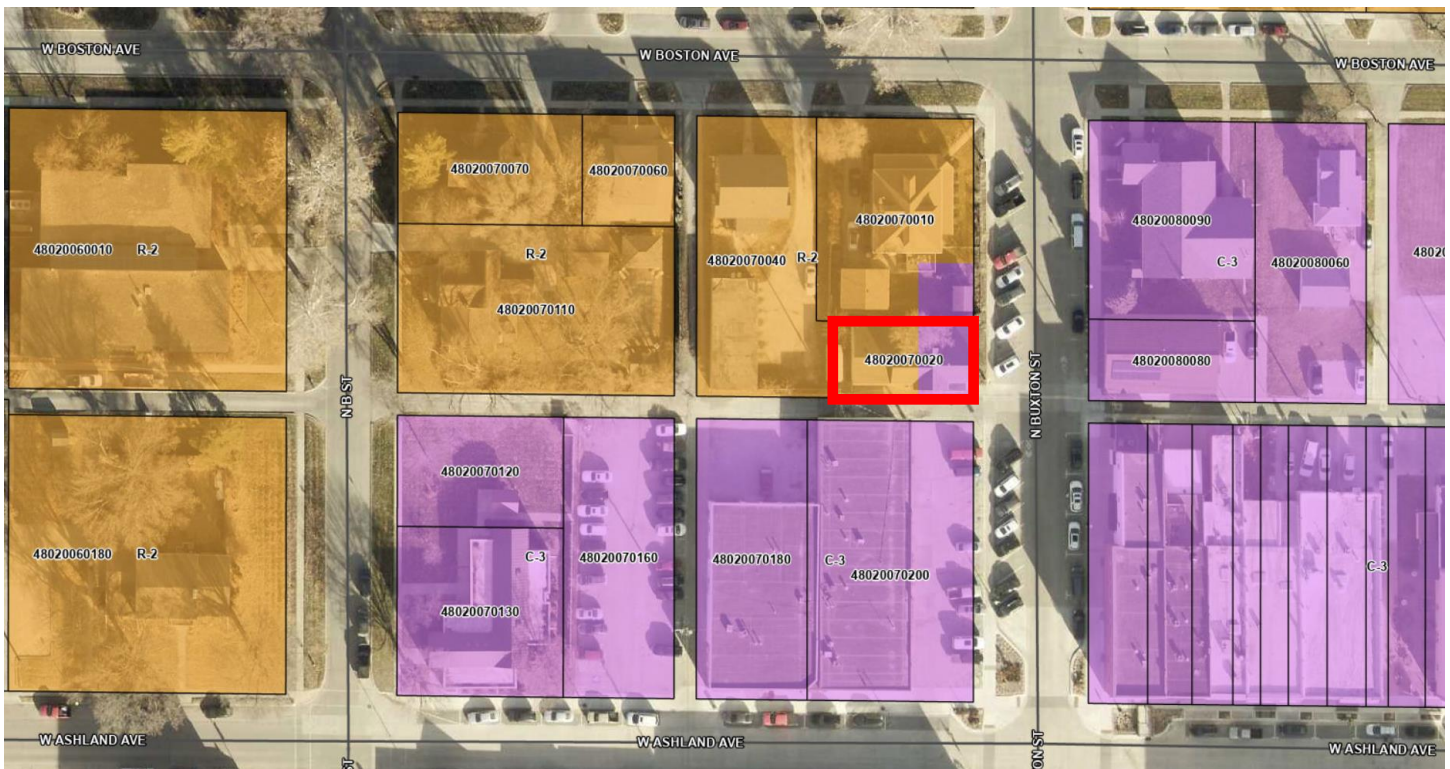
Request:

The applicant is requesting approval of a rezoning for a commercial property.

Location and Size:

Property is located south of West Boston Avenue and west of North Buxton Street, containing approximately 3,400-square feet.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Downtown Mixed-Use	R-2 (Single-Family Residential Attached District) / C-3 (Downtown Mixed-Use District)
North	Residential	Downtown Mixed-Use	R-2 (Single-Family Residential Attached District) / C-3 (Downtown Mixed-Use District)
South	Downtown Commercial	Downtown Mixed-Use	C-3 (Downtown Mixed-Use District)
East	Downtown Commercial	Downtown Mixed-Use	C-3 (Downtown Mixed-Use District)
West	Residential	Downtown Mixed-Use	R-2 (Single-Family Residential Attached District)

BACKGROUND

At their June 11, 2024 Planning & Zoning Commission meeting, the Commission recommended approval of a code amendment from Ben Carpenter to permit construction sales and services, contractor offices, offices for plumbers, electricians, HVAC services or similar uses in the C-3 zoning district. The applicant currently does not store or warehouse any materials at their current site and do not propose to at the new location.

PROJECT DESCRIPTION

The subject property is located south of West Boston Avenue and west of North Buxton Street. The property is 0.08-acres in area, or 3,400 square feet and is 40' x 85' in area. The property owner has submitted the rezoning request from R-2 (Single-Family Residential Attached) and C-3 (Downtown Mixed-Use) to C-3 (Downtown Mixed-Use) in order to utilize the property to operate a commercial business and utilize the space for contractor offices.

Notification to adjacent property owners was mailed on September 19, 2024. The rezoning sign was placed on the property by the October 1, 2024 deadline. Staff has not received any correspondence for or against the request.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning for Integra Electric at 215 North Buxton Street.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE R-2, SINGLE-FAMILY RESIDENTIAL ATTACHED ZONING DISTRICT AND C-3, DOWNTOWN MIXED-USE ZONING DISTRICT TO THE C-3, DOWNTOWN MIXED-USE ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the R-2 Single-Family Residential Attached Zoning District and C-3, Downtown Mixed-Use Zoning District to C-3, Downtown Mixed-Use Zoning District for real property located at 215 North Buxton Street and legally described as INDIANOLA OTP S 40' LOTS 2 & 24 AND SE 40' OF LOT 3 BLOCK 7 to the City of Indianola, Warren County, Iowa.

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

Section 1: That the zoning is amended from the R-2 Single-Family Residential Attached Zoning District and C-3, Downtown Mixed-Use Zoning District to C-3, Downtown Mixed-Use Zoning District for real property located at 215 North Buxton Street and legally described as INDIANOLA OTP S 40' LOTS 2 & 24 AND SE 40' OF LOT 3 BLOCK 7 to the City of Indianola, Warren County, Iowa.

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

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

PASSED AND APPROVED this _____ day of _____ 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First reading:
Second reading:
Third reading:
Publication Date:



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Associate Planner
Date: October 21, 2024
Subject: Resolution approving the preliminary plat for Kentucky Ridge Townhomes.

Recommendation: Roll call is in order.

Attachments: 1. Res 2024- Approving preliminary plat for Kentucky Ridge Townhomes

City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING THE PRELIMINARY PLAT FOR KENTUCKY RIDGE
TOWNHOMES**

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly organized Municipal Organization; and

WHEREAS, the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Preliminary Plat for Kentucky Ridge Townhomes on October 8, 2024; and

WHEREAS, the Preliminary Plat for Kentucky Ridge Townhomes is in general conformance with section §170 – *Subdivision Regulations* of the Indianola Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, on this 21st day of October, 2024, that the Preliminary Plat for Kentucky Ridge Townhomes be approved subject to remaining staff comments.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Associate Planner
Date: October 21, 2024
Subject: Resolution approving site plan for Kentucky Ridge Townhomes.

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_Kentucky Ridge THs_PP_SP_100424
2. SP_1230685 9-25-24
3. Kentucky Ridge THs Elevations
4. Res 2024- Approving Site plan for Kentucky Ridge Townhomes

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Community Mixed Use	PUD (Planned Unit Development)
North	Wal-Mart	Community Mixed Use	C-2 (Highway Commercial District)
South	Peoples Savings Bank / Daycare	Community Mixed Use	C-2 (Highway Commercial District)
East	Townhome Residential	Neighborhood Mixed Use	PUD (Planned Unit Development)
West	Scooters / Vacant and Undeveloped	Community Mixed Use	PUD (Planned Unit Development) / C-2 (Highway Commercial)

PROJECT DESCRIPTION

This parcel was recently rezoned from R-2 Single Family Attached Residential to PUD Planned Unit Development to allow for a townhome residential development. The PUD allows for building separation of 15-feet and a maximum density of 14-units/acre.

The site plan identifies the creation of 51 townhome units across eight buildings. Three buildings will have 7-units, and five buildings will have 6-units. Each unit will be 28' x 28' with 16' wide, two-car driveways.

The applicant is proposing to install a pickleball court at the northwest corner of the site.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the Wesley Life PUD District

Category	R-2 / PUD (minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	8 feet
Maximum Height Stories	35 feet for townhomes

ACCESS AND PARKING

Access into the site will be provided off of East Kentucky Avenue and each unit will be accessed off of one of the internal streets to the development.

A total of 102 parking spaces are required (2 spaces per unit) for the townhomes and the applicant is providing 204 spaces in the form of driveway spaces. Each unit will also have a two-car garage. The developer is also providing 14 visitor parking spaces. The proposed site plan meets the parking requirements.

SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed on the south side of East Kentucky Avenue, adjacent to the development. A series of 5' pedestrian walkways are shown throughout the site to facilitate access between all areas of the site. A pedestrian sidewalk is also shown into the site from the public sidewalk along East Kentucky Avenue.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of East Kentucky Avenue and North Jefferson Way. Utilities will be extended as required to service the townhomes. Stormwater detention will be provided with an underground detention basin.

LANDSCAPING & OPEN SPACE

A minimum of 25% of the project area is required to be open space. The total amount of open space proposed is 45.4%. A landscape buffer is shown along the south property line. Per the PUD, a landscape buffer is not required along the west boundary. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

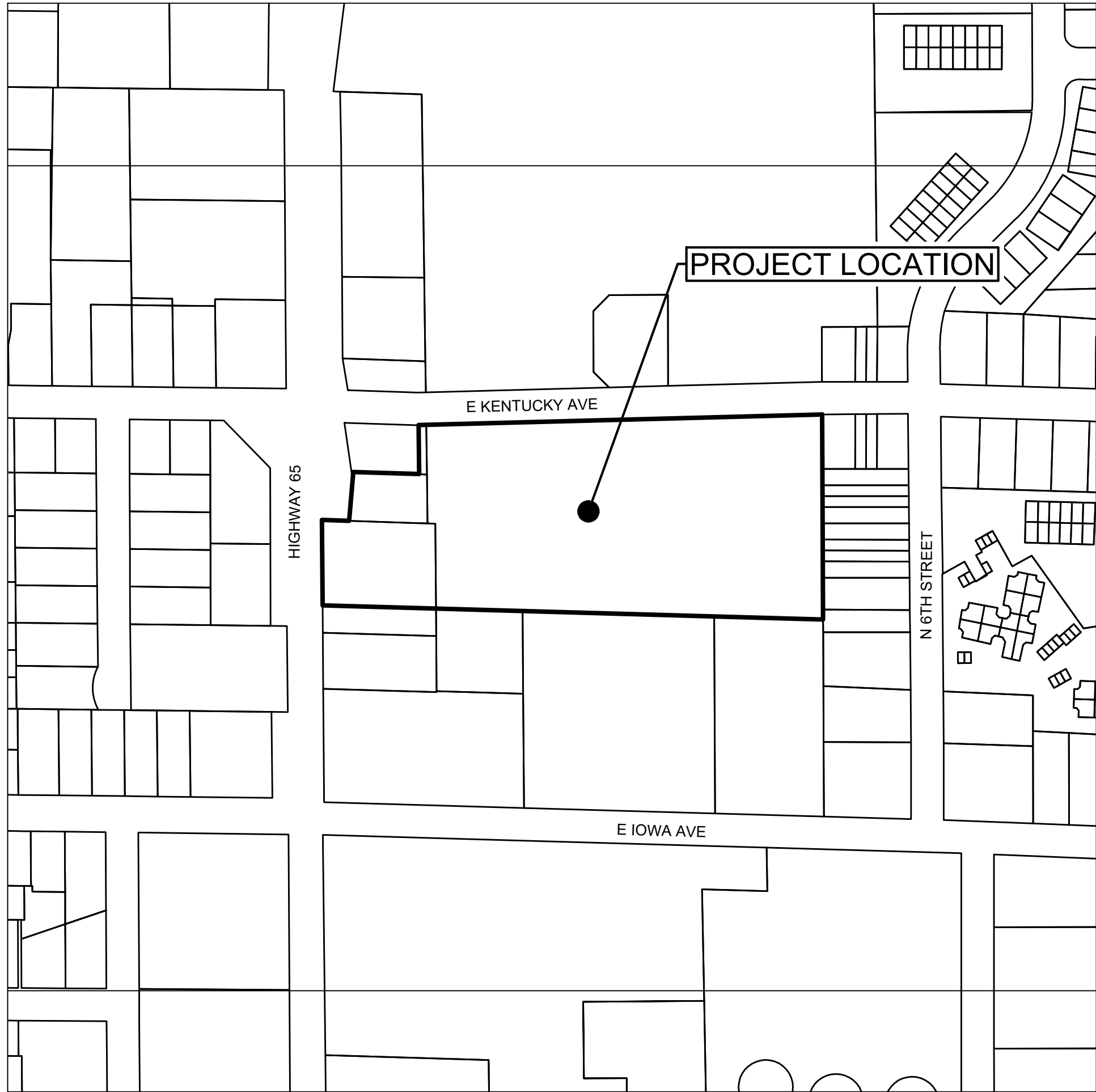
ELEVATIONS

Colored building elevations are included for review. The buildings are proposed to be constructed predominantly of fiber cement lap siding, fiber cement panels, fiber cement accent panels, stone veneer, asphalt shingles and fenestration.

STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat and site plan for Kentucky Ridge Townhomes subject to remaining staff comments.

SITE PLAN AND PRELIMINARY PLAT
FOR
KENTUCKY RIDGE TOWNHOMES
CITY OF INDIANOLA, WARREN COUNTY, IOWA



VICINITY MAP

OWNER/APPLICANT
INCEPTION GROUP LLC
209 E SALEM AVE
INDIANOLA, IA, 50125
CONTACT: CODY SINCLAIR
PHONE: (515-238-2877)
CJS.NEWERAHOMES@HOTMAIL.COM

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
CONTACT: ERIC CANNON, PE
PHONE: (515)964-2020
ECANNON@SNYDER-ASSOCIATES.COM

INDEX OF SHEETS

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C102	EXISTING SITE SURVEY AND DEMOLITION PLAN
C200	PRELIMINARY PLAT AND OVERALL SITE LAYOUT
C201	HYDRANT COVERAGE PLAN
C300	DIMENSION PLAN
C400	UTILITY PLAN
C401	UTILITY PLAN
C402	STORMTECH DETAILS
C403	STORMTECH DETAILS
C500	GRADING AND EROSION CONTROL PLAN
C501	GRADING PLAN WEST
C502	GRADING PLAN EAST
C503	DETAILED GRADING
C600	PLANTING PLAN
C601	PLANTING DETAILS AND CALCULATIONS
C700	TRAFFIC SIGNAGE PLAN



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Eric D. Cannon, P.E. _____ Date _____

License Number P18954

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:

C100-C504

KENTUCKY RIDGE TOWNHOMES

TITLE SHEET

INDIANOLA, IA

SNYDER & ASSOCIATES, INC. |

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



Project No: 123.0685.01

Sheet C100

3

REVISED AS PER CITY COMMENTS

9-25-24

JWM

2

REVISED AS PER OWNER

8-13-24

JWM

1

REVISED AS PER CITY COMMENTS

8-6-24

JWM

MARK

REVISION

DATE

BY

Engineer: EDC

Checked By: JAL

Scale: 1" = 200'

Technician: JWM

Date: 7-18-24

T-R-S: TTN-RRW-SS

Project No: 123.0685.01

Sheet C100

LEGEND

FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

SET

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\\ Shrub
Coniferous Tree \\\ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

EXISTING

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\\ Shrub
Coniferous Tree \\\ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

PROPOSED

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\\ Shrub
Coniferous Tree \\\ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

(*) Denotes the survey quality service level for utilities

Sanitary Manhole

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

Sanitary Manhole

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

Sanitary Manhole

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

UTILITY QUALITY SERVICE LEVELS

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

UTILITY WARNING

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

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, CITY OF INDIANOLA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF INDIANOLA AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- CITY OF INDIANOLA WILL NOT BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE PARKLAND EASEMENT.
- ANY PAVEMENT REMOVAL ON PUBLIC ROADS SHALL REQUIRE A RIGHT OF WAY PERMIT AND TEMPORARY STREET CLOSURE PERMIT FOR ALL TEMPORARY STREET CLOSURES, WHERE THE APPLICANT MUST SUBMIT A TEMPORARY STREET CLOSURE PLAN AND ENSURE THE REPLACEMENT OF FULL PAVEMENT PANELS, INCLUDING ANY INTERGRAL CURBS AND JOINT SEALING.
- THE CITY RESERVES THE RIGHT TO REQUEST FOR SIGNAGE IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION STAGE.

NOTES

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

PROPERTY DESCRIPTION

PARCEL AA
(IRR. PLAT BK.13, PG. 3 OF 76-23)

PROPERTY ADDRESS

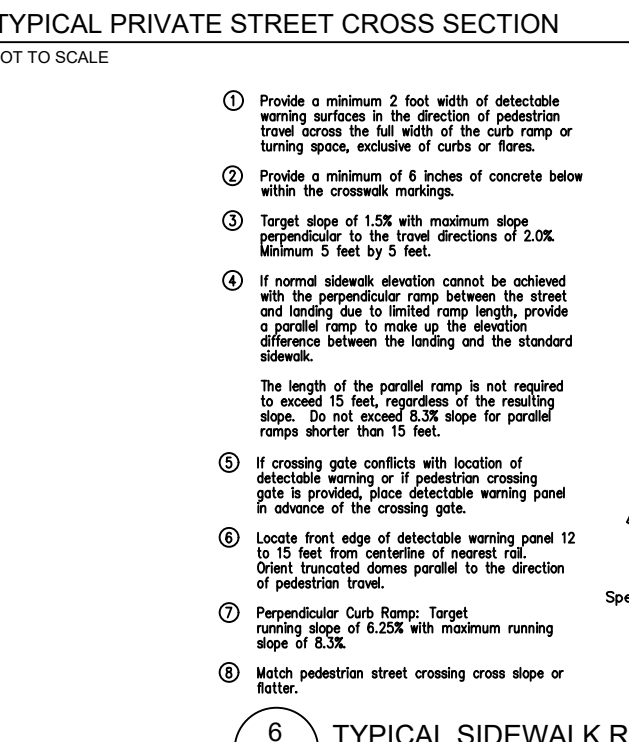
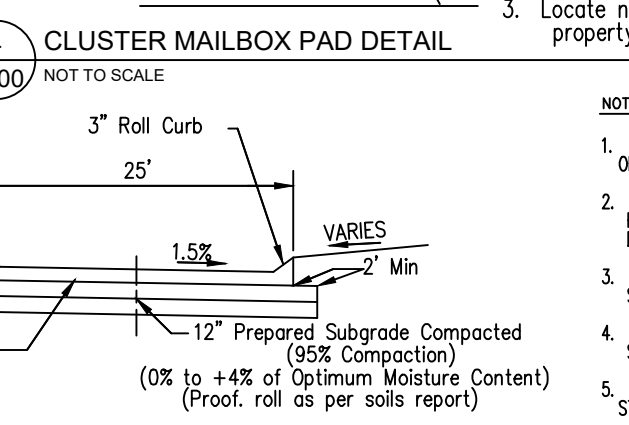
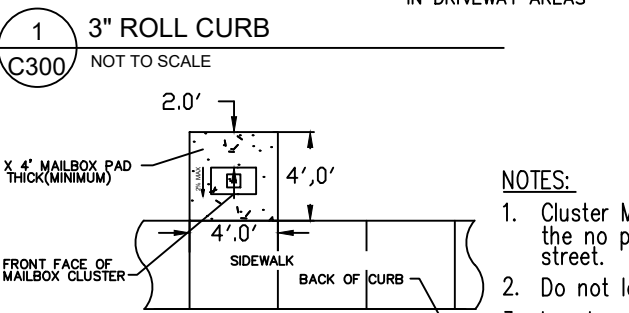
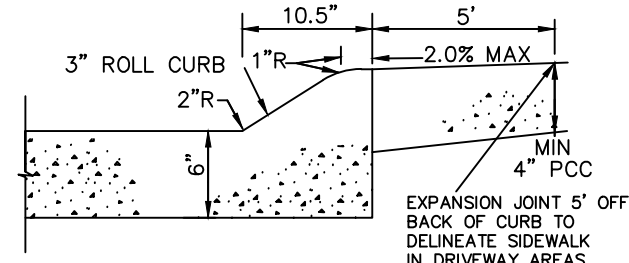
1100 N JEFFERSON WAY

ZONING

KENTUCKY RIDGE PUD

ERU CALCULATIONS

OUTLOT "Z"
89,080SF - 3,400SF = 85,680SF
85,680SF / 340 = 252 X 0.1 + 1 = 3.52 ERU'S



BULK REGULATIONS

LOT 52

FRONT YARD = 40'
REAR YARD = 10'
SIDE YARD = 10'
MIN. SEPERATION = 20'
MAX BUILDING HEIGHT = 50'
MIN. OPEN SPACE = 20%

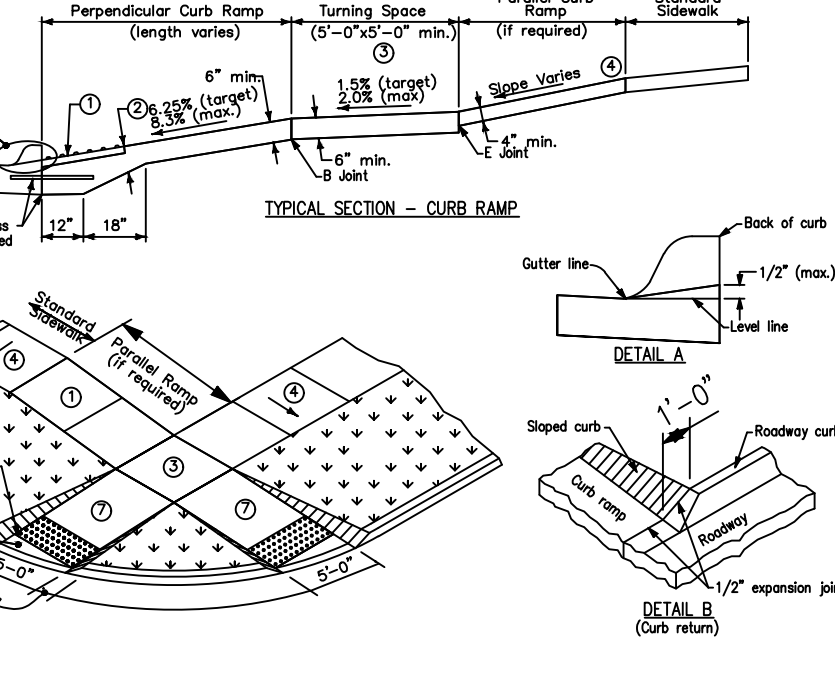
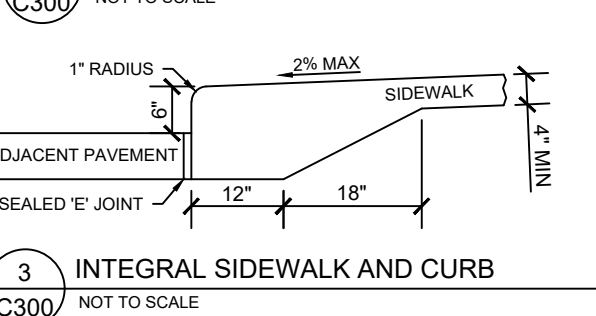
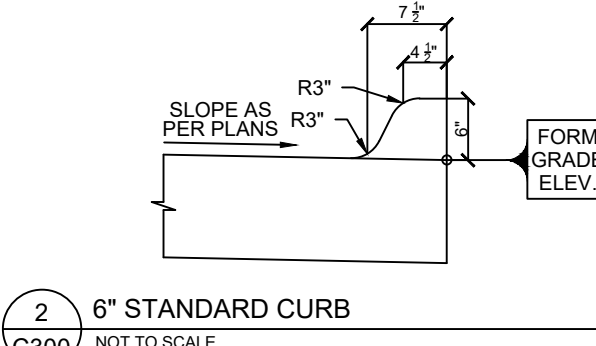
LOT 1-51, OUTLOT Z

MIN. SETBACK FROM PERIMETER OF DEVELOPMENT = 30'
MAX BUILDING HEIGHT = 35'
MIN. OPEN SPACE = 25%
MIN. BUILDING SEPARATION = 15'
MAX DENSITY = 14 UNITS PER ACRE
FRONT YARD = 25'
OUTLOT Z WEST SIDE YARD = 8'
REAR YARD = 30'
MIN. SETBACK FROM PRIVATE STREET = 25' FROM BACK CURB OR SIDEWALK

PARKING REQUIREMENTS

OUTLOT "Z"

2 SPACES PER UNIT
2 SPACES PROVIDED IN EACH DRIVEWAY



UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552303334.

UE3-UNDERGROUND ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF (515)-962-5305 MMETCALF@INDIANOLAIAOWA.GOV
FO6-FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER (515)-962-5283 KRIPPERGER@INDIANOLAIAOWA.GOV
W1-WATER MAIN	INDIANOLA MUNICIPAL UTILITIES JUSTIN BRAND (515)-962-5330 JBRAND@INDIANOLAIAOWA.GOV
NO RESPONSE	CITY OF INDIANOLA JARED KEENAN (515)-961-9416 JKEENAN@INDIANOLAIAOWA.GOV
STORM WATER UTILITY	CITY OF INDIANOLA CALEB ADAMS-BROWN (515)-961-9415 CADAMSBROWN@INDIANOLAIAOWA.GOV
NO RESPONSE	MNA/BLUEBIRD JAMIE SCOTT (314)-276-6738 JAMES.SCOTT@BLUEBIRDNETWORK.COM
G1-GAS MAIN	MIDAMER-GAS JAMIE NEER (515)-252-6972 MECDSDMESIGNLOCATES@MIDAMERICAN.COM
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC JAMIE NEER (515)-252-6972 MECDSDMESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	MEDIACOM KEVIN COLLINS (515)-246-6668 KCOLLINS1@MEDIACOMCC.COM

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

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

B. STORM WATER DISCHARGE PERMIT

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOIL) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

KENTUCKY RIDGE TOWNHOMES

PROJECT INFORMATION

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.



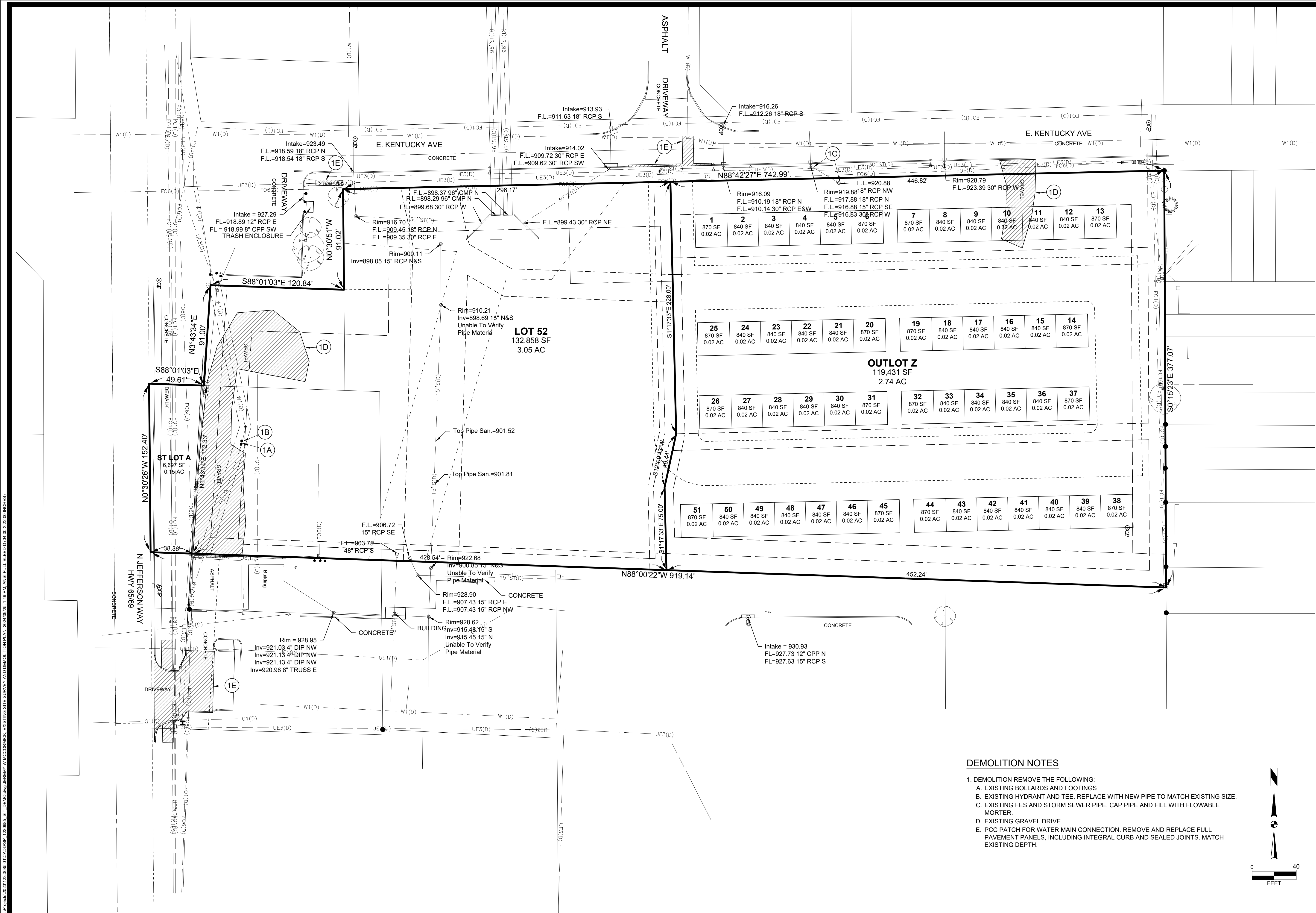
Project No: 123.0685.01

Sheet C101

Sheet C101

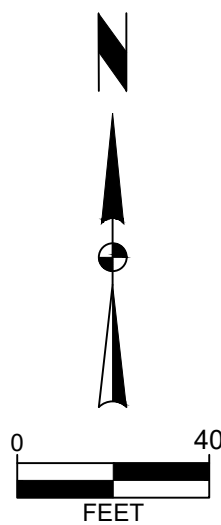
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

V:\Projects\2023\123.0685.01\CAD\DWG\123.0685_SIT DEMO.dwg JEREMY W MCCORMICK, EXISTING SITE SURVEY AND DEMOLITION PLAN, 2024/09/25, 1:49 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



DEMOLITION NOTES

- DEMOLITION REMOVE THE FOLLOWING:
 - EXISTING BOLLARDS AND FOOTINGS
 - EXISTING HYDRANT AND TEE. REPLACE WITH NEW PIPE TO MATCH EXISTING SIZE.
 - EXISTING FES AND STORM SEWER PIPE. CAP PIPE AND FILL WITH FLOWABLE MORTAR.
 - EXISTING GRAVEL DRIVE.
 - PCC PATCH FOR WATER MAIN CONNECTION. REMOVE AND REPLACE FULL PAVEMENT PANELS, INCLUDING INTEGRAL CURB AND SEALED JOINTS. MATCH EXISTING DEPTH.



KENTUCKY RIDGE TOWNHOMES

EXISTING SITE SURVEY AND DEMOLITION PLAN



Project No: 123.0685.01

Sheet C102

INDIANOLA, IA

SNYDER & ASSOCIATES, INC. |

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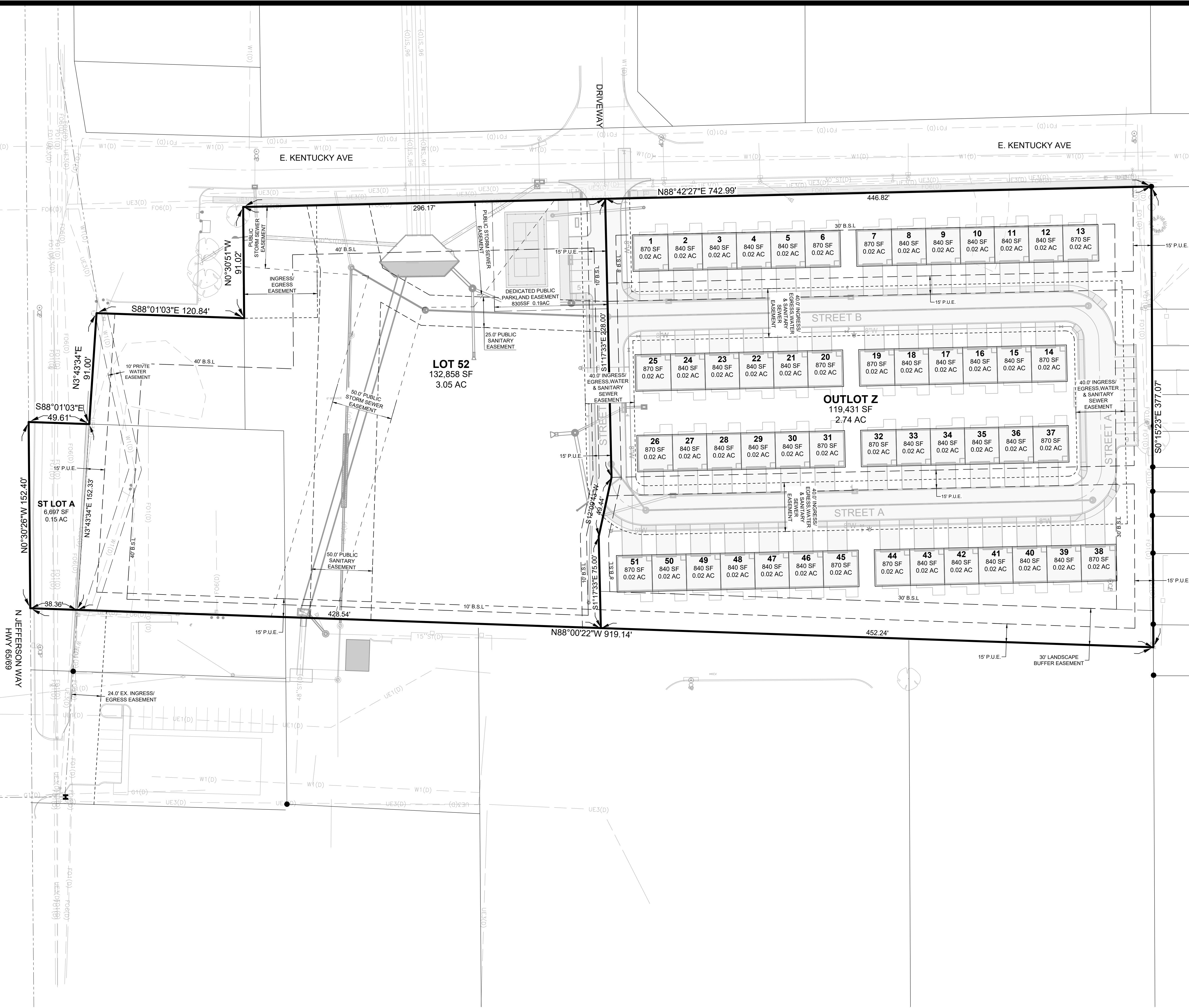
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3	9-25-24	JWM	REVISED AS PER CITY COMMENTS		
2	8-13-24	JWM	REVISED AS PER OWNER		
1	8-6-24	JWM	REVISED AS PER CITY COMMENTS		

Engineer: EDC	Checked By: JAL	Scale: 1" = 40'
Technician: JWM	Date: 7-18-24	T-R-S: TTN-RRW-SS

Project No: 123.0685.01

Sheet C102

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KENTUCKY RIDGE TOWNHOMES

PRELIMINARY PLAT AND OVERALL SITE LAYOUT

INDIANOLA, IA
SNYDER & ASSOCIATES, INC. |

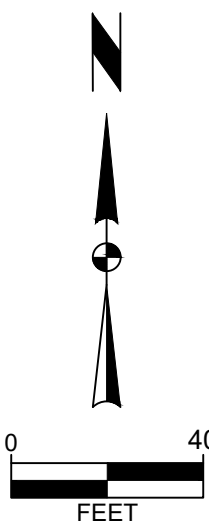


Project No: 123.0685.01
Sheet C200

MARK	REVISION	DATE	BY
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2	REVISED AS PER OWNER	8-13-24	JWM
1	REVISED AS PER CITY COMMENTS	8-6-24	JWM
Engineer:	EDC	Checked By: JAL	Scale: 1" = 40'
Technician:	JWM	Date: 7-18-24	T-R-S: TTN-RRW-SS

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

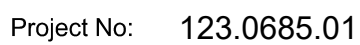
Sheet C200



HYDRANT COVERAGE PLAN

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ANKENY, IOWA 50023
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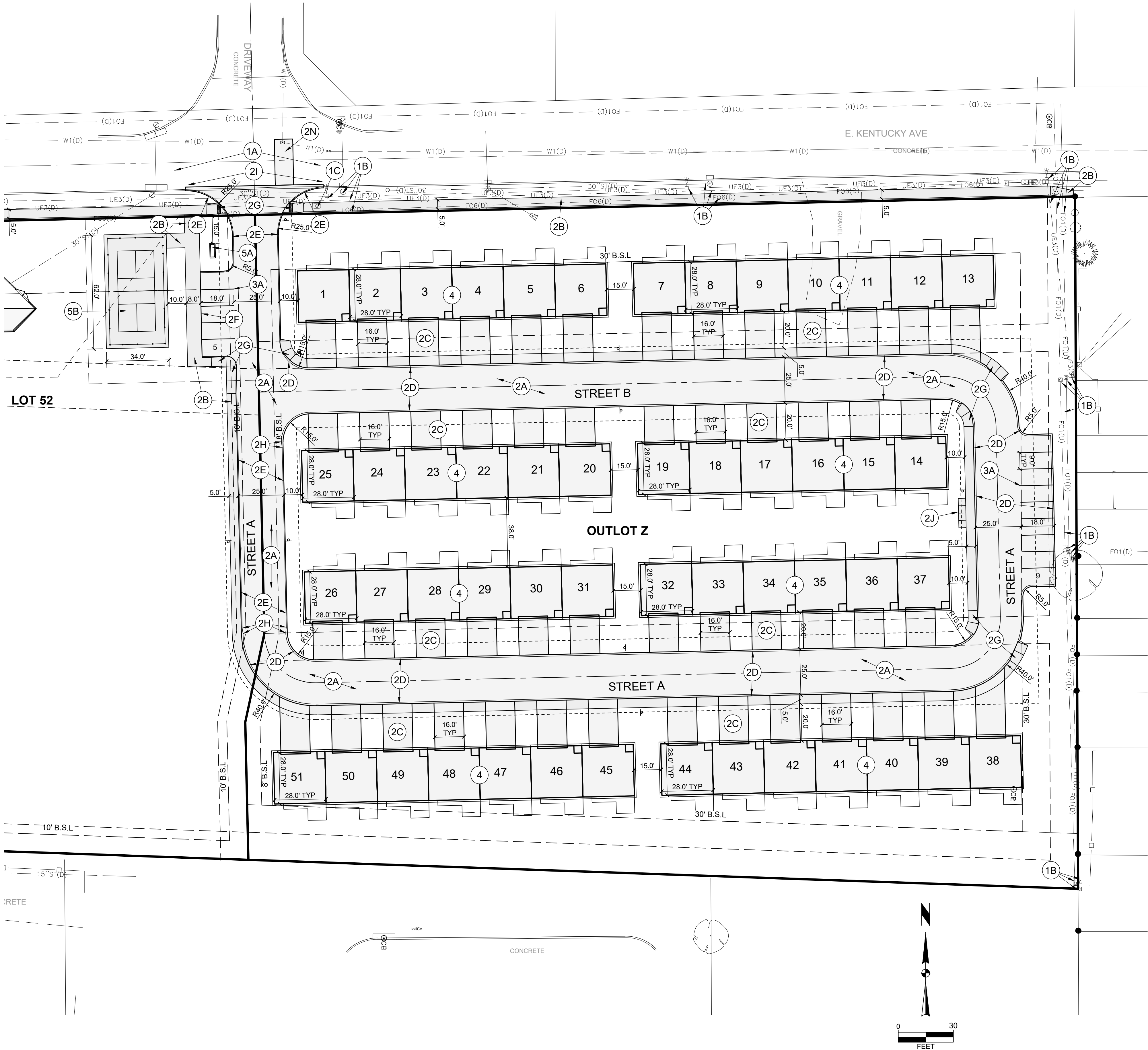


Sheet C201

Project No: 123.0685.01

Sheet C201

V:\Projects\2023\123.0685.01\CAD\SP - 123.0685.DWG JEREMY W MCCORMICK, DIMENSION PLAN, 2023/02/25, 1:59 PM, ANSI FULL BLEED D (34.0" X 22.0" INCHES)



GENERAL NOTES

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

DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PAVEMENTS TO REMAIN.
B. PROTECT EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
C. RELOCATE EXISTING UTILITY BOXES. COORDINATE WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
D. PROTECT EXISTING RETAINING WALL.
2. PAVEMENTS, PROVIDE THE FOLLOWING:
A. 7" DEPTH PCC PAVEMENT ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
B. 5" DEPTH PCC SIDEWALK ON 6" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR DENSITY.
C. 5" DEPTH PCC DRIVEWAY.
D. 3" PCC ROLL CURB.
E. 6" PCC STANDARD CURB.
F. INTEGRAL CURB AND SIDEWALK.
G. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33% WITH TRUNCATED DOMES WHERE SHOWN.
H. TAPER FROM 3" ROLL CURB TO 6" STANDARD CURB.
I. CONNECT TO EXISTING PAVEMENT WITH A SUDAS TYPE "A" CONNECTION (7030.101). MATCH EXISTING ELEVATION.
J. 8" PCC, 4'X16" CLUSTER MAIL BOX PAD. SEE DETAIL ON SHEET C101.
K. TAPER TO NO CURB AND MATCH EXISTING PAVEMENT.
L. PCC TRANSFORMER PAD. COORDINATE WITH UTILITY PROVIDER FOR SIZE AND LOCATION.
M. 4" PCC MEDIAN CAP.
N. PCC PATCH FOR WATER MAIN CONNECTION. REMOVE AND REPLACE FULL PAVEMENT PANELS, INCLUDING INTEGRAL CURB AND SEALED JOINTS. MATCH EXISTING DEPTH.
3. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
A. PAINTED PARKING STALL LINE.
B. PAINTED 45° STRIPING AT 3' O.C.
C. PAINTED STATE OF IOWA APPROVED HANDICAP SYMBOL.
4. REFER TO ARCHITECTURAL / BUILDING PLANS FOR DETAILED INFORMATION REGARDING BUILDING AND STRUCTURAL CONSTRUCTION.
5. SITE AMENITIES, PROVIDE THE FOLLOWING:
A. MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS. EXACT LOCATION OF THE SIGN IS SUBJECT TO THE CITY OF INDIANOLA'S SIGN CODE REGULATION. SEPARATE PERMIT WILL BE REQUIRED PER CITY OF INDIANOLA.
B. PICKLE BALL COURT.
C. BICYCLE PARKING RACK. SEE DETAIL.
6. SIGNAGE, PROVIDE THE FOLLOWING PER ADAAG REQUIREMENTS:
A. BLUE SIGN WITH VAN ACCESSIBLE HANDICAP SYMBOL. SECURE SIGNS TO 2" SQUARE STEEL CHANNEL POST. SIGN WILL INCLUDE SIGNAGE FOR IMPROPER PARKING FEE.

KENTUCKY RIDGE TOWNHOMES

DIMENSION PLAN

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.



Project No: 123.0685.01

Sheet C300

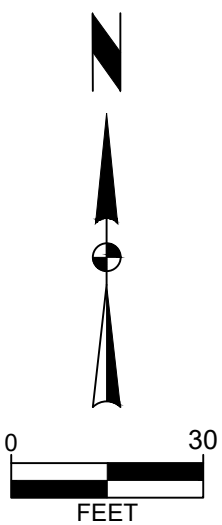
Sheet C300

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ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

Project No: 123.0685.01

REVISION	DATE	BY	REVISION
3	9-25-24	JWM	REVISED AS PER CITY COMMENTS
2	8-13-24	JWM	REVISED AS PER OWNER
1	8-6-24	JWM	REVISED AS PER CITY COMMENTS

Engineer: EDC	Checked By: JAL	Scale: 1" = 30'
Technician: JWM	Date: 7-18-24	T-R-S: TTN-RRW-SS



A. UTILITY WARNING:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

D. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL. COORDINATE TRAFFIC CONTROL REQUIREMENTS WITH CITY OF INDIANOLA PUBLIC WORKS DEPARTMENT.

F. THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

G. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. PROTECT EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
 - B. RELOCATE EXISTING UTILITY BOXES. COORDINATE WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
2. COORDINATE ELECTRICAL SERVICES WITH PROVIDER PRIOR TO CONSTRUCTION.
3. COORDINATE GAS, TELEPHONE AND CABLE SERVICES WITH PROVIDERS PRIOR TO CONSTRUCTION.
4. GAS SERVICE AND METER. COORDINATE LOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECTURAL PLANS.
5. WATER SERVICES, PROVIDE THE FOLLOWING:
 - A. HYDRANT ASSEMBLY.
 - B. 8" PUBLIC WATER MAIN. SEE PUBLIC IMPROVEMENT PLANS FOR DETAILS.
 - C. 8" WATER SERVICE. PROVIDE TRACER WIRE IF PLASTIC WATER SERVICE IS INSTALLED.
 - D. 1" PRIVATE WATER SERVICE LINE WITH CURB STOP.
 - E. CONNECT TO EXISTING WATER MAIN WITH TAPPING VALVE AND SLEEVE.
6. SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 8" SANITARY SEWER WYE CONNECTION. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. USE 45° BENDS AS NEEDED TO ACHIEVE DESIGN FLOWLINE ELEVATION AT BUILDING.
 - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE ($\frac{1}{8}$ " PER FOOT). PROVIDE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION.
 - C. SANITARY CLEANOUT (SUDAS TYPE SW-203).
 - D. 4" PRIVATE SANITARY SEWER SERVICE LINE.

3	REVISED AS PER CITY COMMENTS	9-25-24	JWM
2	REVISED AS PER OWNER	8-13-24	JWM
	REVISED AS PER CITY COMMENTS	8-4-24	JWM
MARK	REVISION	DATE	BY
Engineer:	EDC	Checked By: JAL	Scale: 1" = 30'
Technician:	JWM	Date: 7-18-24	T-R-S: TTN-RRW-SS
Project No: 123.0685.01			Sheet C400

INDIANOLA, IA

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KENTUCKY RIDGE TOWNHOMES

UTILITY PLAN

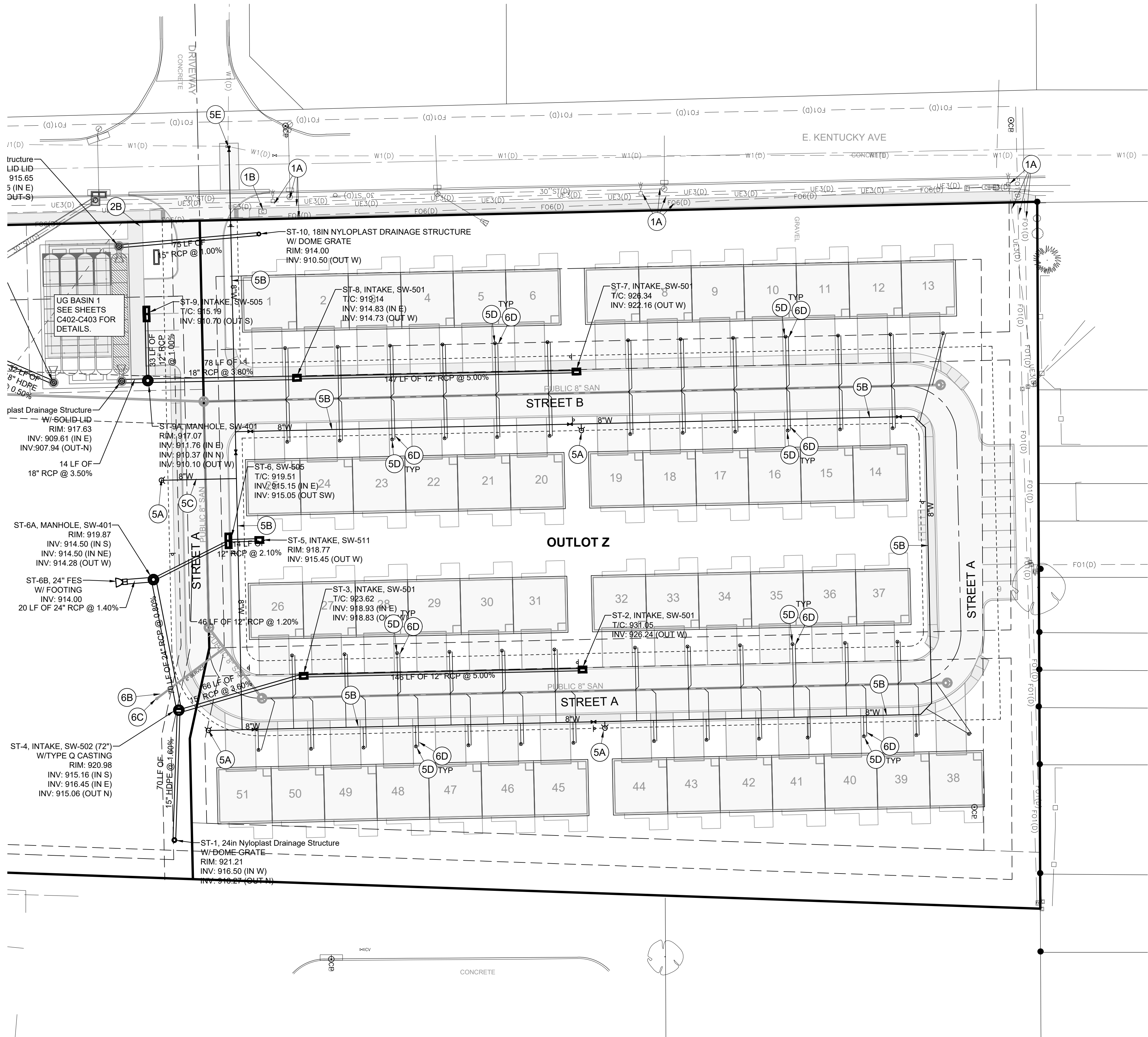
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Project No: 123.0685.01

Sheet C400

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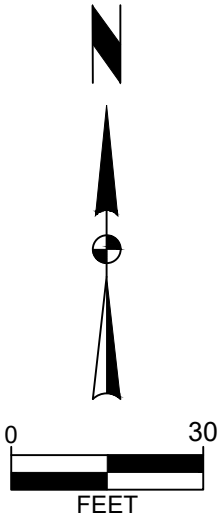


GENERAL NOTES

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

UTILITY PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
A. PROTECT EXISTING UTILITIES ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
B. RELOCATE EXISTING UTILITY BOXES. COORDINATE WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
2. COORDINATE ELECTRICAL SERVICES WITH PROVIDER PRIOR TO CONSTRUCTION.
3. COORDINATE GAS, TELEPHONE AND CABLE SERVICES WITH PROVIDERS PRIOR TO CONSTRUCTION.
4. GAS SERVICE AND METER. COORDINATE LOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECTURAL PLANS.
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D. 1" PRIVATE WATER SERVICE LINE WITH CURB STOP.
E. CONNECT TO EXISTING WATER MAIN WITH TAPPING VALVE AND SLEEVE.
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B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE (1/8" PER FOOT). PROVIDE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION.
C. SANITARY CLEANOUT (SUDAS TYPE SW-203).
D. 4" PRIVATE SANITARY SEWER SERVICE LINE.



KENTUCKY RIDGE TOWNHOMES

UTILITY PLAN



Project No: 123.0685.01

Sheet C401

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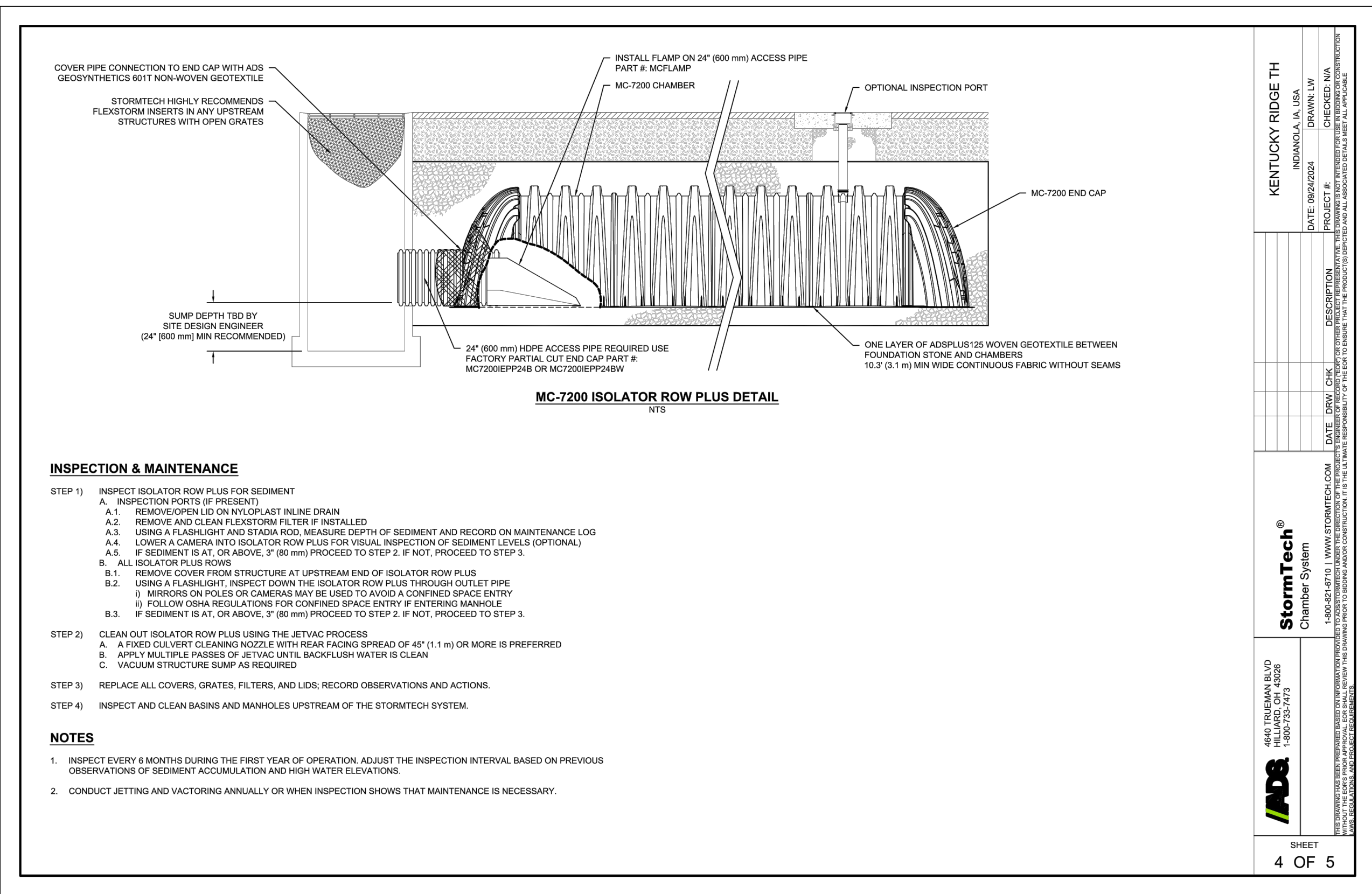
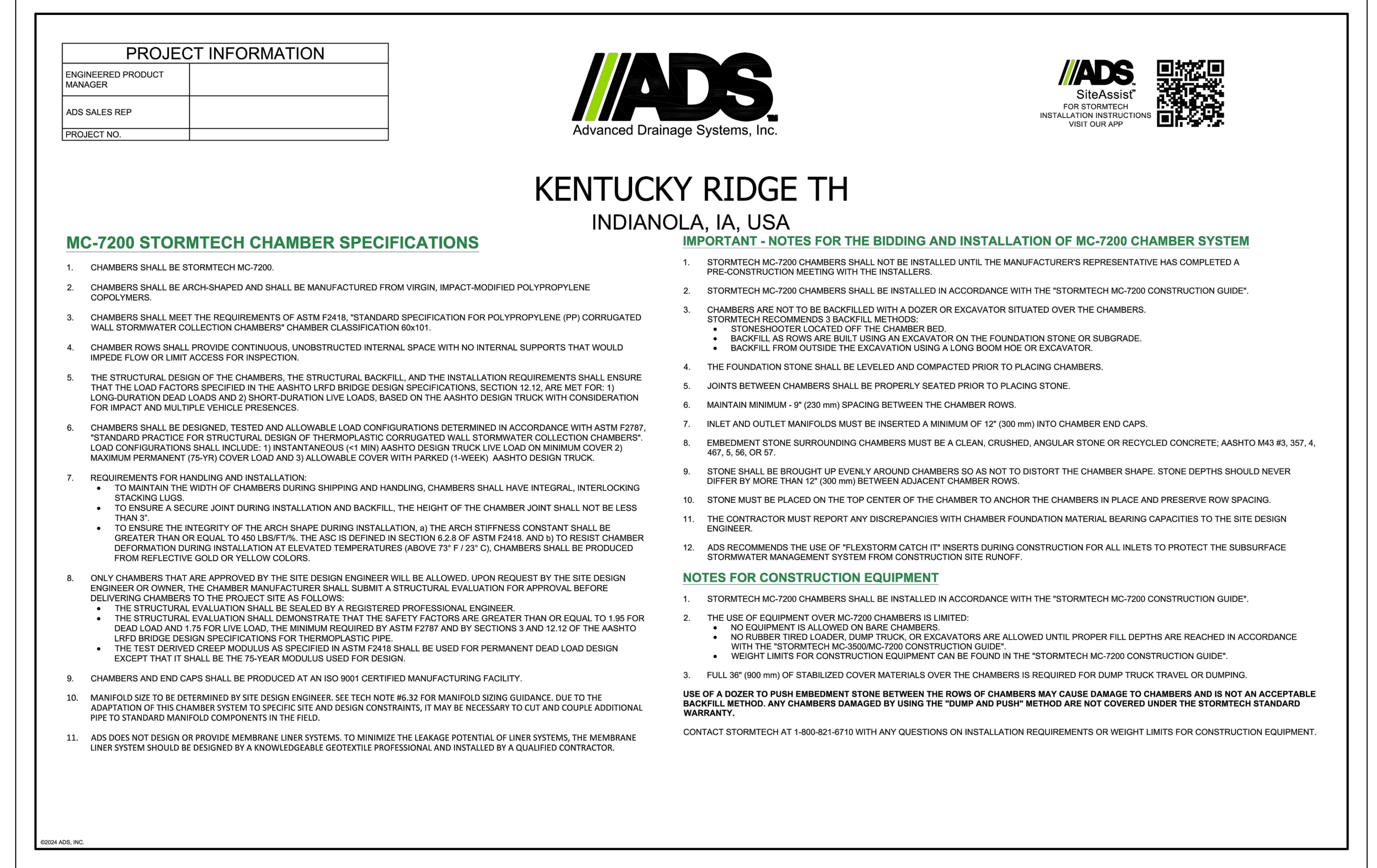
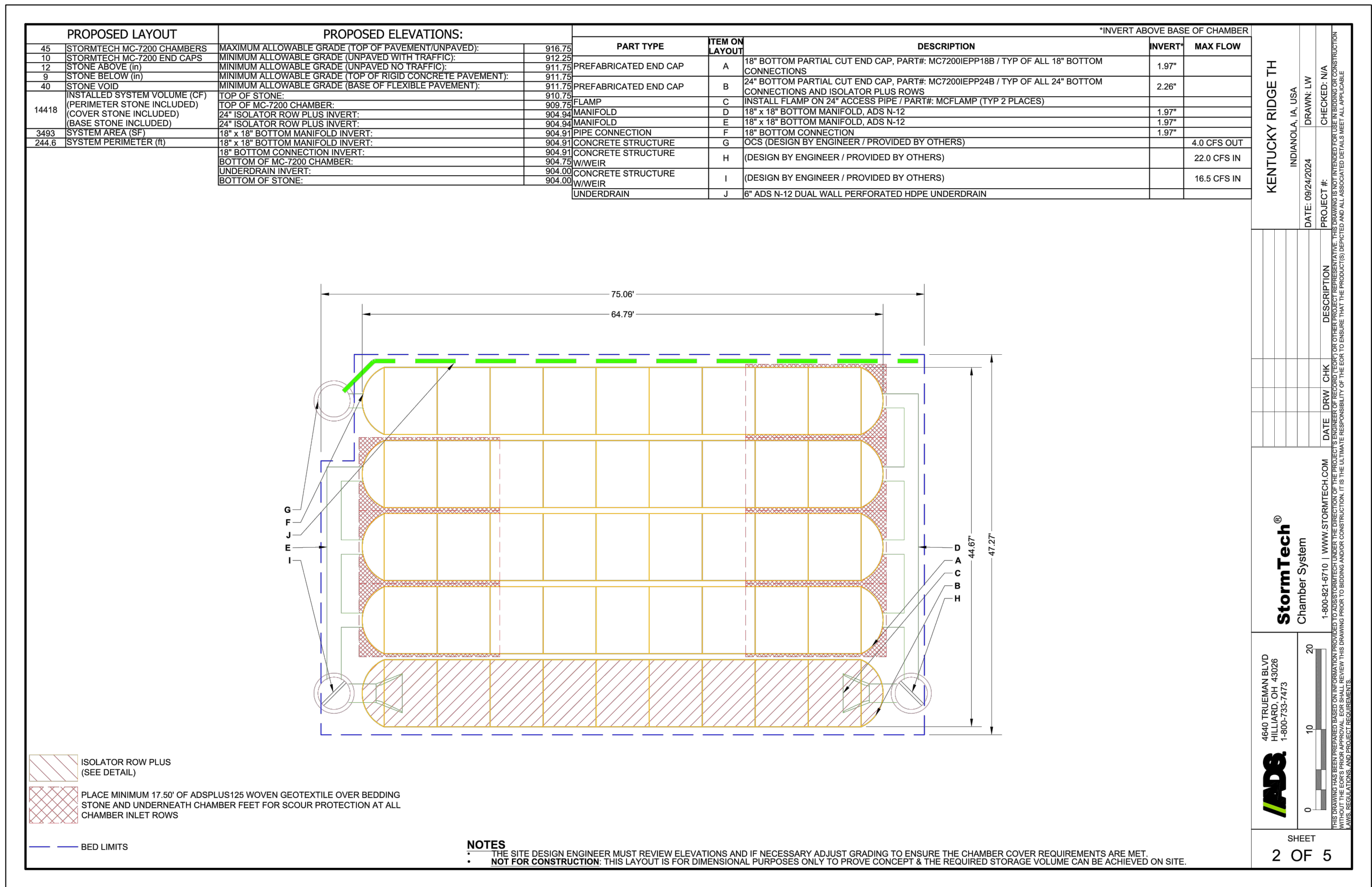
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REVISION	DATE	BY	REVISION	DATE	BY
3	9-25-24	JWM	REVISED AS PER CITY COMMENTS	8-13-24	JWM
2	8-13-24	JWM	REVISED AS PER OWNER	8-6-24	JWM
1	8-6-24	JWM	REVISED AS PER CITY COMMENTS	8-6-24	JWM
MARK	DATE	BY	REVISION	DATE	BY
Engineer: EDC	Checked By: JAL	Scale: 1" = 30'	Revision	Scale: 1" = 30'	BY
Technician: JWM	Date: 7-18-24	T-R-S: TTN-RRW-SS	Technician: JWM	Date: 7-18-24	T-R-S: TTN-RRW-SS

Sheet C401

Project No: 123.0685.01

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3

REVISED AS PER CITY COMMENTS

9-25-24

JWM

2

REVISED AS PER OWNER

8-13-24

JWM

1

REVISED AS PER CITY COMMENTS

8-8-24

JWM

MARK

REVISION

DATE

BY

Engineer: EDC

Checked By: JAL

Scale: 1" = ##'

Technician: JWM

Date: 7-18-24

T-R-S: TTN-RRW-SS

Project No: 123.0685.01

Sheet C402

KENTUCKY RIDGE TOWNHOMES

STORMTECH DETAILS

INDIANOLA, IA

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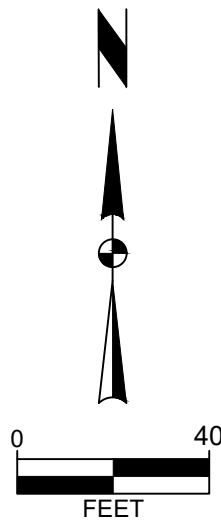
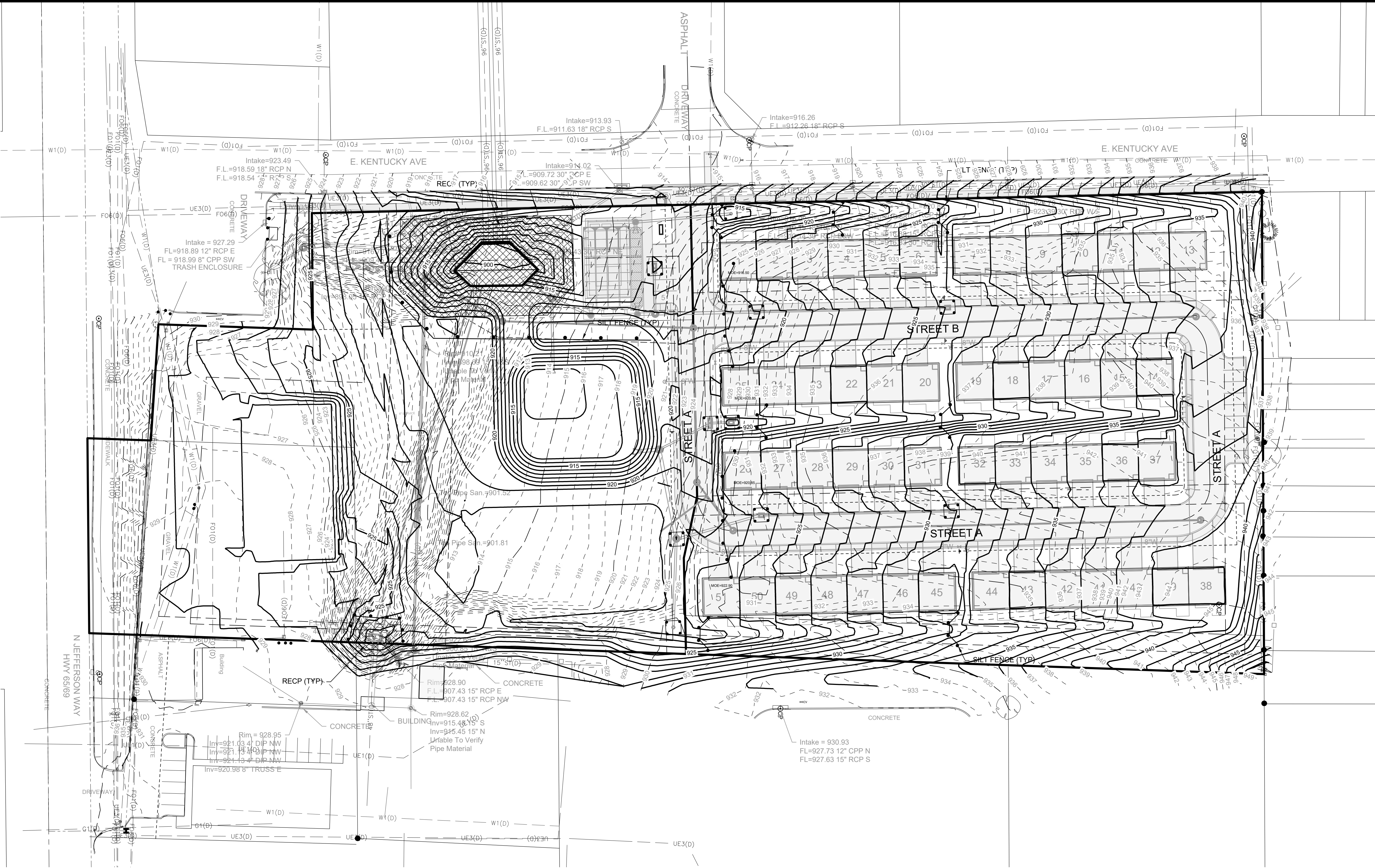
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Project No: 123.0685.01

Sheet C402

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KENTUCKY RIDGE TOWNHOMES

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC. |



Project No: 123.0685.01

Sheet C500

INDIANOLA, IA

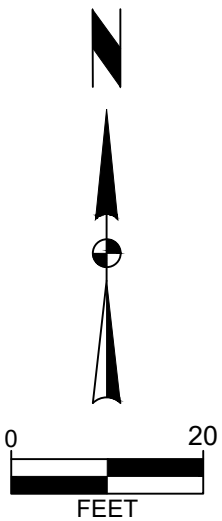
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REVISION	DATE	BY
3	9-25-24	JWM
2	8-13-24	JWM
1	8-6-24	JWM

Engineer: EDC	Checked By: JAL	Scale: 1" = 40'
Technician: JWM	Date: 7-18-24	T-R-S: TTN-RRW-SS

Project No: 123.0685.01

Sheet C500



GRADING PLAN WEST



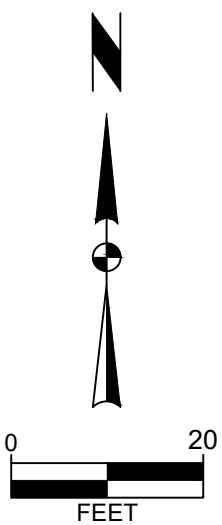
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Project No: 123.0685.01

Sheet C501



GRADING PLAN EAST



Sheet C502

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Project No: 123.0685.01

Sheet C502

\\p016r40\2023\123.0685\01C601.DWG 12/26/2023 1:42 PM JEREMY W MCCORMACK PLANTING DETAILS AND CALCULATIONS 2024/09/25 1:42 PM ANS FULL BLEED D (34.00 X 22.00 INCHES)

LANDSCAPE PLAN CALCULATIONS

PER CITY OF INDIANOLA

OUTLOT Z OPEN SPACE LANDSCAPING:

REQUIREMENT: 25% MIN. OPEN SPACE: 1 DECIDUOUS SHADE TREE, 2 DECIDUOUS ORNAMENTAL TREES, AND 2 SHRUBS

PER 2,000 SF OF REQUIRED OPEN SPACE

--TOTAL LOT AREA: 162,748 SF.

--OPEN SPACE: 162,748 X 25% = 40,687 SF.

--TOTAL BUILT AREA: 90,680 SF.

--TOTAL OPEN PROVIDED SPACE: 162,748 - 88,924 = 73,824 SF.

--PROVIDED OPEN SPACE RATIO TO OVERALL LOT: 45.4%.

--PLANT UNIT MULTIPLIER: 40,687 / 2,000 = 20.34.

--TOTAL REQUIRED DECIDUOUS SHADE TREES (OVERSTORY): 1 X 20.34 = 20.34. 17 PROVIDED.

--TOTAL REQUIRED DECIDUOUS ORNAMENTAL (UNDERSTORY): 2 X 20.34 = 40.68. 33 PROVIDED.

--TOTAL REQUIRED SHRUBS: 2 X 20.34 = 40.68. 33 PROVIDED.

OUTLOT Z PARKING LOT PAVEMENT SHADING:

REQUIREMENT: FOR ANY PARKING LOT OR LOADING AREA EXCEEDING 2,500 SF OR 10 STALLS, NO PARKING STALL SHALL BE GREATER

THAN 100-FEET FROM A DECIDUOUS SHADE TREE. ALL ISLANDS SHALL BE LANDSCAPED WITH A COMBINATION OF TURF GRASS,

PRAIRIE GRASS PLANTINGS, AND TREES.

--TOTAL PARKING LOT ISLANDS: 2; 2 OVERSTORY TREES PROVIDED.

--ALL ISLANDS CONTAIN LAWN GROUNDCOVER. NO ADDITIONAL SHRUBS PROVIDED.

--NO PARKING STALL IS GREATER THAN 100-FEET FROM AN "ISLAND" TREE.

LOT 51 PARKING LOT PAVEMENT SHADING:

REQUIREMENT: FOR ANY PARKING LOT OR LOADING AREA EXCEEDING 2,500 SF OR 10 STALLS, NO PARKING STALL SHALL BE GREATER

THAN 100-FEET FROM A DECIDUOUS SHADE TREE. ALL ISLANDS SHALL BE LANDSCAPED WITH A COMBINATION OF TURF GRASS,

PRAIRIE GRASS PLANTINGS, AND TREES.

--TOTAL PARKING LOT ISLANDS: 2; 2 OVERSTORY TREES PROVIDED.

--ALL ISLANDS CONTAIN LAWN GROUNDCOVER. NO ADDITIONAL SHRUBS PROVIDED.

--NO PARKING STALL IS GREATER THAN 100-FEET FROM AN "ISLAND" TREE.

OUTLOT Z BUFFER BETWEEN PROPOSED R DISTRICT AND EXISTING C DISTRICT:

REQUIREMENT: USING "30-FOOT WIDE BUFFER" MODEL. MINIMUM WIDTH: 30- FEET. 1 OVERSTORY TREE, 2 EVERGREENS, AND 6

SHRUBS FOR EVERY 25 LINEAR FEET. ALSO, INCLUDE A 3-FOOT HIGH EARTHEN BERM. EXISTING C DISTRICT TO THE SOUTH ALREADY

INCLUDES AN EARTHEN BERM, THEREFORE ONLY PROVIDING THE MINIMUM REQUIRED PLANTS.

--LENGTH OF BUFFER: 452'.

--PLANT UNIT MULTIPLIER: 452 / 25 = 18.1.

--TOTAL REQUIRED OVERSTORY TREES: 1 X 18.1 = 18.1. 19 OVERSTORY TREES PROVIDED.

--TOTAL REQUIRED EVERGREEN TREES: 2 X 18.1 = 36.2. 19 EVERGREEN TREES PROVIDED. 18 REMAINING TREES REQUIRED

THEREFORE, SUBBING 10 ADDITIONAL SHRUBS FOR ONE OUTSTANDING EVERGREEN TREE. 180 ADDITIONAL SHRUBS PROVIDED.

--TOTAL REQUIRED SHRUBS: 6 X 18.1 = 108.6. 109 SHRUBS PROVIDED.

CONSTRUCTION NOTES:

1. PROTECT TRUNK FROM GROUND LINE TO FIRST BRANCH WHEN SPECIFIED IN THE CONTRACT DOCUMENTS.

PLACE ONE STAKE TO SOUTHWEST

NORTH

STAKING PLAN
(TREES < 2 1/2" DIAMETER)

STEEL POST

FLAGGING MATERIAL

TRUNK SUPPORT STRAPPING

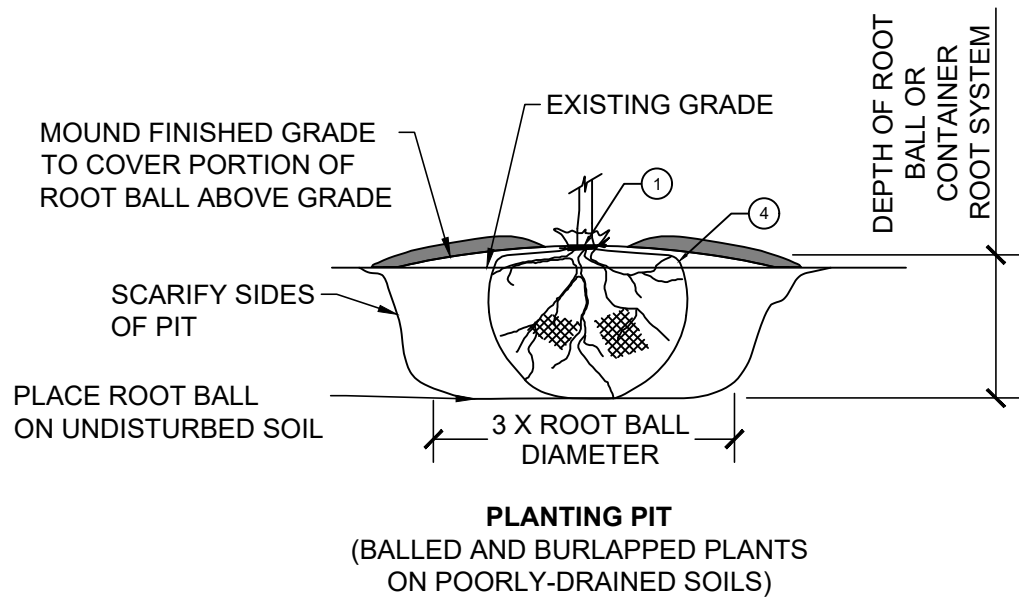
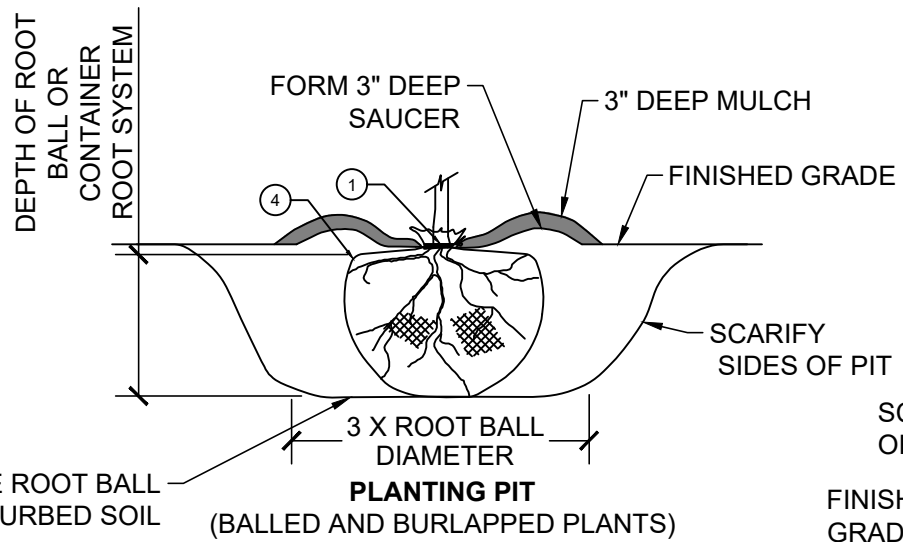
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2'-0" MIN.

PLACE ONE STAKE TO SOUTHWEST

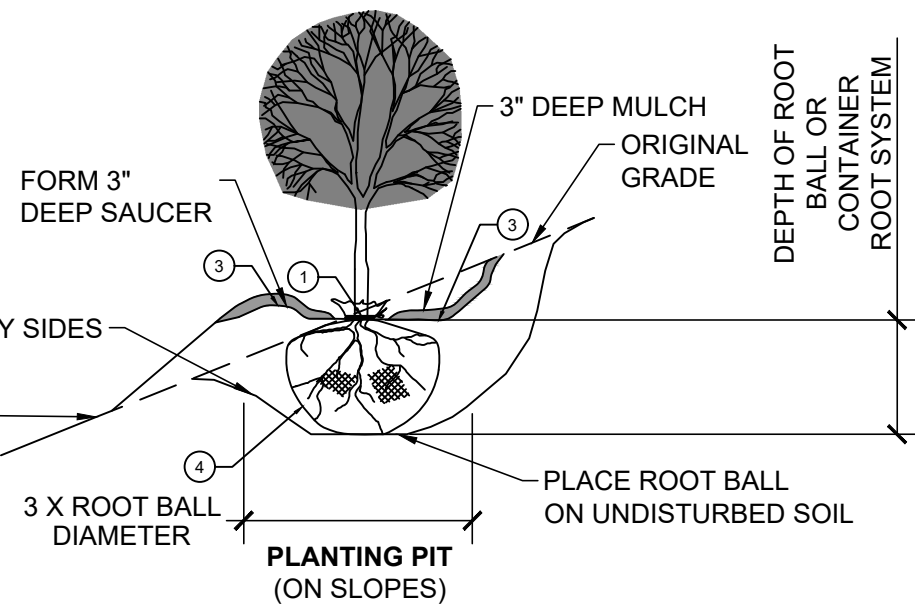
NORTH

STAKING PLAN
(TREES > 2 1/2" DIAMETER)



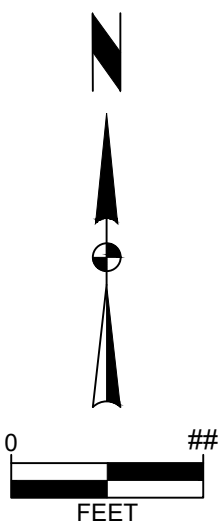
PLANTING PIT

NO SCALE



CONSTRUCTION NOTES:

1. INSTALL WITH ROOT FLARE AT OR SLIGHTLY ABOVE GRADE. DO NOT PLACE MULCH WITHIN 6 INCHES OF TRUNK.
2. INSTALL ROOT FLARE 2 TO 3 INCHES ABOVE GRADE. DO NOT PLACE MULCH WITHIN 6 INCHES OF TRUNK.
3. BEGIN TRANSITION AT EDGE OF ROOT BALL.
4. CUT AND COMPLETELY REMOVE TOP HALF OF TWINE, BURLAP, AND WIRE BASKETS FROM ROOT BALL PRIOR TO PLACING BACKFILL MATERIAL.



CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT	MIN. HT.	SPACING	TRUNK STYLE	MATURE HT.	NATIVE / NON-NATIVE
CONIFERS										
AC	4	ABIES CONCOLOR	WHITE FIR	10-FT. HT.	CONTAINER	8-FT.	12-FT. O.C.	SINGLE	100-FT.	YES
PD	6	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	10-FT. HT.	CONTAINER	10-FT.	12-FT. O.C.	SINGLE	30-FT.	YES
PS	6	PINUS STROBUS	WHITE PINE	10-FT. HT.	CONTAINER	10-FT.	12-FT. O.C.	SINGLE	70-FT.	YES
PS2	3	PINUS SYLVESTRIS	SCOTCH PINE	10-FT. HT.	CONTAINER	10-FT.	12-FT. O.C.	SINGLE	70-FT.	NO
OVERSTORY TREES										
AR	7	ACER RUBRUM	RED MAPLE	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	80-FT.	YES
AS	5	ACER SACCHARUM	SUGAR MAPLE	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	100-FT.	YES
CO	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	90-FT.	YES
GA	4	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	40-FT.	NO
GD	2	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	90-FT.	YES
NS	2	NYSSA SYLVATICA	TUPELO	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	60-FT.	YES
PM	8	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	60-FT.	NO
QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	70-FT.	YES
QR	4	QUERCUS RUBRA	RED OAK	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	70-FT.	YES
UR	5	ULMUS X 'REGAL'	REGAL ELM	2.5-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	60-FT.	NO
UNDERSTORY TREES										
AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	10-FT. HT.	CONTAINER	10-FT.	15-FT. O.C.	MULTI	25-FT.	YES
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	10-FT. HT.	CONTAINER	10-FT.	15-FT. O.C.	MULTI	25-FT.	YES
CA2	8	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1.5-IN. CAL.	CONTAINER	10-FT.	20-FT. O.C.	SINGLE	20-FT.	YES
MR	12	MALUS X 'JFS-KWS'	ROYAL RAINDROPS® CRABAPPLE	2.0-IN. CAL.	CONTAINER	8-FT.	15-FT. O.C.	SINGLE	20-FT.	NO
PT	12	POPULUS TREMULOIDES	QUAKING ASPEN	2.5-IN. CAL.	CONTAINER	10-FT.	15-FT. O.C.	SINGLE	40-FT.	YES
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT	MIN. HT.	SPACING	MATURE HT.		
SHRUBS										
CF	68	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	#7	CONTAINER	36-IN.	4-FT. O.C.	4-FT.		YES
CF2	43	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	#7	CONTAINER	36-IN.	5-FT. O.C.	5-FT.		YES
FG2	72	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#7	CONTAINER	36-IN.	4-FT. O.C.	4-FT.		YES
PP	43	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#7	CONTAINER	36-IN.	5-FT. O.C.	5-FT.		NO
SB	63	SYRINGA X 'BLOOMERANG'	BLOOMERANG SERIES LILAC	#7	CONTAINER	36-IN.	4-FT. O.C.	4-FT.		NO
VC	42	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	#7	CONTAINER	36-IN.	4-FT. O.C.	5-FT.		YES

NOTE: CONTRACTOR TO VERIFY FINAL PLANT QUANTITIES PRIOR TO BIDDING. SHOULD THERE BE ANY DISCREPANCIES, PLAN QUANTITIES SHALL OVERRULE SCHEDULE QUANTITIES.

1
C601

TREE STAKING, GUYING, AND WRAPPING

NO SCALE

2
C601

SNYDER & ASSOCIATES

Project No: 123.0685.01

Sheet C601

KENTUCKY RIDGE TOWNHOMES

PLANTING DETAILS AND CALCULATIONS

SNYDER & ASSOCIATES, INC. |

INDIANOLA, IA

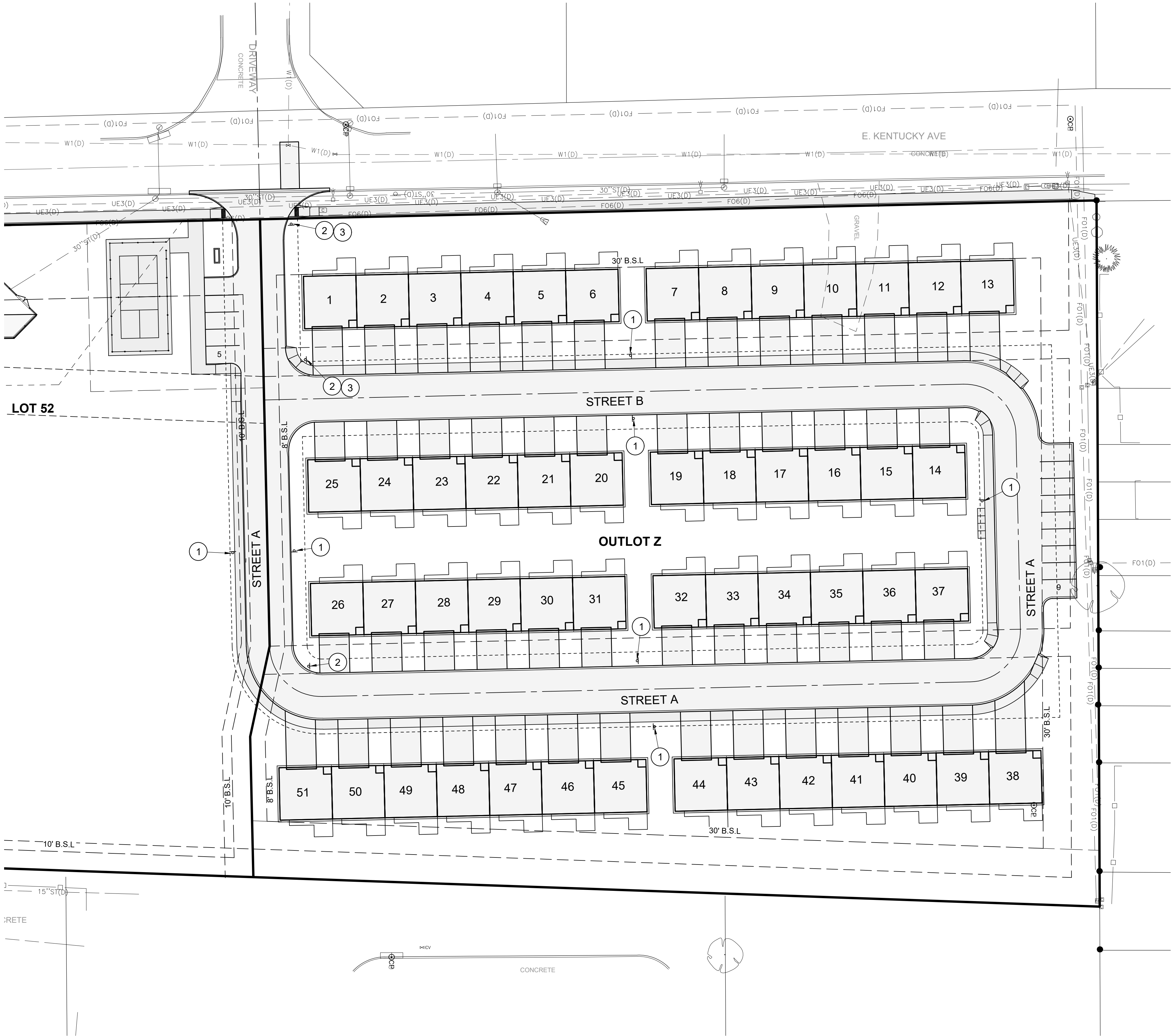
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

3	REVISED AS PER CITY COMMENTS	9-25-24	JWM
2	REVISED AS PER OWNER	8-13-24	JWM
1	REVISED AS PER CITY COMMENTS	8-6-24	JWM
MARK	REVISION	DATE	BY
Engineer:	EDC	Checked By:	JAL
Technician:	JWM	Date:	7-18-24
Scale: 1" = ##'			
T-R-S: TTN+RRW-SS			

Project No: 123.0685.01

Sheet C601

V:\Projects\2023\123.0685.01\CAD\ISP - 1230685 TRC.dwg JEREMY W MCCORMICK, TRAFFIC SIGNAGE PLAN, 2024/09/25, 1:52 PM, ANS FULL BLEED D(14.00 X 22.00 INCHES)

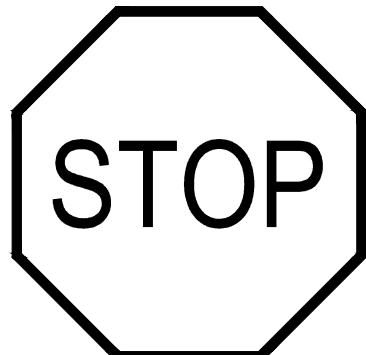


R8-3

1



2



R1-1

3

NO.	SIGN TYPE	QUANTITY
1	NO PARKING	7
2	STREET NAME	6
3	STOP	2

*SIGNS FURNISHED AND INSTALLED BY DEVELOPER

NOTES

- ALL TRAFFIC SIGNAGE AND STREET LIGHTS ARE SHOWN FOR REFERENCE ONLY UNLESS OTHERWISE INDICATED. THE DEVELOPER SHALL FURNISH AND INSTALL ALL TRAFFIC SIGNAGE AND MID-AMERICAN ENERGY SHALL FURNISH AND INSTALL ALL STREET LIGHTS ONCE PROJECT IS NEAR COMPLETION. ONE NO PARKING SIGN TO BE INSTALLED ON EACH STREET LIGHT BY CONTRACTOR.
- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD AND THE CITY OF INDIANOLA DESIGN STANDARDS.

KENTUCKY RIDGE TOWNHOMES

TRAFFIC SIGNAGE PLAN

INDIANOLA, IA

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

SNYDER & ASSOCIATES, INC. |



Project No: 123.0685.01

Sheet C700

Sheet C700

MARK	REVISION	DATE	BY
3	REVISED AS PER CITY COMMENTS	9-25-24	JWM
2	REVISED AS PER OWNER	8-13-24	JWM
1	REVISED AS PER CITY COMMENTS	8-6-24	JWM

Engineer: EDC	Checked By: JAL	Scale: 1" = 30'
Technician: JWM	Date: 7-18-24	T-TN-RRW-SS

Project No: 123.0685.01

INCEPTION GROUP, LLC

A DEVELOPMENT OF TOWNHOMES - UNIT TYPE 'A'
EAST KENTUCKY AVENUE
INDIANOLA, IOWA 50125

- DRAWING INDEX =
- CS.100 - COVER SHEET
 - A.100 - FOUNDATION PLAN | LEVEL 1 PLAN
 - A.101 - LEVEL 2 PLAN | LEVEL 3 PLAN
 - A.102 - ENLARGED PLANS - LEVELS 1 | 2 | 3
 - A.200 - FRONT ELEVATION | REAR ELEVATION
LEFT SIDE ELEVATION | RIGHT SIDE ELEVATION
 - A.900 - RENDERINGS

GRAYSCALE ARCHITECTURE, LLC
13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR

PROJECT NAME
TOWNHOMES
BY:

INCEPTION
GROUP, LLC

EAST KENTUCKY AVE.
INDIANOLA, IOWA
50125

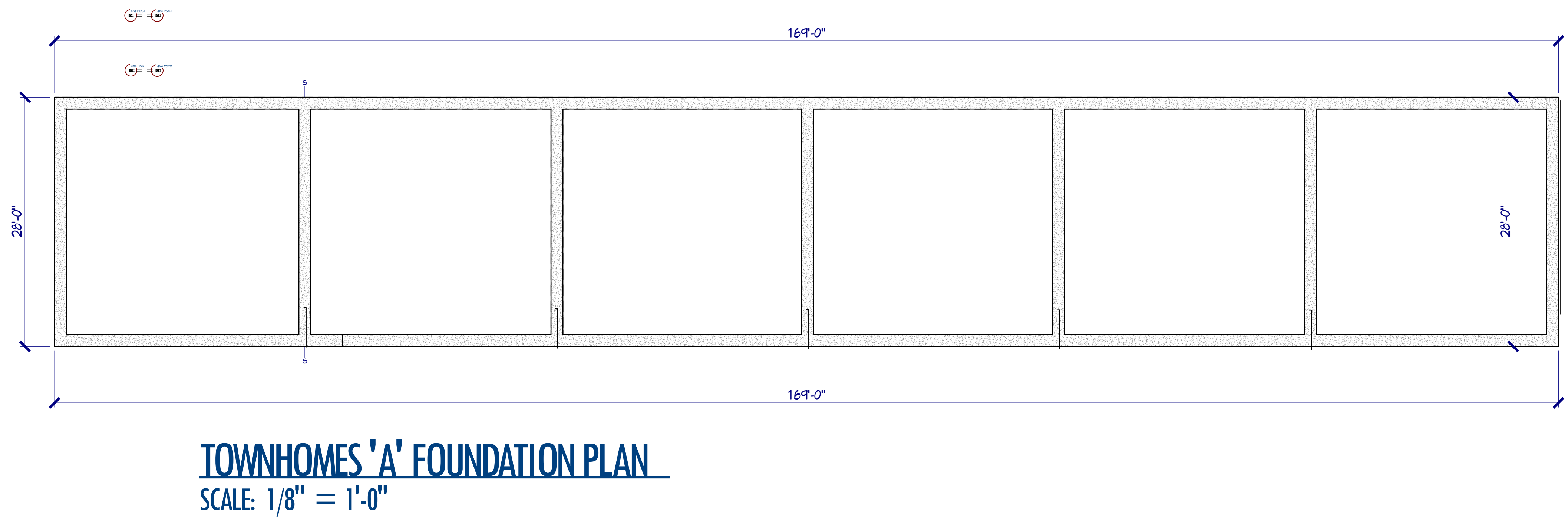
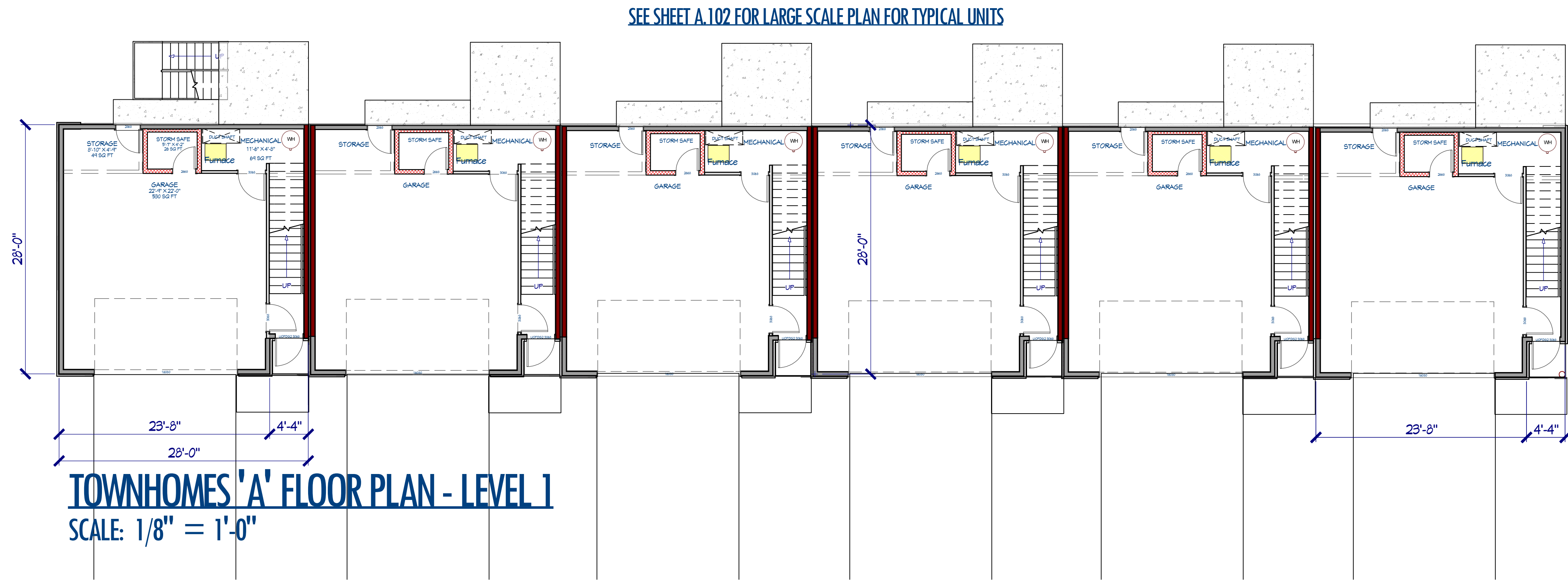
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INFORMATION
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PROJECT INFORMATION
PROJECT No.:
23003
SHEET TITLE:
COVER SHEET

SHEET No.:
CS.100



GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR

PROJECT NAME
TOWNHOMES
BY:

INCEPTION
GROUP, LLC

EAST KENTUCKY AVE.
INDIANOLA, IOWA
50125

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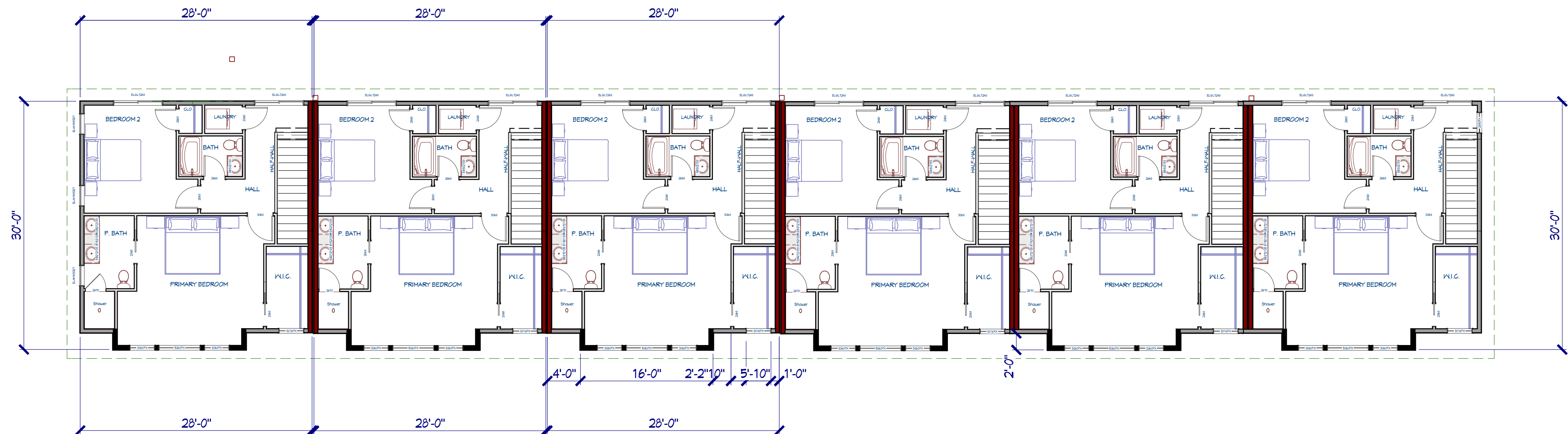
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PROJECT INFORMATION

PROJECT No.:
23003
SHEET TITLE:
FOUNDATION PLAN
LEVEL 1 - PLAN

SHEET No.:
A.100

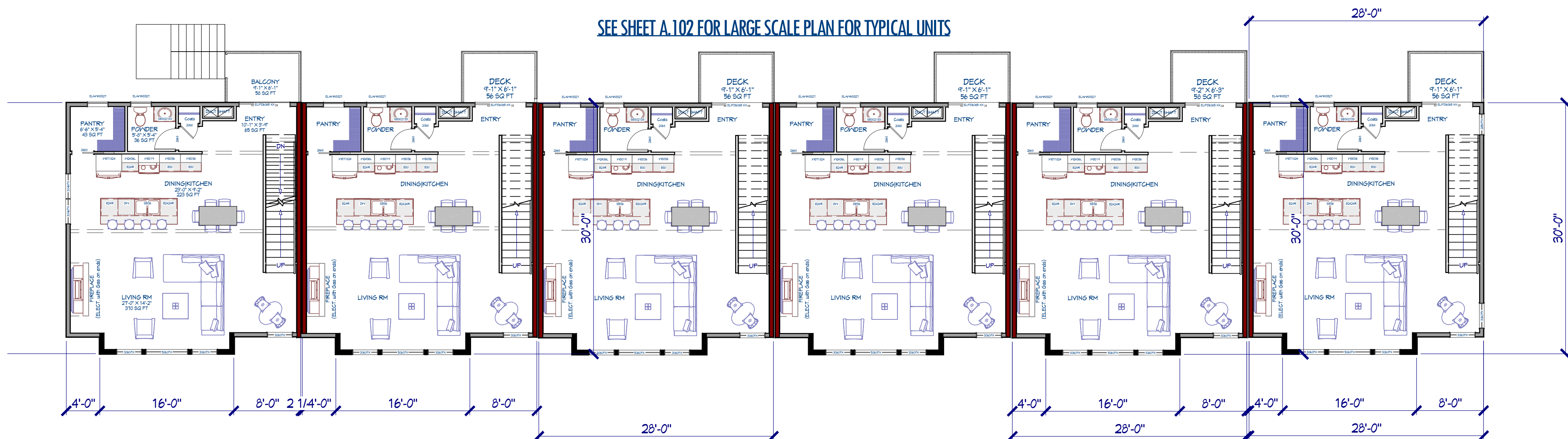
SEE SHEET A.102 FOR LARGE SCALE PLAN FOR TYPICAL UNITS



TOWNHOMES 'A' FLOOR PLAN - LEVEL 3

SCALE: 1/8" = 1'-0"

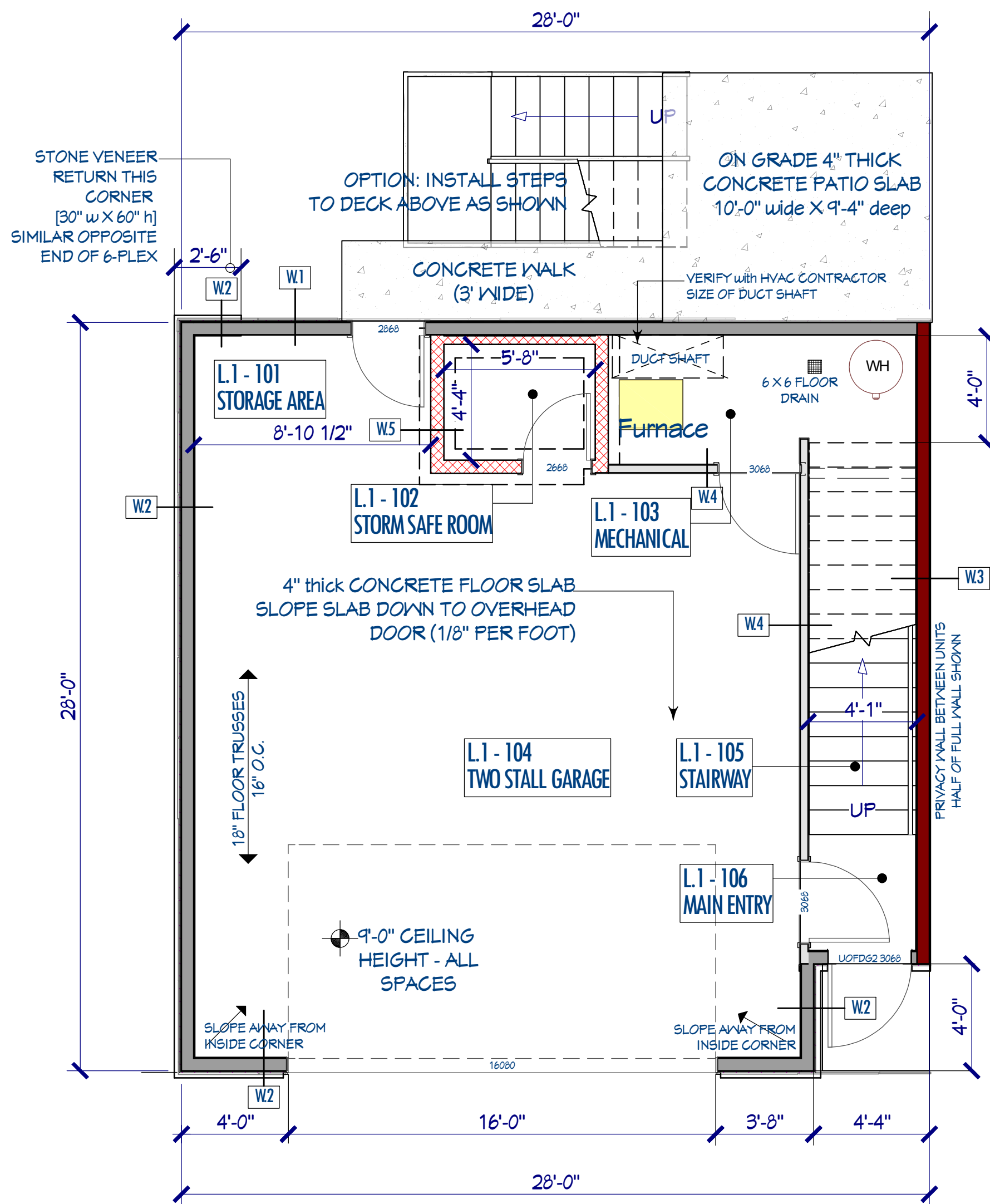
SEE SHEET A.102 FOR LARGE SCALE PLAN FOR TYPICAL UNITS



TOWNHOMES 'A' FLOOR PLAN - LEVEL 2

SCALE: 1/8" = 1'-0"

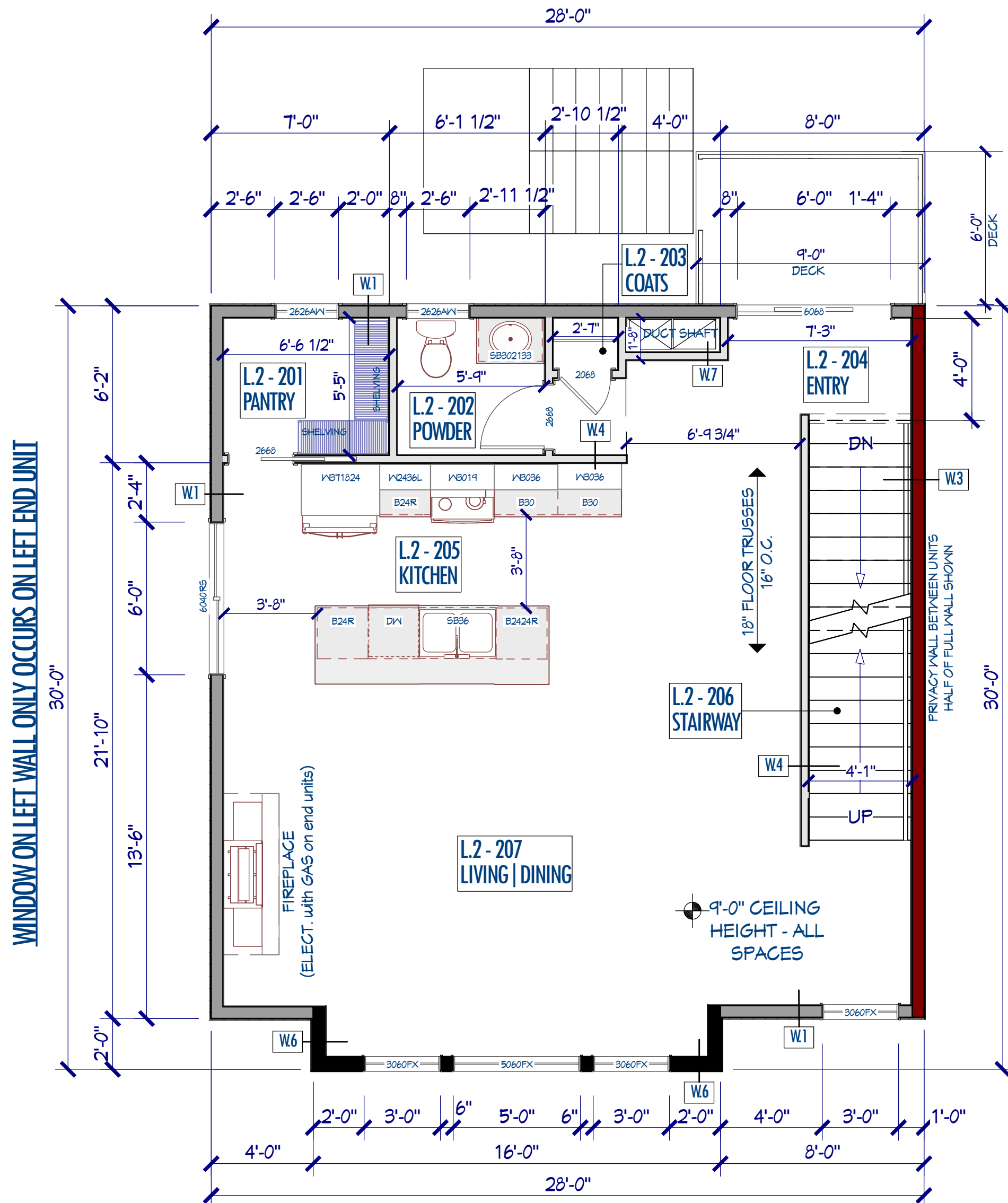




TOWNHOME 'A' FLOOR PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

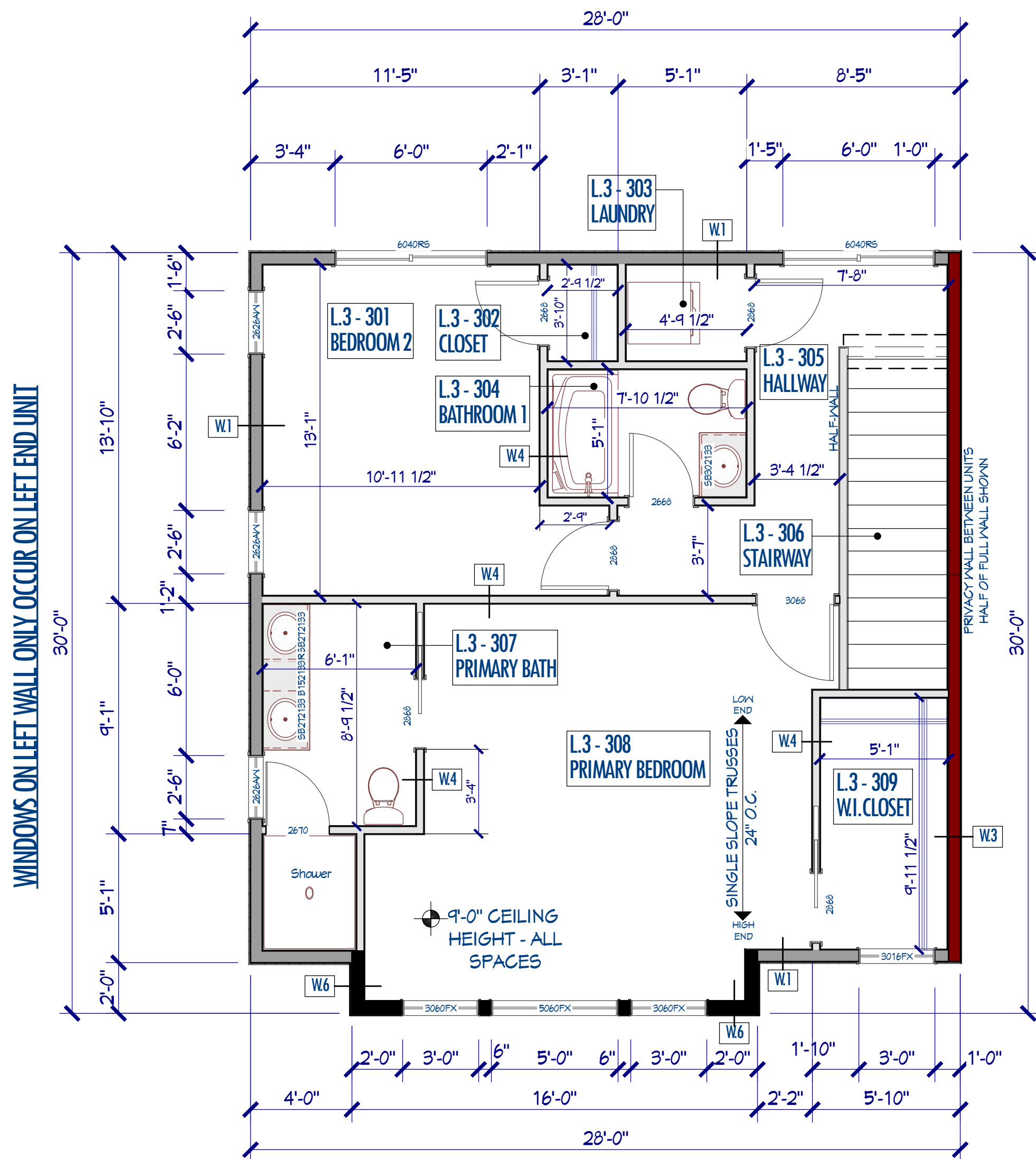
WALL TYPES:
W1= FIBER CEMENT LAP SIDING 1/2" | MOISTURE & AIR BARRIER | OSB 7/16" | 5 1/2" WOOD STUDS at 16" O.C. | FILL STUD CAVITY with R-19 BATT INSUL. | VAPOR BARRIER | 1/2" GYP. BOARD
W2= STONE VENEER 60" A.F.F. TO TOP | FIBER CEMENT LAP SIDING 1/2" | MOISTURE & AIR BARRIER | OSB 7/16" | 5 1/2" WOOD STUDS at 16" O.C. | FILL STUD CAVITY with R-19 BATT INSUL. | VAPOR BARRIER | 1/2" GYP. BOARD
W3= **PRIVACY WALL** | 5/8" TYPE X GYP. BOARD | 5 1/2" WOOD STUDS at 16" O.C. | FILL STUD CAVITY with SOUND BATT INSUL. | 1/2 GYP. BOARD | 1" **AIR SPACE** | 1/2" GYP. BOARD | 5 1/2" WOOD STUDS at 16" O.C. |
W4= 1/2" GYP. BOARD | 3 1/2" WOOD STUDS at 16" O.C. | 1/2" GYP. BOARD
W5= PAINTED 6" CMU (CONC. BLOCK) | FILL CORES with GROUT - NOTE! CEILING OF SPACE COVERED with 5" THICK POURED CONCRETE | INFILL ON TOP with WOOD JOISTS TO MATCH LEVEL OF FLOOR ABOVE
W6= FIBER CEMENT PANEL SIDING 1/2" with METAL REVEAL JOINTS | MOISTURE & AIR BARRIER | OSB 7/16" | 5 1/2" WOOD STUDS at 16" O.C. | FILL STUD CAVITY with R-19 BATT INSUL. | VAPOR BARRIER | 1/2" GYP. BOARD
W7= DUCT SHAFT | OUTSIDE - 1/2" GYP. BOARD | 3 1/2" WOOD STUDS at 16" O.C. | INTERIOR OF SHAFT - NO GYP. BOARD REQUIRED

STAIR NOTES:
STAIR RISER HEIGHT: +/- 7 1/2" | STAIR TREAD: MIN. DEPTH: 11" | RISERS and TREADS UNIFORM EACH SET OF STAIRS | HEADROOM MUST BE MINIMUM 6'-8" CLEAR
HANDRAILS 34" - 38" ABOVE TREAD NOSING | HANDRAIL ONE SIDE FULL LENGTH OF STAIR WITH RETURNS TO WALL | SHAPE TO BE APPROVED GRASPABLE HANDRAIL
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS MUST HAVE 5/8" TYPE X GYP. BOARD ON ENCLOSED SIDE



TOWNHOME 'A' FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"

FLOOR-TO-FLOOR HEIGHTS: [NOMINAL]
LEVEL 1 FINISHED FLOOR = +0'-0"
LEVEL 1 CEILING = +9'-0"
LEVEL 2 FINISHED FLOOR = +10'-8"
LEVEL 2 CEILING = +19'-8"
LEVEL 3 FINISHED FLOOR = +21'-4"
LEVEL 3 CEILING = +30'-4"



TOWNHOME 'A' FLOOR PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"

GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR

PROJECT NAME
**TOWNHOMES
BY:**

**INCEPTION
GROUP, LLC**

EAST KENTUCKY AVE.
INDIANOLA, IOWA
50125

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CONSTRUCTION**

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PROJECT INFORMATION

PROJECT No.:
23003

SHEET TITLE:

**LEVEL 1 - PLAN
LEVEL 2 - PLAN
LEVEL 3 - PLAN**

SHEET No.:

A.102

PROJECT NAME
TOWNHOMES
BY:

INCEPTION GROUP, LLC

EAST KENTUCKY AVE.
INDIANOLA, IOWA
50125

DRAWING INFORMATION

ISSUED FOR:

**REVIEW
BIDDING
CONSTRUCTION**

ISSUE DATE:
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PROJECT INFORMATION

PROJECT No.:
23003

SHEET TITLE:
**FRONT ELEVATION
REAR ELEVATION
LEFT | RIGHT SIDE
ELEVATIONS**

HEET No.:
A.200





GRAYSCALE ARCHITECTURE, LLC

13762 MCGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR

PROJECT NAME
TOWNHOMES
BY:

INCEPTION
GROUP, LLC

EAST KENTUCKY AVE.
INDIANOLA, IOWA
50125

DRAWING
INFORMATION

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BIDDING
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04 | 19 | 2023

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PROJECT INFORMATION

PROJECT No.:
23003

SHEET TITLE:
RENDERINGS

SHEET No.:
A.900



City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING THE SITE PLAN FOR KENTUCKY RIDGE
TOWNHOMES**

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly organized Municipal Organization; and

WHEREAS, the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Site Plan for Kentucky Ridge Townhomes on October 8, 2024; and

WHEREAS, the Site Plan for Kentucky Ridge Townhomes is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Kentucky Ridge Townhomes is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Kentucky Ridge Townhomes is in general conformance with section §165.09 – *Building Design Standards* of the Indianola Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, on this 21st day of October, 2024, that the Site Plan for Kentucky Ridge Townhomes be approved subject to remaining staff comments.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Associate Planner
Date: October 21, 2024
Subject: Resolution approving Plat of Survey for Mid-American Energy for parcel #13000200220.

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_MidAm_POS_092024
2. E9126 POS 2024-09-05 Prelim
3. Res 2024- Approving Plat of Survey for Mid American Energy



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Mid-American Energy – Plat of Survey

PREPARED BY: Bill Mettee – Associate Planner

REPORT DATE: September 20, 2024

MEETING DATE: September 24, 2024

GENERAL INFORMATION

Applicant / Owner:

Steven and Jeri Henry (Owners) / Mid-American Energy (Applicant)

Owner's Representative:

Patrick Shepard, PLS, Civil Engineering Consultants

Request:

The applicant is requesting approval of a plat of survey within a priority growth area with the 2-mile buffer of city limits.

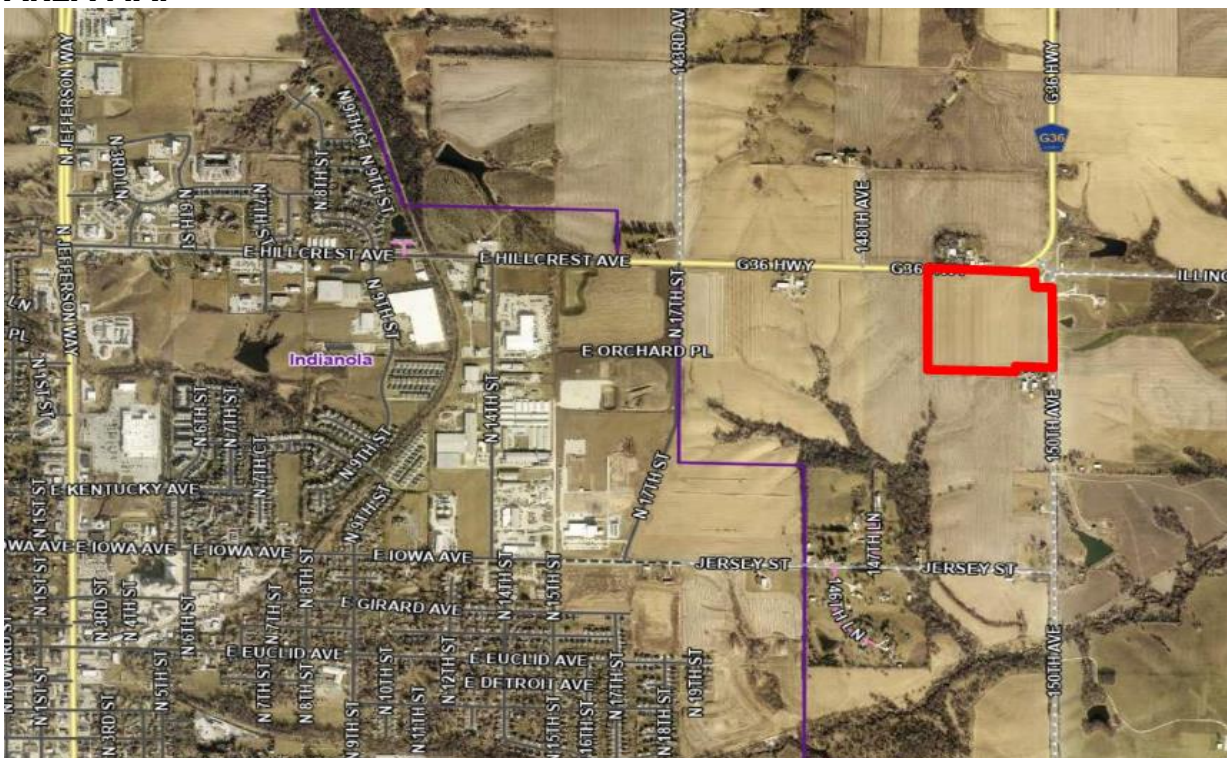
Location and Size:

Property is located south of G-36 and east of North Jefferson Way, containing approximately 12.77-acres.

Property Address:

Parcel ID 13000200220

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Row Crop Production	Industrial	Warren County
North	Electrical Substation	Community Mixed Use	Warren County
South	Single-Family Residential / Row Crop Production	Industrial	Warren County
East	Single-Family Residential / Row Crop Production	N/A	Warren County
West	Row Crop Production	Industrial	Warren County

PROJECT DESCRIPTION

The plat of survey identifies the creation of one lot that has a gross area of 12.77-acres and a net area of 11.22-acres. A ROW easement occupies 1.55-acres. The applicant, Mid-American Energy, currently owns and operates the electrical substation at the northeast corner of the property. They now have the option to purchase the land that directly abuts the substation.

The subject property is outside the Indianola city limits, but within the 2-mile jurisdictional boundary for subdivision review. Furthermore, the subject property is within a High Priority area on the Priority Annexation Areas & Future Land Use Map. The future classification for this parcel is Industrial.

Due to the parcel's location with the Priority Growth Area, review by Planning & Zoning Commission and City Council is required.

STAFF RECOMMENDATION

The plat of survey is in general conformance with the Subdivision Ordinance, Comprehensive Plan and Future Land Use Map. Staff recommends approval of the plat of survey for Mid-American Energy.

c:\E-FILES\E-9000\E9126_pos.dwg, 9/5/2024 10:21:02 AM, mdostalik, 1:1

PLAT OF SURVEY
PARCEL "D"
NE1/4 NE1/4,
SECTION 20-76-23
150TH AVENUE, WARREN COUNTY, IOWA

PROPERTY OWNER:
STEVEN M HENRY
JERI LE HENRY

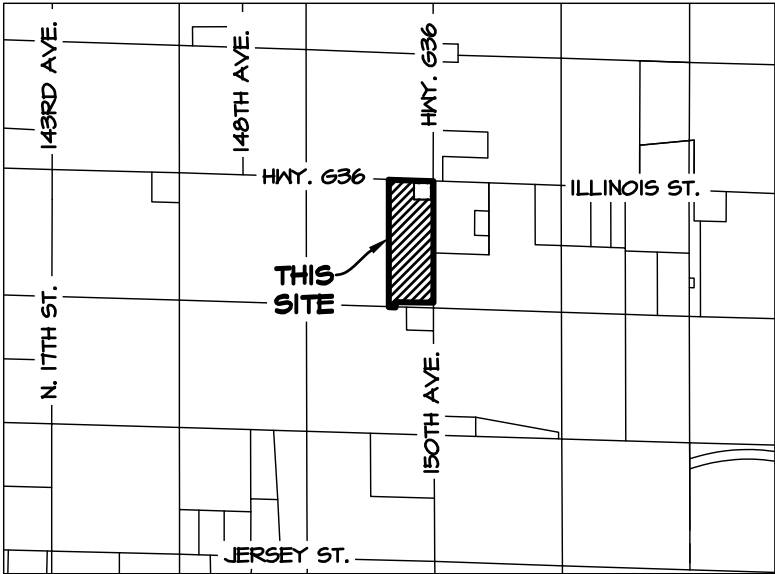
PROPERTY ADDRESS:
150TH AVE, WARREN COUNTY

PREPARED FOR:
MIDAMERICAN ENERGY
P.O. BOX 657
DES MOINES, IA 50306-0657

PROFESSIONAL
LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PHONE: (515) 276-4884
EMAIL: SHEPARD@CECLAC.COM

INDEX LEGEND					
COUNTY: WARREN					
GEOPARCEL: 13000200220					
	SECTION	TOWNSHIP	RANGE	1/4	1/4
ALIQUOT PART:	20	76	23	NE	NE
ASSOCIATED DOCUMENTS:	(W.D. INST.#2017-3014), ROAD PLANS SN-2886				
PROPRIETOR (S):	STEVEN M HENRY JERI LE HENRY				
REQUESTED BY:	MIDAMERICAN ENERGY COMPANY				
COMPANY LAND SURVEYOR & RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, UNIT 12, URBANDALE, IA 50322 PHONE: 515-276-4884				

LEGEND	
●	FOUND CORNERS
⊙	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
▲	FOUND SECTION CORNER
△	SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
— — — — —	PROPERTY BOUNDARY LINES
— — — — —	PARCEL LINES
— — — — —	EXISTING LOT OR TAX PARCEL LINES
— — — — —	EASEMENT LINES
-X-X-X-X-	FENCE LINES
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
930	ADDRESS



VICINITY SKETCH

DRAWING INDEX

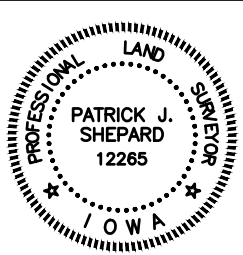
PAGE #	SHEET TITLE
1	COVER
2	PLAT OF SURVEY
3	DETAIL

PURPOSE FOR RETRACEMENT SURVEY:
THIS SURVEY IS BEING PREPARED TO CREATE A PARCEL FOR TRANSFER.

AREA TABLE

ALIQUOT PART	GROSS (ACRES)	PUBLIC R.O.W. EASEMENT (ACRES)	NET (ACRES)
NE 1/4 NE 1/4	12.77	1.55	11.22

CERTIFICATION



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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

1 & 3

LEGAL DESCRIPTION PARCEL "D":

A PARCEL OF LAND IN THE NE 1/4, NE 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SAID SECTION 20; THENCE 500°02'19"E, 1271.43 FEET ALONG THE EAST LINE OF SAID NE 1/4, NE 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID NE 1/4, NE 1/4; THENCE N88°15'21"W, 396.19 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF THE EAST 396.00 FEET OF SAID NE 1/4, NE 1/4; THENCE 500°02'19"E, 55.03 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF SAID NE 1/4, NE 1/4; THENCE N88°15'21"W, 70.03 FEET ALONG SAID SOUTH LINE OF THE NE 1/4, NE 1/4 TO A POINT ON THE WEST LINE OF THE EAST 466.00 FEET OF SAID NE 1/4, NE 1/4; THENCE N00°02'19"W, 1326.22 FEET ALONG SAID WEST LINE OF THE EAST 466.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4, NE 1/4; THENCE S88°17'04"E, 466.22 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 20; THENCE 500°02'19"E, 233.02 FEET ALONG THE EAST LINE OF SAID NE 1/4, NE 1/4 TO A POINT; THENCE N88°17'04"W, 33.02 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF 150TH AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE N88°17'04"W, 200.00 FEET TO A POINT; THENCE N00°02'19"W, 200.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 636 AS IT IS PRESENTLY ESTABLISHED; THENCE S88°17'04"E, 200.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 150TH AVENUE; THENCE 500°02'19"E, 200.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 12.77 ACRES, MORE OR LESS, INCLUDING 1.55 ACRES, MORE OR LESS, FOR PUBLIC HIGHWAY EASEMENT.

NOTES:

- THE PLAT OF SURVEY BEARINGS ARE BASED ON THE NAD 1983 IOWA STATE PLANE SOUTH ZONE GRID NORTH CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.
- NO RECORDED DOCUMENTATION COULD BE FOUND OF THE 40-FOOT PUBLIC HIGHWAY EASEMENT ALONG THE EAST SIDE OF THE PROPERTY. A SIGNED DOCUMENT FROM THE OWNERS CONTAINED IN THE COUNTY ROAD PLANS P-311-64 AGREES TO GIVE THE GROUND.
- NO RECORDED DOCUMENTATION COULD BE FOUND OF IOWA POWER AND LIGHT GIVING ADDITIONAL PUBLIC HIGHWAY EASEMENT TO THE COUNTY BEYOND THE ORIGINAL 33 FEET.
- FOUND STEEL PIN 6.0' SOUTH OF CENTERLINE. STEEL PIN MATCHES CALLS ON CORNER CERTIFICATE. FOUND MAGNAIL 6.0' NORTH AT P.I. OF HIGHWAY 636.
- A 32-FOOT WATER MAIN EASEMENT RECORDED IN BOOK T3, PAGE 274 DESCRIBES THE APPROXIMATE EASEMENT CENTERLINE, BUT CONTINUES TO STATE THAT THE CENTERLINE IS BASED ON THE LOCATION OF THE WATER MAIN.

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com



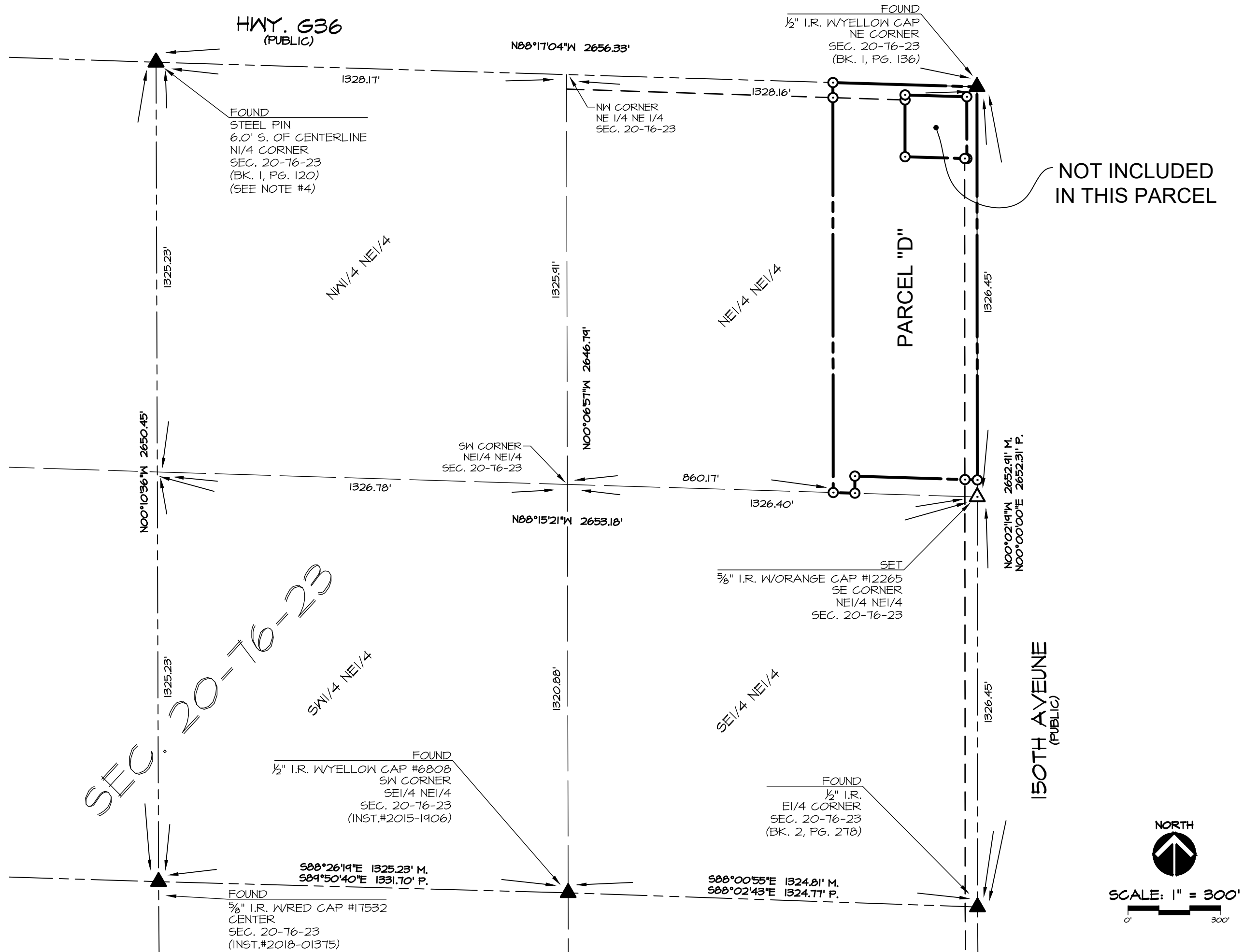
DATE	01-05-2024
DATE OF SURVEY	1-05-2024
DESIGNED BY	PJS
DRAWN BY	LH

NE1/4 NE1/4
SECTION 20-76-23
WARREN COUNTY, IOWA
COVER

SHEET	1
OF	3

E9126

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Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

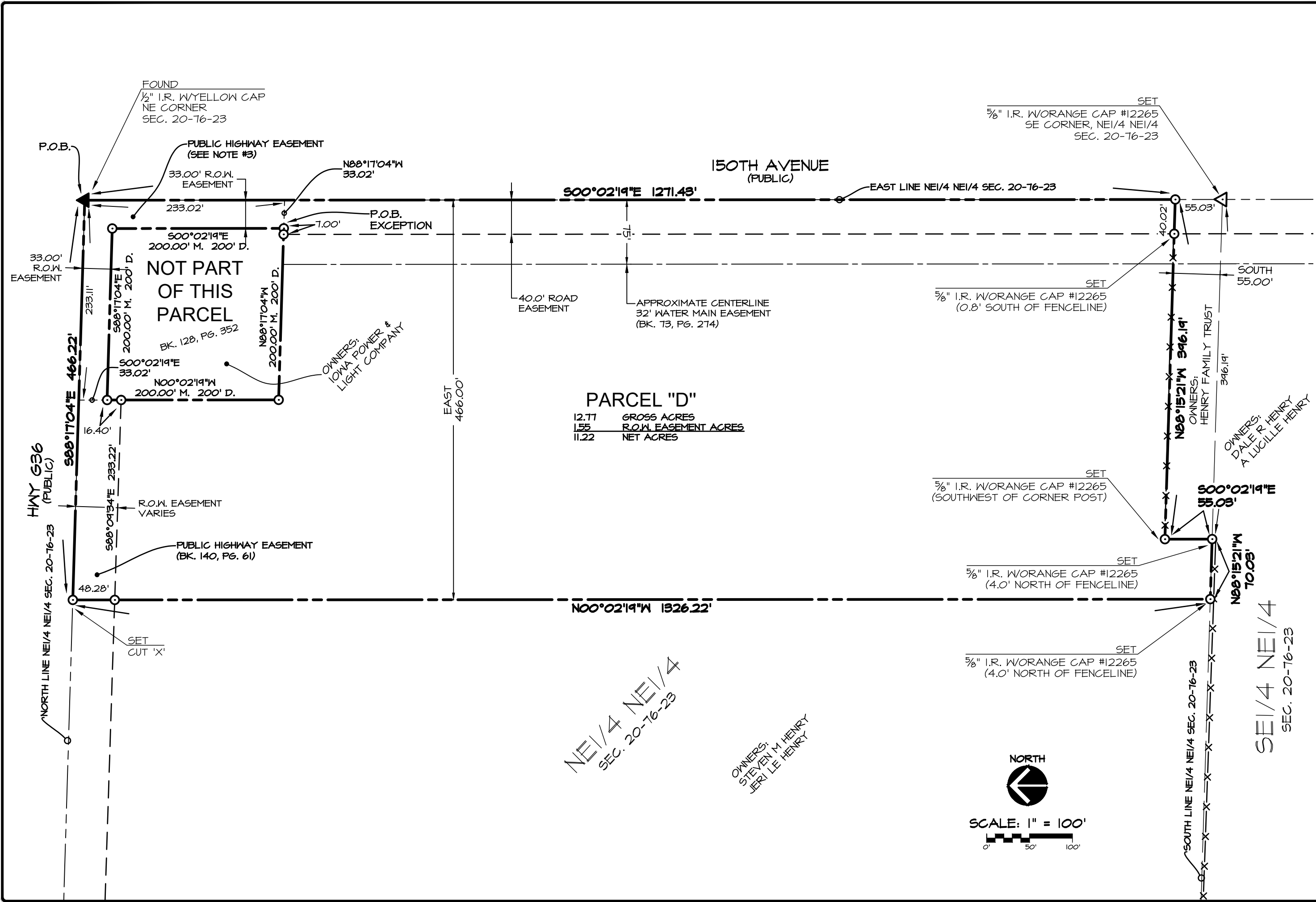


DATE	04-05-2024
DESIGNED BY	FLB
DRAWN BY	LH
DATE OF SURVEY	7-08-2024

NE 1/4 NE 1/4,
SECTION 20-16-23
150TH AVENUE
PLAT OF SURVEY OVERVIEW

SHEET
2
OF 3
E9126

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Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

**CEC**

DATE	01-05-2024
DESIGNED BY	P.B.
DRAWN BY	L.H.

NE 1/4 NE 1/4,
SECTION 20-76-23
150TH AVENUE
DETAIL

SHEET
3
OF 3

City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING A PLAT OF SURVEY REQUEST FOR
MIDAMERICAN ENERGY**

WHEREAS, MidAmerican Energy is requesting plat of survey approval for property legally described as: LEGAL DESCRIPTION PARCEL "D": A PARCEL OF LAND IN THE NE 1/4, NE 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SECTION 20; THENCE S00°02'19"E, 1271.43 FEET ALONG THE EAST LINE OF SAID NE 1/4, NE 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID NE 1/4, NE 1/4; THENCE N88°15'21"W, 396.19 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF THE EAST 396.00 FEET OF SAID NE 1/4, NE 1/4; THENCE S00°02'19"E, 55.03 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF SAID NE 1/4, NE 1/4; THENCE N88°15'21"W, 70.03 FEET ALONG SAID SOUTH LINE OF THE NE 1/4, NE 1/4 TO A POINT ON THE WEST LINE OF THE EAST 466.00 FEET OF SAID NE 1/4, NE 1/4; THENCE N00°02'19"W, 1326.22 FEET ALONG SAID WEST LINE OF THE EAST 466.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4, NE 1/4; THENCE S88°17'04"E, 466.22 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 20; THENCE S00°02'19"E, 233.02 FEET ALONG THE EAST LINE OF SAID NE 1/4, NE 1/4 TO A POINT; THENCE N88°17'04"W, 33.02 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF 150TH AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE N88°17'04"W, 200.00 FEET TO A POINT; THENCE N00°02'19"W, 200.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY G36 AS IT IS PRESENTLY ESTABLISHED; THENCE S88°17'04"E, 200.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 150TH AVENUE; THENCE S00°02'19"E, 200.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 12.77 ACRES, MORE OR LESS, INCLUDING 1.55 ACRES, MORE OR LESS, FOR PUBLIC HIGHWAY EASEMENT.

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

WHEREAS, the 'Elevate Indianola' Comprehensive Plan shows the subject parcel's future land use as industrial and located within the high-priority growth area; and

WHEREAS, on October 8, 2024, the Planning and Zoning Commission met and has submitted a recommendation to the City Council to approve the plat of survey.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa hereby approves the plat of survey for MidAmerican Energy.

Passed and approved this 21st day of October 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Associate Planner
Date: October 21, 2024
Subject: Resolution approving site plan for 203 West Second Avenue.

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_203 West 2nd Ave_SP_100424
2. 203 W 2nd Avenue Combined
3. Res 2024- Approving Site Plan for 203 W 2nd Ave.



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: 203 West 2nd Avenue – Site Plan

PREPARED BY: Bill Mettee – Associate Planner

REPORT DATE: October 4, 2024

MEETING DATE: October 8, 2024

GENERAL INFORMATION

Applicant / Owner:

Jay and Brenda Clark

Owner's Representative:

Matthew Palan, Creative Concepts Architecture

Request:

The applicant is requesting approval of a site plan for a commercial building.

Location and Size:

Property is located south of West 2nd Avenue and west of South Buxton Street, containing approximately 0.39-acres.

Property Address:

203 West 2nd Avenue

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Community Mixed Use	C-2 (Highway Commercial District)
North	Warren County Extension Outreach Building	Downtown Mixed Use	C-2 (Highway Commercial District)
South	Single-Family Residential	Low-Density Residential	C-2 (Highway Commercial District)
East	Foust Body Shop	Community Mixed Use	PUD (Planned Unit Development)
West	Single-Family Residential	Low-Density Residential	R-2 (Single-Family Residential Attached District)

BACKGROUND

At their August 7, 2024, meeting, the Indianola Board of Adjustment heard a variance request from Jay and Brenda Clark related to the subject property. Due to the flag shaped lot, the applicant proposed front yard setback and rear yard setback deviations. The applicant proposed a 15-foot front yard setback, which had a deviation of 25-feet and a rear yard setback of 30-feet, a deviation of 10-feet. The standard front and rear yard setback requirements in the C-2 district are both 40-feet. The Board of Adjustment approved both variance requests.

PROJECT DESCRIPTION

The applicant has submitted a site plan for the construction of a 2,000 square foot building to be used as a commercial therapy location. The building will be 40' x 50' and approximately 13-feet at the tallest point. The proposed site plan is in conformance with the approved variance request.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the Wesley Life PUD District

Category	C-2 / Variance Approved (minimum)
Front Yard Setback	40 feet / 15 feet
Rear Yard Setback	40 feet / 30 feet
Side Yard Setback	10 feet
Maximum Height Stories	50 feet

ACCESS AND PARKING

Access into the site will be provided from South Buxton Street. IDOT reserves the right to limit access from IA-92 and exercised that right due to minimum driveway spacing requirements.

A total of eight parking spaces are required (1 space per 250 sf) and the applicant is providing eight spaces including one accessible space. The proposed site plan meets the parking requirements.

SIDEWALKS/TRAILS

Five-foot sidewalks already exist along West 2nd Avenue and South Buxton Street. A pedestrian sidewalk is shown into the site from the public sidewalk along West 2nd Avenue.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity. Stormwater detention will be provided with a small basin at the southwest corner of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 40%. A landscape buffer is shown along the west property line. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

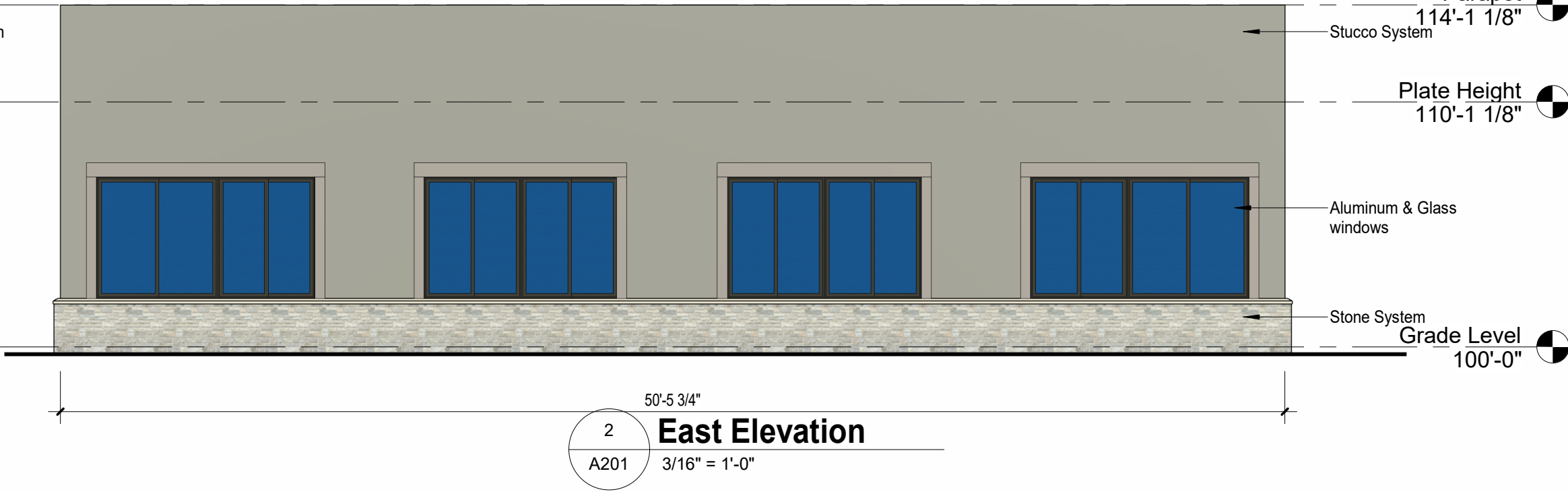
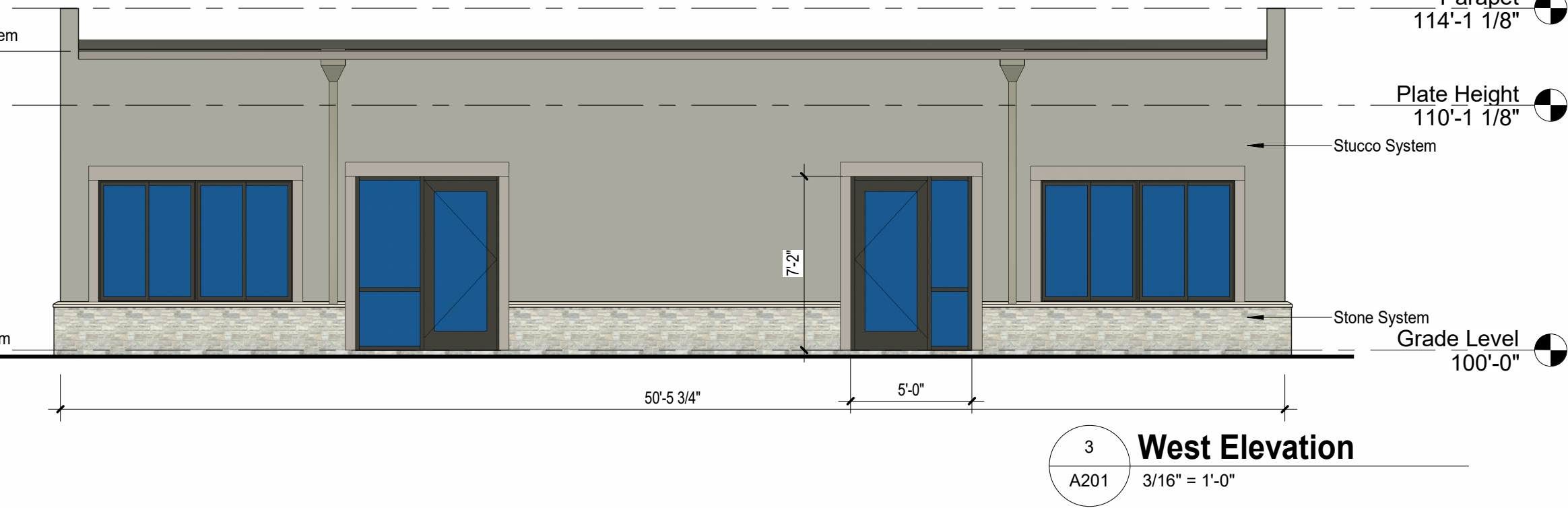
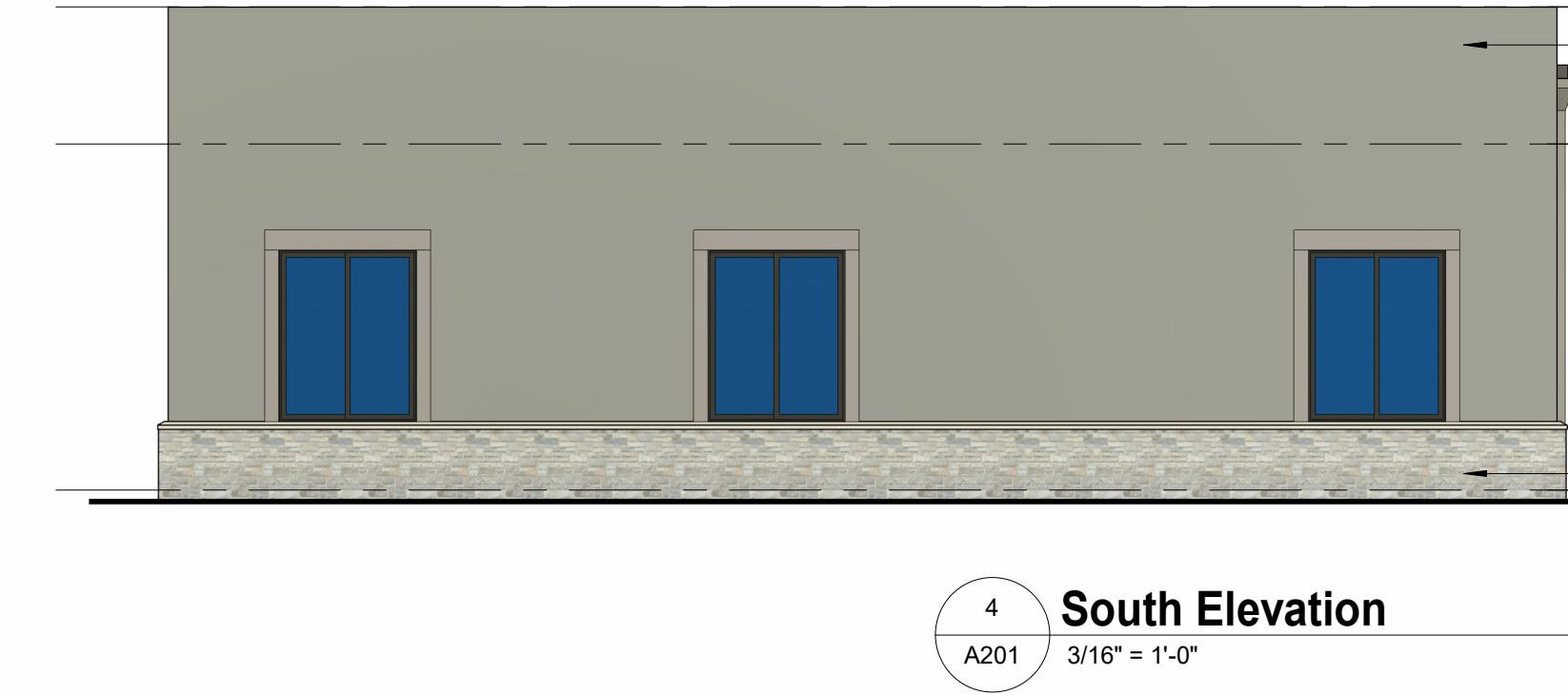
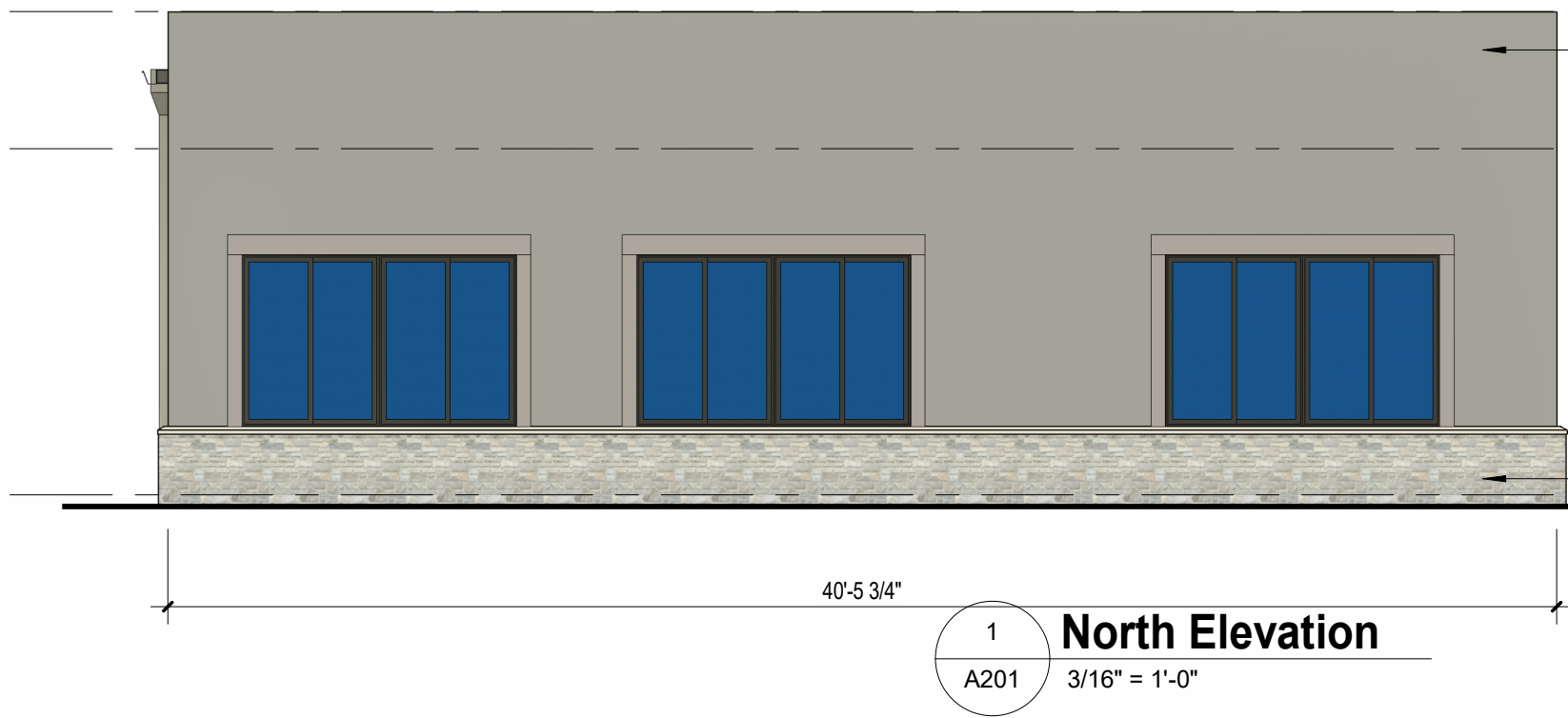
ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed predominantly of stucco, stone veneer and fenestration.

STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan for 203 West 2nd Avenue subject to remaining staff comments.

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Wall Material - Overall			
Material	Area	Percent	Type

Stucco	126 SF	4.078%	Class 1
East			
Glass	170 SF	5.510%	Class 1
Stucco	554 SF	17.945%	Class 1
Stone Veneer Synthetic	124 SF	4.031%	Class 2

North			
Glass	60 SF	1.945%	Class 1
Stucco	467 SF	15.129%	Class 1
Stone Veneer Synthetic	99 SF	3.219%	Class 2

South			
Glass	120 SF	3.889%	Class 1
Stucco	537 SF	17.421%	Class 1
Stone Veneer Synthetic	99 SF	3.198%	Class 2

West			
Glass	152 SF	4.916%	Class 1
Stucco	473 SF	15.340%	Class 1
Stone Veneer Synthetic	104 SF	3.378%	Class 2
Grand total: 17	3085 SF		

Roof: Class 1 Standing Seam Metal / Black
Siding: Stucco System
Stone Veneer Synthetic Wainscot

For class 1 classification, this must be a traditional Portland cement-based stucco applied in 3 coats over a solid surface. EIFS will not be allowed for the first 10 feet of the building elevation from the bottom of the elevation, upward. EIFS is also considered a Class 3 material.

Wall Material - South			
Material	Area	Percent	Type
Glass	120 SF	15.870%	Class 1
Stucco	537 SF	71.082%	Class 1
Class 1: 2	657 SF	86.951%	
Stone Veneer Synthetic	99 SF	13.049%	Class 2
Class 2: 1	99 SF	13.049%	
Grand total: 3	756 SF	100.000%	

Primary Wall Material - North			
Material	Area	Percent	Type
Glass	60 SF	9.583%	Class 1
Stucco	467 SF	74.552%	Class 1
Class 1: 2	527 SF	84.135%	
Stone Veneer Synthetic	99 SF	15.865%	Class 2
Class 2: 1	99 SF	15.865%	
Grand total: 3	626 SF	100.000%	

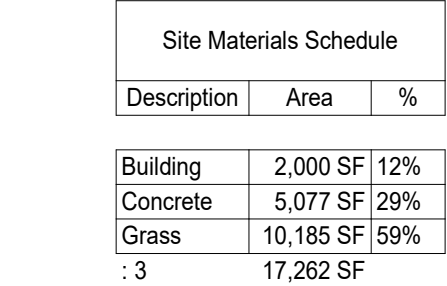
Primary Wall Material - West			
Material	Area	Percent	Type
Glass	152 SF	20.800%	Class 1
Stucco	473 SF	64.907%	Class 1
Class 1: 2	625 SF	85.707%	
Stone Veneer Synthetic	104 SF	14.293%	Class 2
Class 2: 1	104 SF	14.293%	
Grand total: 3	729 SF	100.000%	

Primary Wall Material - East			
Material	Area	Percent	Type
Glass	170 SF	20.047%	Class 1
Stucco	554 SF	65.287%	Class 1
Class 1: 2	724 SF	85.334%	
Stone Veneer Synthetic	124 SF	14.666%	Class 2
Class 2: 1	124 SF	14.666%	
Grand total: 3	848 SF	100.000%	

#	Date	Description
4	09/14/24	Revision 3
3	08/09/24	Revision 2
2	06/27/24	Revision 1
1	05/16/24	for Permit
9/14/2024 2:05:57 PM		
PROJECT NUMBER: 2311E		
TITLE: Exterior Elevations		
SHEET:		

1. Tree or shrub shall stand plumb
2. Plants shall be true to species, size and variety specified
3. Do not allow air pockets to form when backfilling – Soil should never be placed over the root ball.
4. Contractor shall guarantee all plant material for one year from date of project Completion.
5. Contractor to provide a 4" depth clean vertical cut edge to define mulch planting bed limits.
6. All trees to be planted a minimum distance of 5 feet from fire hydrants and pavements.
7. The contractor is responsible for plants awaiting installation and shall protect them from injury.
8. Trees should have their North side marked at the nursery and be planted at the site with the same orientation.
9. All plant material shall be handled by the balled and bur lapped (b&b) root ball, container or root mass.
10. Remove all twine, rope, and wire from the root ball. Remove wire basket completely, cut the bottom third prior to planting. Set the plant or tree in pit an backfill to stabilize root ball.
11. All plant material shall at least meet minimum requirements shown in the "American Standards for Nursery Stock" (ANSI Z60, 1-latest edition).
12. Plant material shall be specimen quality, healthy, free of disease and insects and shall have healthy, well-developed root systems; plants shall also be free from physical damage or other conditions that would prevent vigorous growth.
13. Pruning of trees and shrubs at time of planting should be kept at a minimal; the contractor shall prune to remove broken, damaged or diseased branches, no pruning paint or sealer is allowed. All other pruning shall be approved by the landscape architect.
14. Provide 3-inch depth shredded hardwood mulch around all plantings to a min. 3-foot perimeter, provide continuous mulch beds in areas indicated on the plan do not place mulch within 2-inches of root collar or trunk.
15. Contractor to seed all areas disturbed by construction with type 1, lawn seed mixture, unless noted otherwise .
16. All plant material to be approved by owner before planting, substitutions of plant materials will not be permitted unless authorized in writing by the owner.
17. All wire, twine and burlap shall be removed from the rootball of street trees prior to planting.
18. No staking of trees is allowed.
19. Tree Caliper to be measured 6" above grade.

1. All work in the city right-of-way shall be done in accordance with SUDAS and the City General Supplemental Specifications to SUDAS effective at the time of plan approval.
2. All work in the city right-of-way requires a right-of-way permit.
3. This site shall be maintained in compliance with all city code applicable on the date of site plan approval.
4. Any new rooftop mechanical equipment must be screened from street level view. screening details will be provided. All exterior mounted roof top building equipment, including hvac, mechanical equipment, vents, piping roof access ladder, and utility meters shall be located out of view or screened from all adjacent streets and residentially developed zoned properties.
5. Transformers, junction boxes, air conditioners over 3 feet in height, or other such items may not be located in the required setback areas.
6. Any amendments or changes to the project site that do not meet what is shown on the site plan need to be approved with the Community Development Department prior to installation/construction.
7. Lighting must be low glare cut-off type fixtures to reduce the glare of light pollution on surrounding properties.
8. The required landscaping, both existing and proposed, shall be maintained for the life of the Certificate of Occupancy.
9. All disturbed areas should be restored by seeding or sodding.
10. No parking or storage on unpaved surfaces is allowed.
11. Sidewalk / Drive Approach Permit is Required.
12. Limited Access Gates and Locks: All developments, communities, structures, facilities, or property similar in nature that has controlled access points requiring a key, key card, coded key pad, or similar device to limit access shall have a lock box with keys, key cards, codes, or similar device to gain access or shall have a lock box key activated opening device. All lock boxes or lock box key activated devices shall be operable with the existing lock box key used by the City of Indianola Fire Department. Contact the Fire Prevention Bureau for more information. (Exception: Controlled access points that have security present 24 hours a day).
13. Rooftop equipment to be screened. Mechanical equipment screen: Counter weighted - by Roof Screen mfg. Inc. or LINEA by Modwerks.
14. Any new parking lot lighting shall be pedestrian in scale, with light poles no taller than 20 feet in height (including base).
15. All new exterior signs are reviewed separately and must be approved with Zoning Enforcement before sign permits can be issued. This note is for your information only and requires no formal addressing on the future submittal. All new ground and building signage are reviewed separately. A Sign Permit must be acquired through the Community Development Department prior to the erection of new signage.
16. All new ground and building signage are reviewed separately. A sign permit must be acquired through the Community Development Department prior to erection of new signage.
17. An enclosure upgrade may be required at the discretion of the zoning administrator for unscreened dilapidated overflowing or inappropriately sited waste containers
18. Trash enclosure will be required prior to certificate of occupancy to enclose proposed waste containers. - Trash will be kept inside the building and placed out for pickup on collection day.
19. driveway on Buxton Avenue must be approved by the Iowa Department of Transportation DOT.
20. As discussed in meeting with the City of Indianola on August 02, 2024 Berms are not required for this site.
21. "Owner shall conduct an as-built survey after topsoil placement and submit CAD output files verifying that the completed basins match or exceed design volumes. Any spillway shall also be surveyed to verify a match to design elevations".
22. The proposed driveways on West 2nd Avenue and S Buxton Street must be approved by the Iowa Department of Transportation (IDOT). Please provide a note accordingly to the site plan under site notes.



Parking Requirement:
1 Space per 250sf - Retail
 $2,000 \text{ sf} / 250 \text{ sf} = 8 \text{ Spaces required}$

8 spaces + 1 HC Space provided

Open Space:
17,261 sf Site area
7,077 sf Impervious surface
40% Total Openspace
20% Open Space = 3,452 sf Minimum
Open Space Required
10,184 open space provided

Planting Calculation:

3,452 sf Open Space Required
3,452 sf / 2,000 sf = 1,726 sf
1 Unit required
2 Deciduous shade trees Provided & required
4 Ornamentals Provided & required
4 Shrubs Provided & required

Buffer Planting Calculation:

165,00'+50.00'+70.32'=285.32' of 30' buffer
285' / 25' = 11.41 units

11 41* 2 Overstory = 23

11.41* 2 Evergreen = 23
11.41* 6 Shrubs = 68

Offstreet Parking Landscape Calculation:

53.33' of parking = 1 unit of plantings
1 shade tree required
2 ornamental trees required

Equivalent Residential Unit (ERU):

3,400 sf Impervious surface = 1 ERU
 $7,077\text{sf} - 3,400\text{sf} = 3,677\text{sf} / 340\text{sf} = 10.80$
 $1 * 10.80 = 1.8 \text{ ERU} + 1 \text{ ERU} = 2.8 \text{ Total}$

Property Owner:

Brenda and Jay Clark
2829 Buena Vista Drive
Clive, Iowa 50325

Property Address:

203 W 2nd Ave
Indianola, IA 50125

Legal Description:

25-76-24 South Indianola Lot 3 & Alley
on South Lot 3 Block 4, now include in
and forming part of the city of Indianola

Zoning:

C-2, Highway Commercial Zoning District

Bulk Regulations:

- 40' Front setback
- 40' Rear setback
- 30' Side Yard
- 50' Max Building Height
- 20' Building separation
- 150' Lot width
- 40' Street Frontage
- 20% Min. Open Space

Parking setbacks
15' Front Yard
10' Rear Yard
10' Side Yard

New Facility

#	Date	Description
4	09/14/24	Revision 3
3	08/09/24	Revision 2
2	06/27/24	Revision 1
1	05/16/24	for Permit

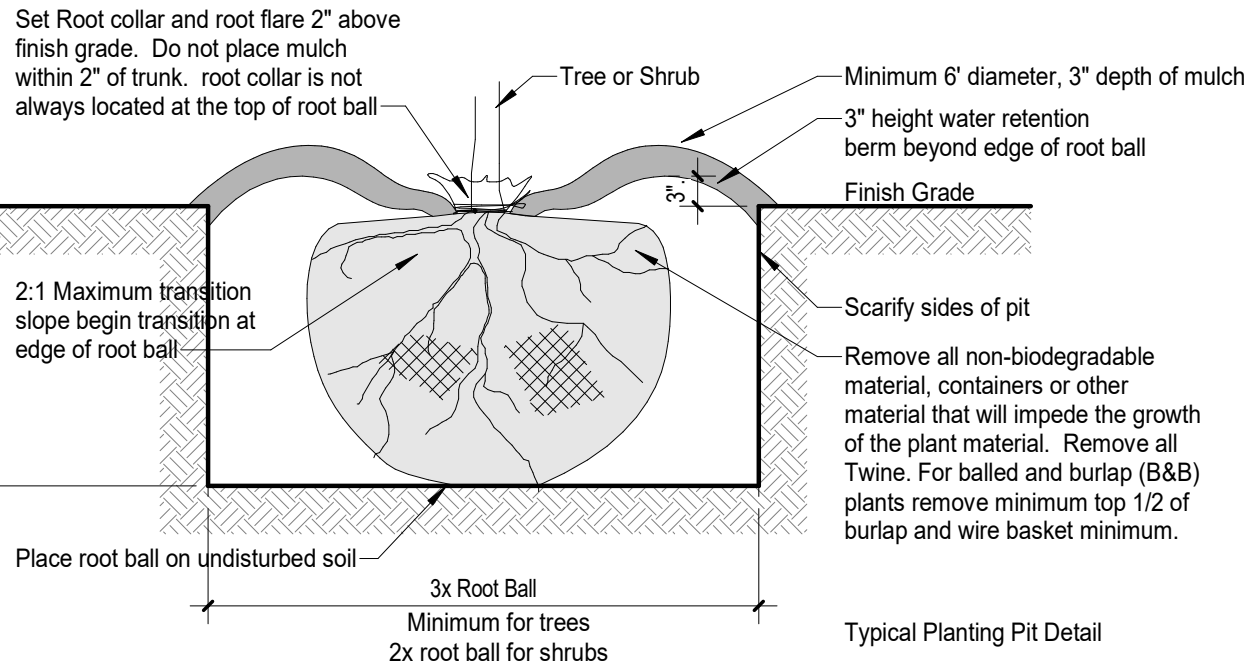
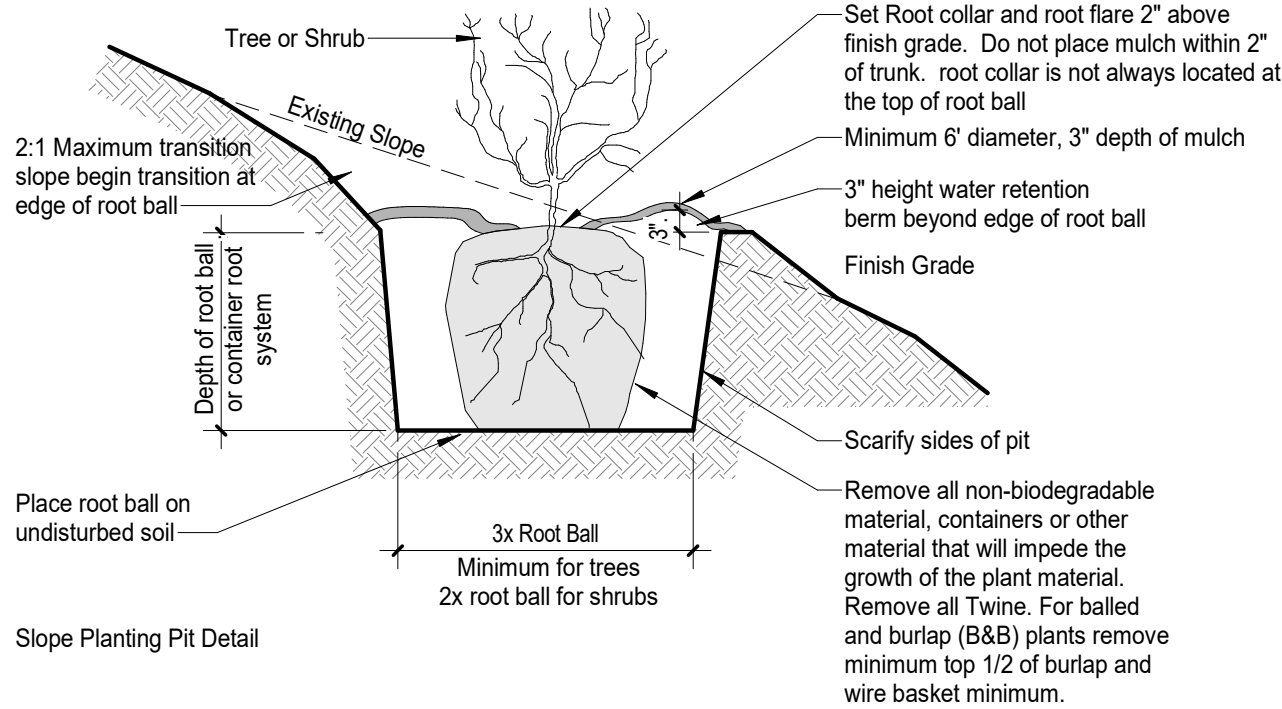
PROJECT NUMBER:
2311E

TITLE:
site plan

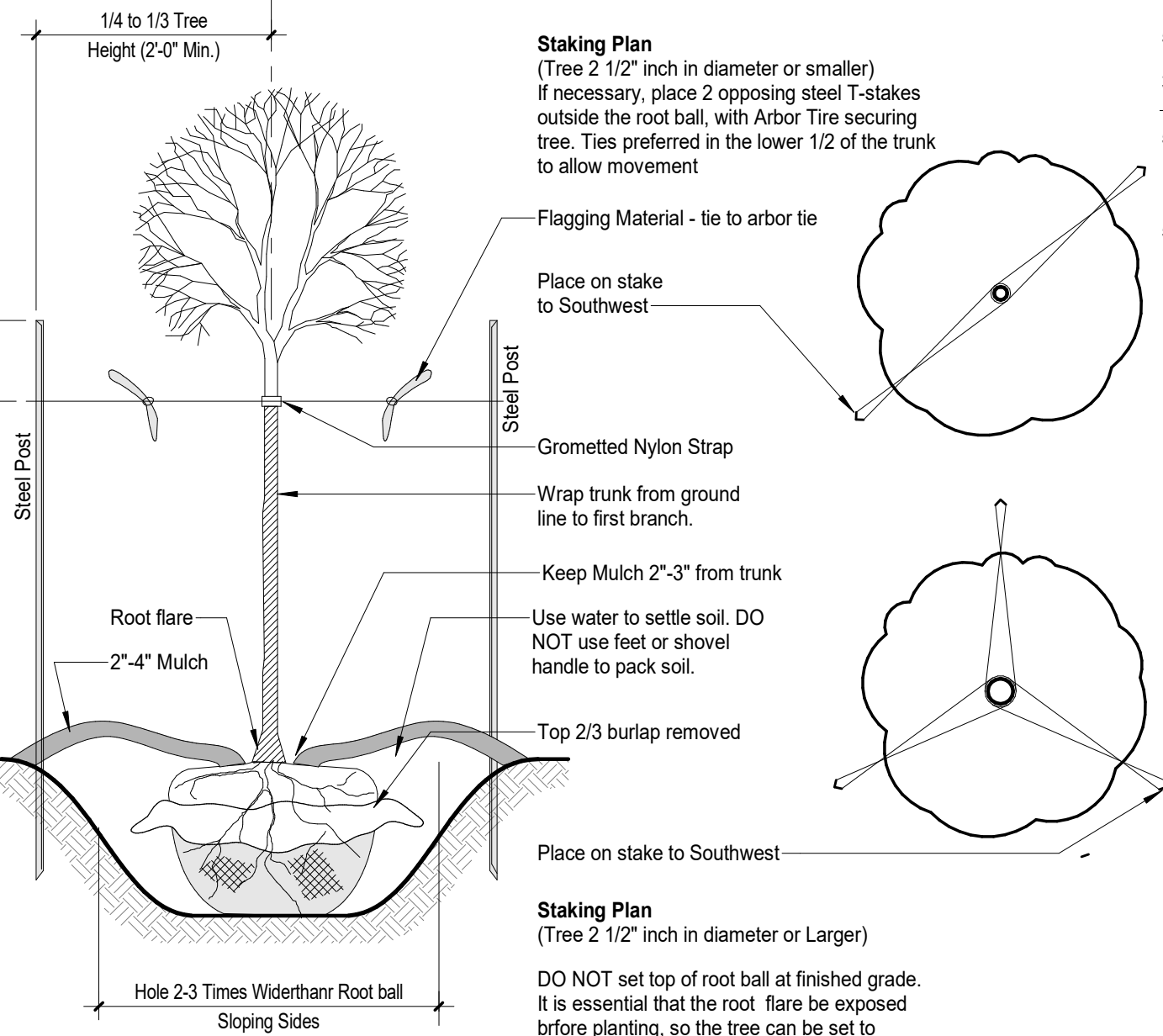
SHEET:

C101

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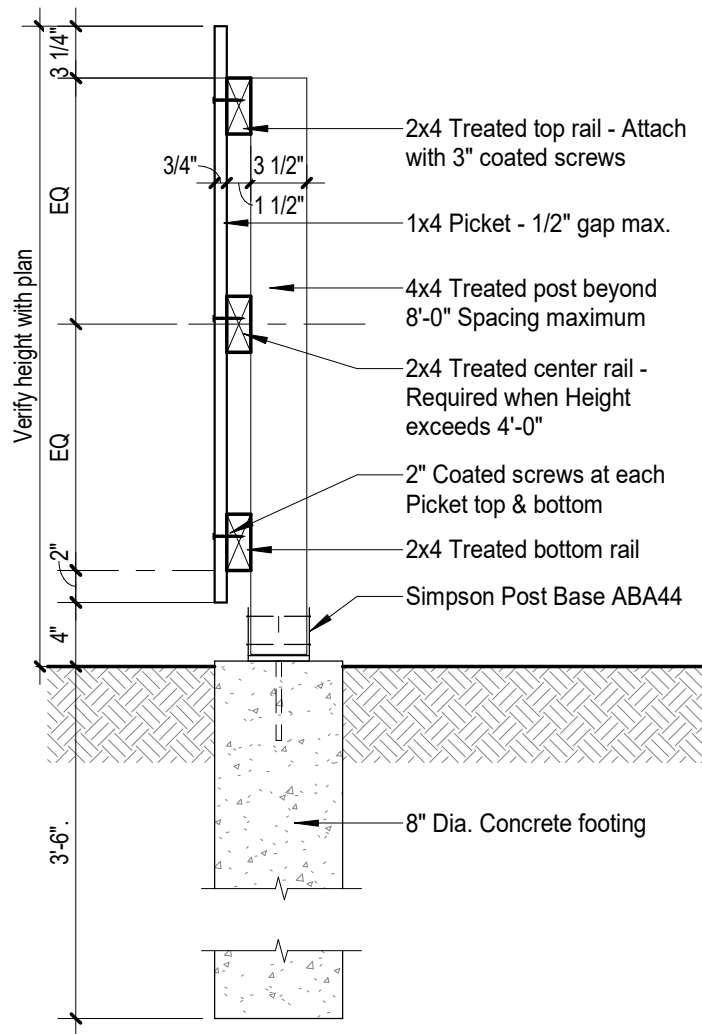


8 Shrub Planting

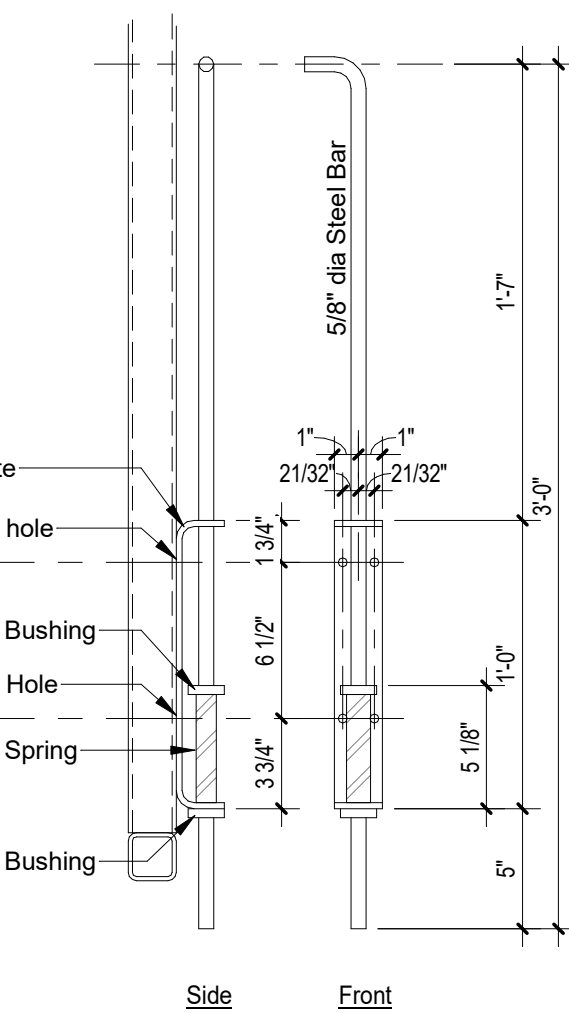


9 Tree Planting Detail

C102 1" = 1'-0"



7 Fence Detail



10 Cane Bolt

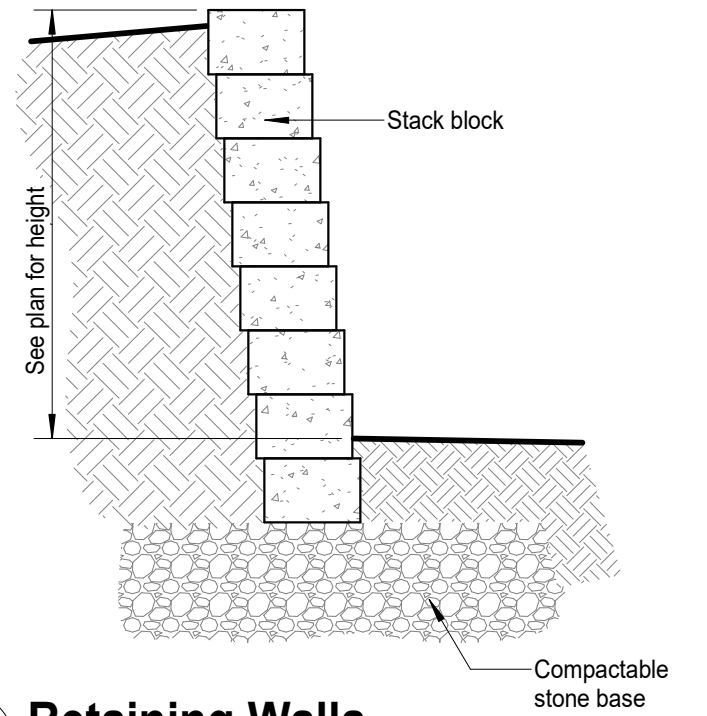
Step 1 - peel back rope/burlap/cage and remove sufficient soil to expose root flare.
Step 2 - measure from root flare to bottom of root ball.
Step 3 - dig hole to depth where topmost roots are buried 1-2 inches and the root flare sits slightly above ground level. Dig a hole 2-3 times wider than the diameter of the root ball with sloping sides to allow for proper root growth.
Step 4 - remove lower third of wire cage.
Step 5 - set tree in hole. Support with some soil. Ensure that it's straight, then remove entire wire cage and top Two-thirds of burlap.
Step 6 - backfill with two-thirds of loose native soil (unless it's all clay) and use water to settle. Do not tamp Or step on soil.
Step 7 - backfill balance and water again. Excess soil may be used to create a berm/saucer outside of root ball.
Step 8 - add 2-4 inches of wood mulch, leaving a 1- to 2-inch clearance between the mulch and the trunk.
Step 9 - water a final time.
Step 10 - if necessary, place two opposing steel t-stakes outside the root ball with arbor tie securing tree. Ties preferred on lower half of trunk to allow movement.

Dero HQ
(888) 337-6729
5522 Lakeland Ave. N.
Minneapolis, Minnesota 55429
www.dero.com

Install per manufacturers recommended specification

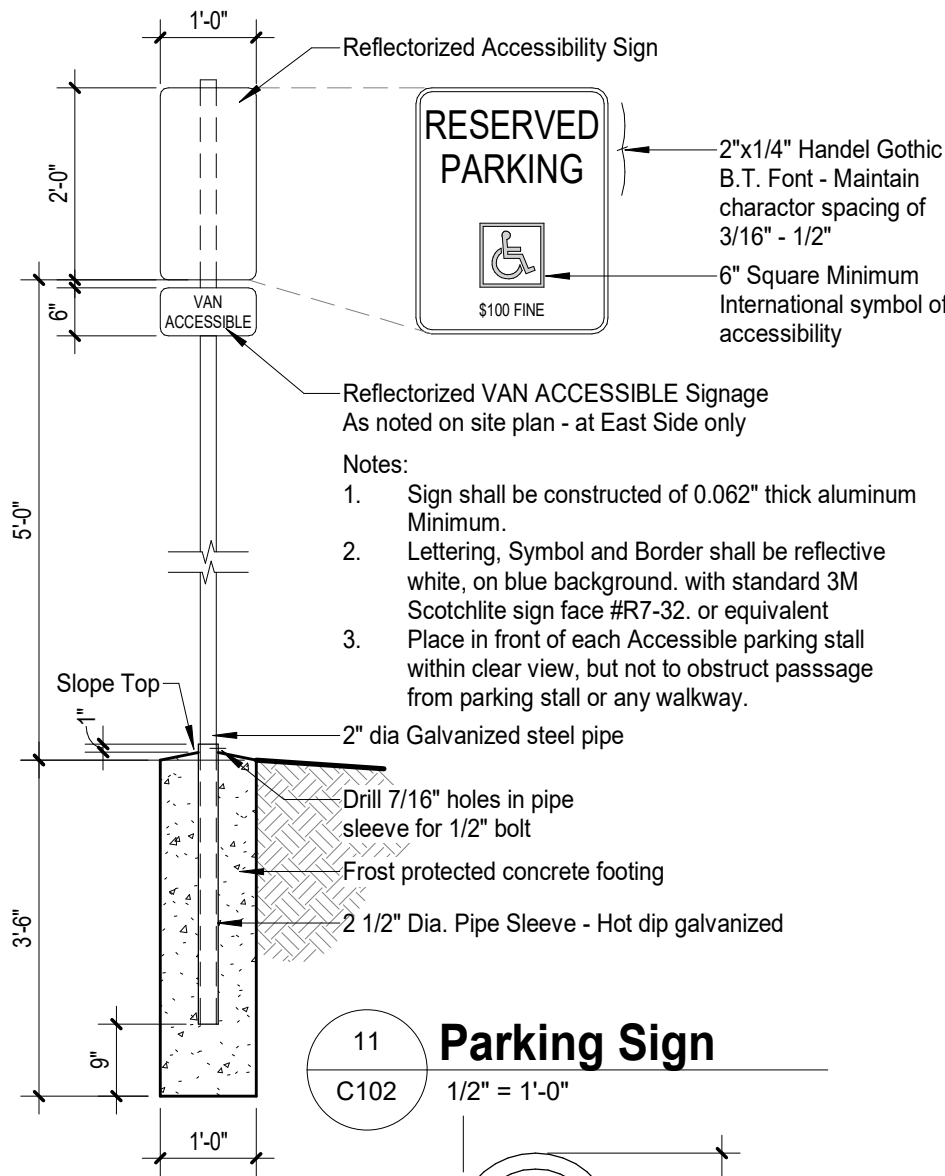
5 Bike Rack

C102 1/2" = 1'-0"

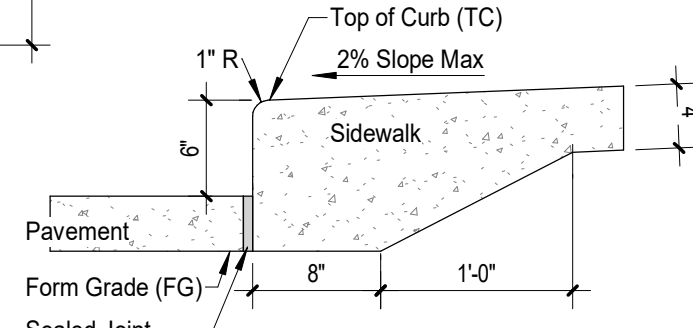
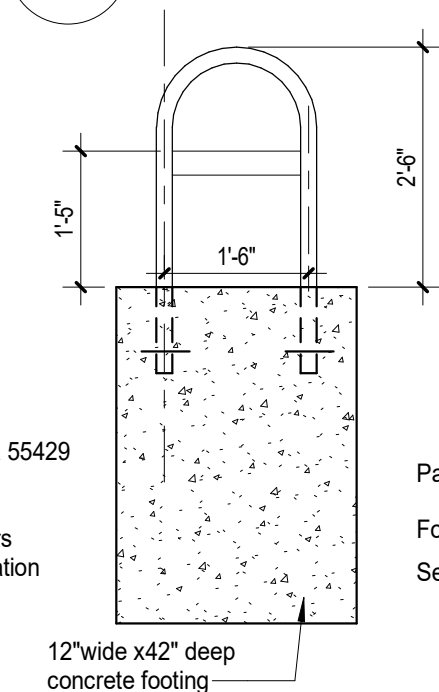


3 Retaining Wall

C102 1/2" = 1'-0"



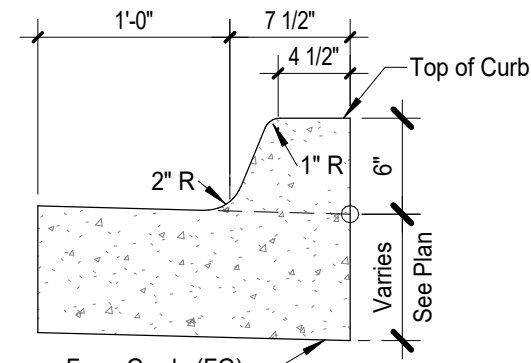
11 Parking Sign



Sidewalk Curb

6 Curb Detail

C102 1" = 1'-0"



Parking Curb

#	Date	Description
4	09/14/24	Revision 3
3	08/09/24	Revision 2
2	06/27/24	Revision 1
1	05/16/24	for Permit

9/14/2024 2:05:57 PM

PROJECT NUMBER:
2311E

TITLE:
Site Details

SHEET:
C102

[illegible]

West 2nd Avenue

South Buxton Street

PROPOSED BUILDING (2000 SF) F.F. = 95.450'

TRASH ENCLOSURE

5 TONS, EROSION STONE
 L=6" P.I. 10" X 12"=4'
 DEPTH=1.50'

(I-1) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-1) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-2) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-2) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-3) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-3) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-4) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-4) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-5) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-5) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-6) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-6) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-7) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-7) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-8) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-8) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-9) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-9) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-10) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-10) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-11) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-11) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-12) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-12) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-13) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-13) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-14) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-14) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-15) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-15) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-16) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-16) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-17) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-17) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-18) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-18) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-19) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-19) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-20) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-20) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-21) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-21) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-22) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'
 DIA. = 5.0 INCHES
 I.E. (S) = 945.35'
 SUMP=943.35'
 SUMP TO BE FILLED WITH 3" OF CONCRETE

(P-22) 15" HDPE 82.0% 5.0'
 G100=0.63 cfs, Gcap=9.14 cfs

(I-23) 24" NYLOPLAST BASIN
 ORIFICE=1"
 IE = 945.50'

City of Indianola
RESOLUTION NO. 2024-

RESOLUTION APPROVING A PLAT OF SITE PLAN FOR 203 WEST 2ND AVENUE

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly organized Municipal Organization; and

WHEREAS, the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Site Plan for 203 West 2nd Avenue on October 8, 2024; and

WHEREAS, the Site Plan for 203 West 2nd Avenue is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for 203 West 2nd Avenue is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for 203 West 2nd Avenue is in general conformance with section §165.09 – *Building Design Standards* of the Indianola Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, on this 21st day of October, 2024, that the Site Plan for 203 West 2nd Avenue be approved subject to remaining staff comments.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Associate Planner
Date: October 21, 2024
Subject: Resolution approving site plan for Kwik-Star (2103 North Jefferson Way).

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_Kwik-Star_SP_100424
2. 1742 Civil resubmital
3. 1742 Exterior Elevation
4. Res 2024- Approving site plan for Kwik-Star -2103 N Jefferson Way



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kwik-Star – Site Plan

PREPARED BY: Bill Mettee – Associate Planner

REPORT DATE: October 4, 2024

MEETING DATE: October 8, 2024

GENERAL INFORMATION

Applicant / Owner:

Kwik-Trip, Inc.

Owner's Representative:

Nate Byom, Development Manager, Kwik-Trip, Inc.

Request:

The applicant is requesting approval of a site plan for a Kwik-Star gasoline station and convenience store.

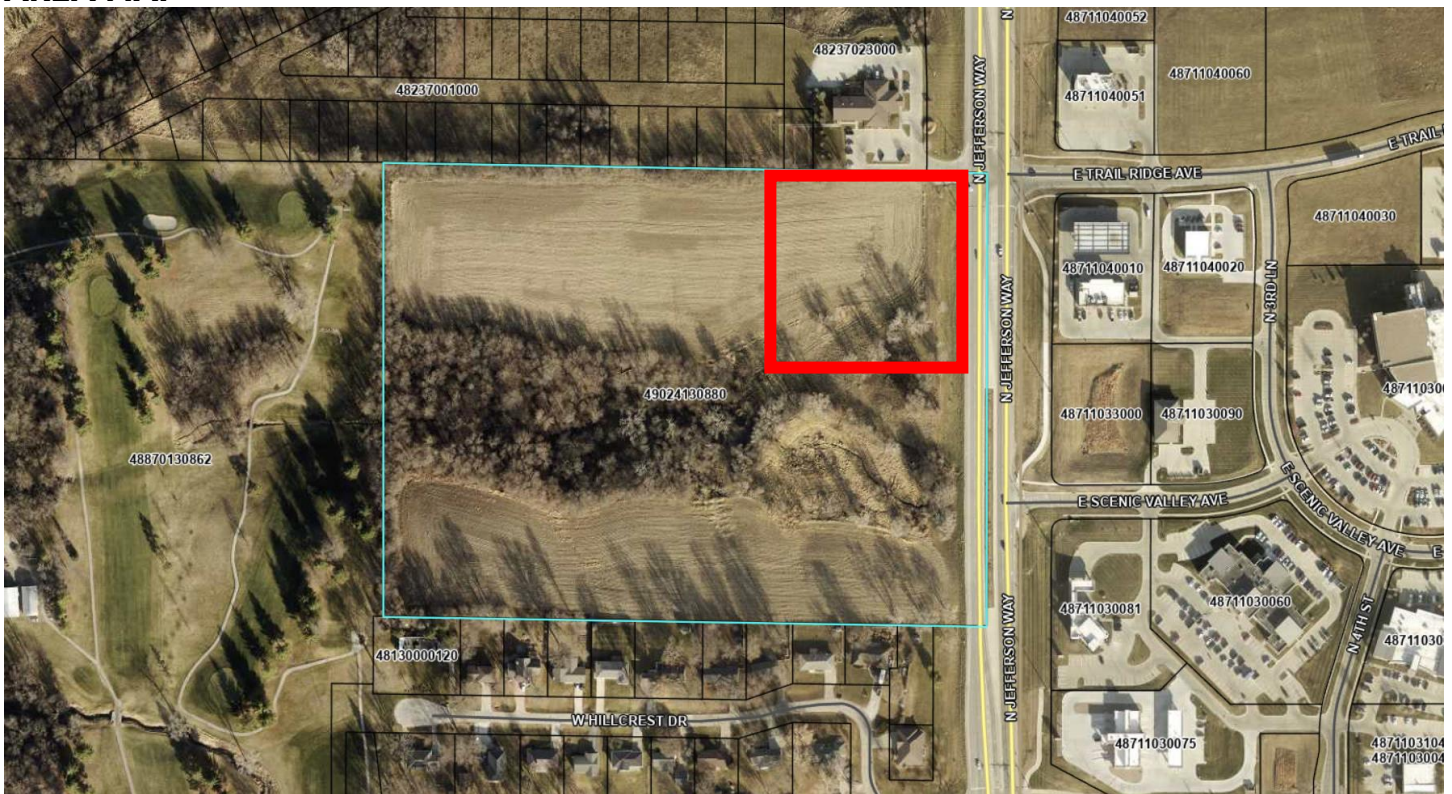
Location and Size:

Property is located south of East Trail Ridge Avenue and west of North Jefferson Way, containing approximately 4.06-acres.

Property Address:

2103 North Jefferson Way

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped (Emerald Bay)	Planned Unit Development	PUD (Planned Unit Development)
North	Indianola Vet Clinic	Community Mixed Use	C-2 (Highway Commercial District)
South	Vacant / Undeveloped (Emerald Bay)	Community Mixed Use	PUD (Planned Unit Development)
East	Casey's General Store	Regional Mixed Use	C-2 (Highway Commercial District)
West	Vacant / Undeveloped (Emerald Bay)	Community Mixed Use	PUD (Planned Unit Development)

PROJECT DESCRIPTION

This parcel and Emerald Bay as a whole was recently rezoned from R-2 Single Family Attached Residential and C-2 Highway Commercial to PUD Planned Unit Development to allow for a mixed-use development to include commercial and residential uses.

This site plan identifies the construction of a Kwik-Star gasoline service station with associated gas and diesel canopies, carwash and convenience store. The gasoline canopy will be 40' x 120' and include 10 double sided pumps (20 total) and the diesel canopy will be 24' x 50' and will include four pumps. The carwash is located on the south side of the site. The convenience store and carwash building will be approximately 11,000 square feet. The underground storage tanks will be located near the northwest corner of the site.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the C-2 (PUD) District

Category	R-2 / PUD (minimum)
Front Yard Setback	40 feet
Rear Yard Setback	10 feet
Side Yard Setback	10 feet
Maximum Height Stories	50 feet

ACCESS AND PARKING

Access into the site will be provided off of East Trail Ridge Avenue. Three driveways are proposed – two for standard vehicular traffic and one solely for semi-trucks to enter the site.

A total of 50 parking spaces are required (1 space per 250 sf of GFA plus 1 per employee at max shift) and the applicant is providing 77 spaces that are not adjacent to fuel pumps including three accessible spaces. An additional 24 spaces are provided by fuel pumps.

SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed on the west side of North Jefferson Way, adjacent to the development. A 10-foot trail will be constructed with plat improvements along the north side of the

development. A 5' pedestrian walkway is shown into the site from the public sidewalk along North Jefferson Way.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of North Jefferson Way. Utilities will be extended and installed as required to service the Kwik-Star. Stormwater detention will be provided with a pond near the center of the overall Emerald Bay development.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 45.4%. A landscape buffer is shown along the west property line to screen from the future residential development. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

Colored building elevations are included for review. The buildings are proposed to be constructed predominantly of fiber cement lap siding, fiber cement panels, fiber cement accent panels, stone veneer, asphalt shingles and fenestration.

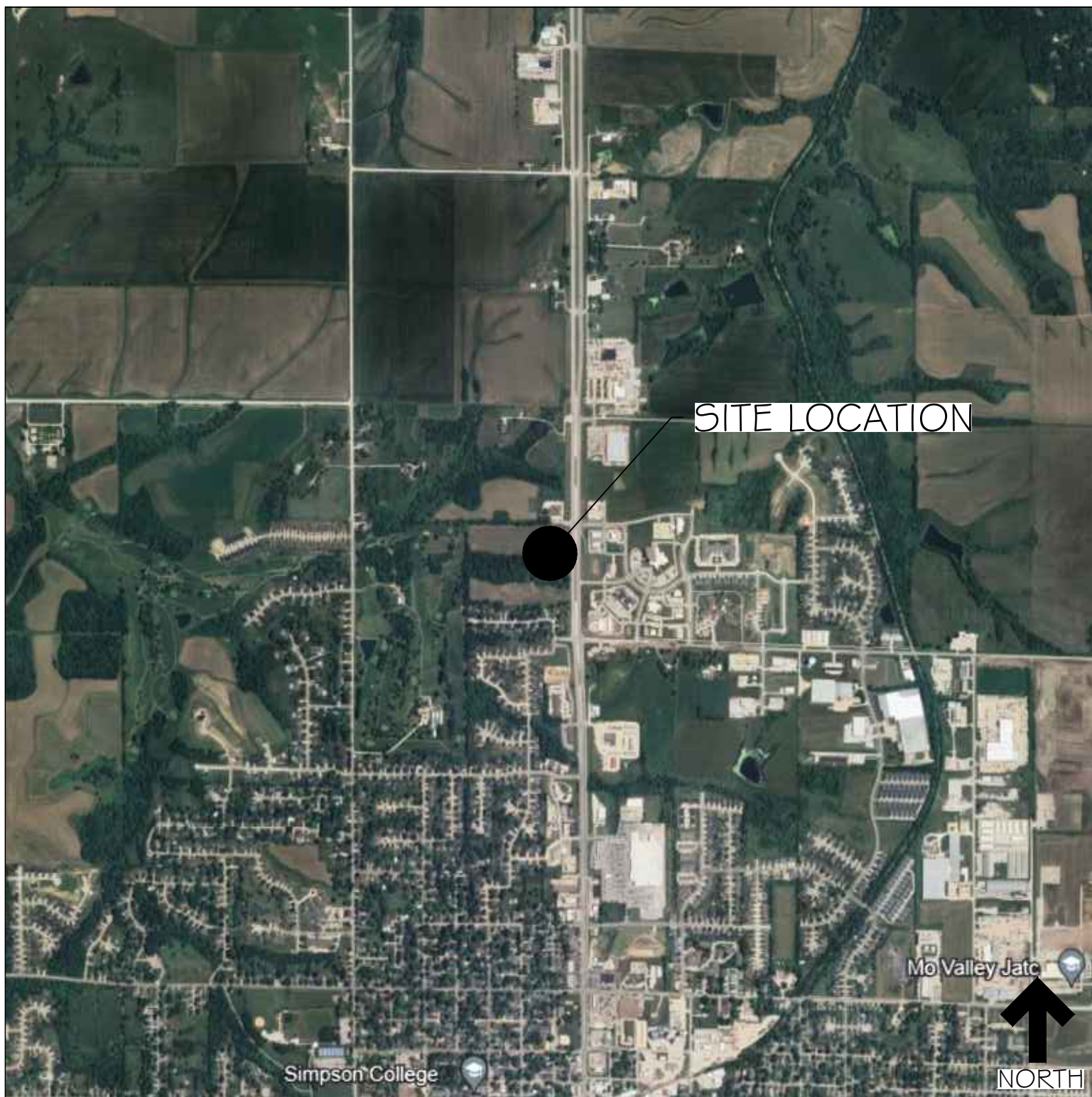
STAFF RECOMMENDATION

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan for Kwik-Star subject to remaining staff comments.

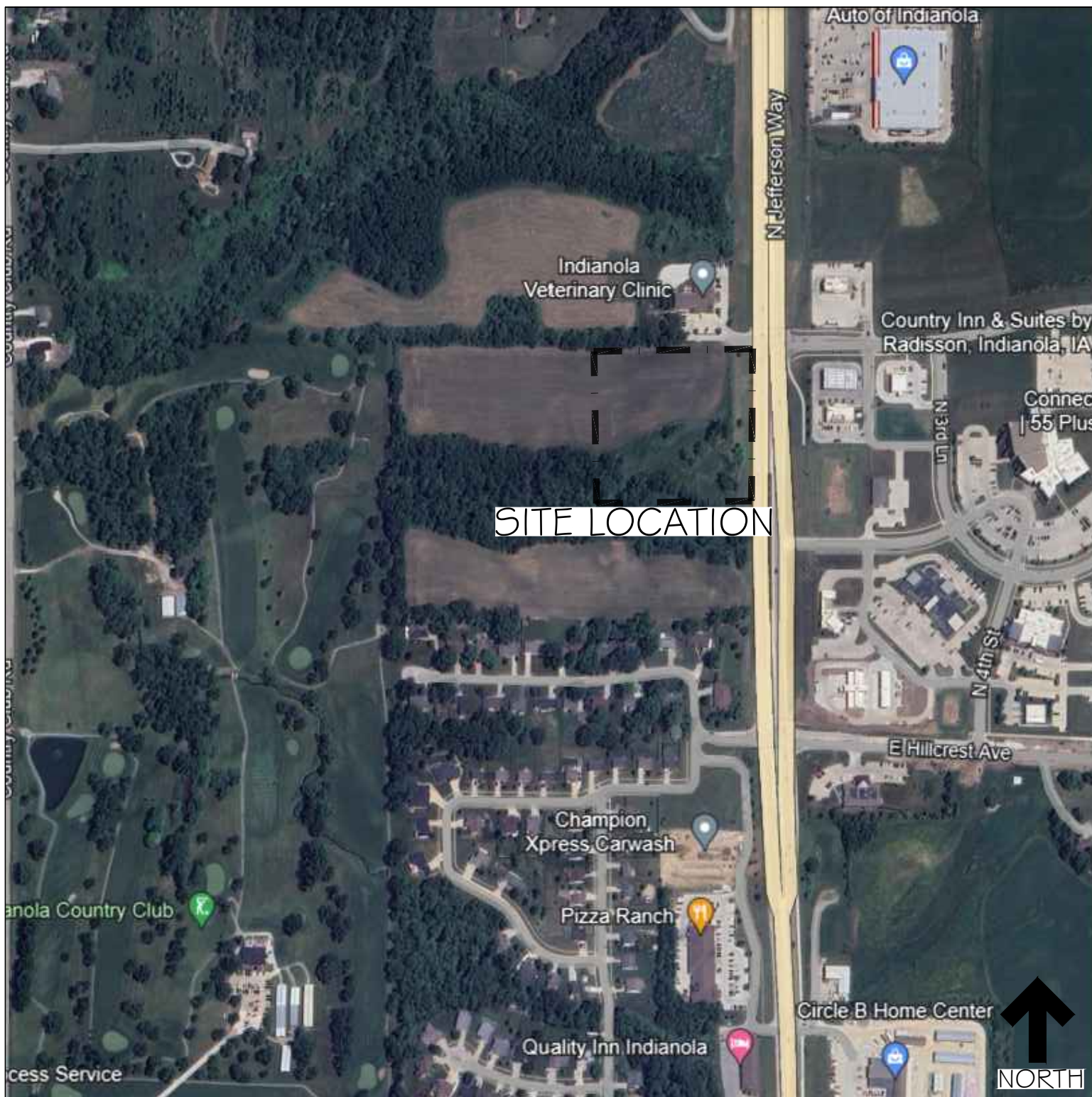
SITE IMPROVEMENT PLANS FOR:

KWIK STAR #1742
INDIANOLA, IA

SITE LOCATION MAP:



SITE AERIAL MAP:



DRAWING INDEX	
C001	TITLE SHEET
C010	ALTA SURVEY
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C201	GRADE PLAN ENLARGED
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES & DETAILS
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SUDAS SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE PLAN DETAIL
C800	PHOTOMETRIC SITE PLAN

SITE ADDRESS:
2103 N JEFFERSON WAY
INDIANOLA, IA 50125

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. <i>Mike Kettler</i> Mike Kettler, Reg. No. 18845 My license renewal date is December 31, 2025 Pages or sheets covered by this seal: C300, C30, C400, C401		I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. <i>Robert Mueller</i> Robert Mueller, Reg. No. 00377 My license renewal date is June 30, 2025 Pages or sheets covered by this seal: C100, C180, C181, C200, C500, C501, C502, C600, C601, C602, C603, C700
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OWNER:
NATE BYOM
KWIK TRIP INC.
1626 OAK STREET
LA CROSSE, WI 54602
608-791-7448

SITE PLANNER:
INSITES SITE PLANNING
3131 FERNBROOK LN N, SUITE 260
PLYMOUTH, MN 55447
BOB MUELLER
763-383-8400
Bob@insitesInc.net

CIVIL ENGINEER:
SUNDE ENGINEERING
10830 NESBITT AVE SOUTH
BLOOMINGTON, MN 55437
952-881-3344

ARCHITECT:
VANTAGE ARCHITECTS
750 3RD ST N, SUITE F
LA CROSSE, WI 54601
608-784-2729

SURVEYOR:
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DR
URBANDALE, IA 50322
515-369-4400

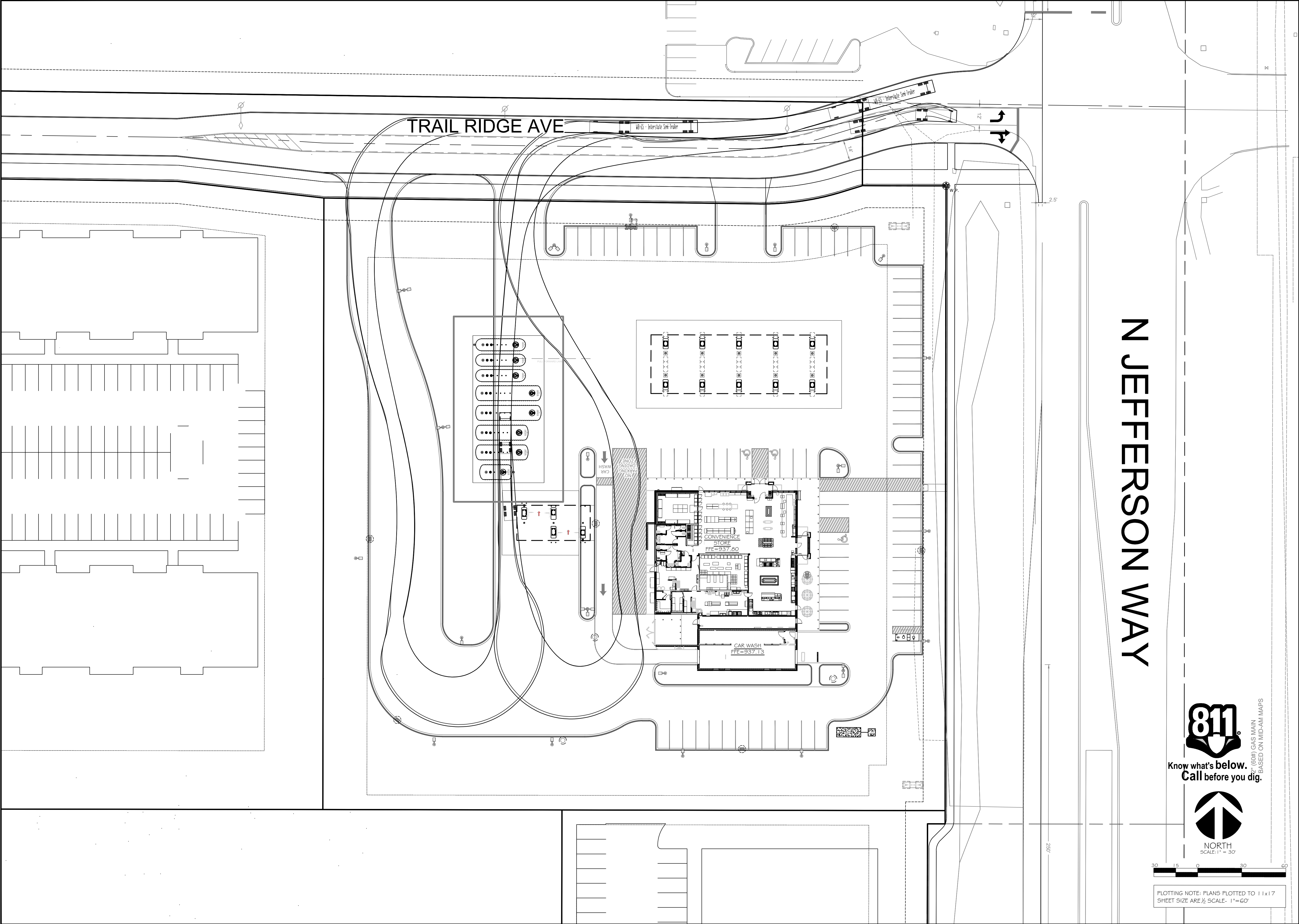
**Kwik
TRIP**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

TITLE SHEET
CONVENIENCE STORE 1742
INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
1	28JUN24	SUBMITTAL
2	08JUL24	REVIEW COMMENTS
3	16JUL24	TANK UPDATE
4	02AUG24	ACCESS SHIFT
5	24SEP24	CITY RESUBMITTAL
DRAWN BY		
SCALE		GRAPHIC
PROJ. NO.		24-1742
DATE		28JUN2024
SHEET		C001

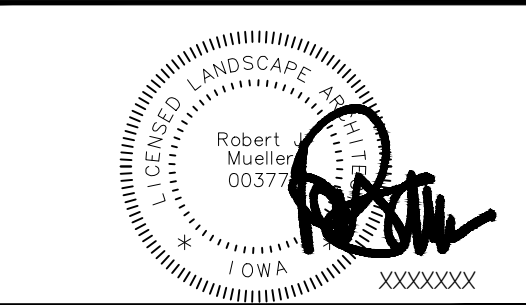


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INSITES
SITE PLANNING LANDSCAPE
3131 FEARHURST LANE N
Plymouth, Minnesota 55447
763.383.8400
fax 763.383.8440

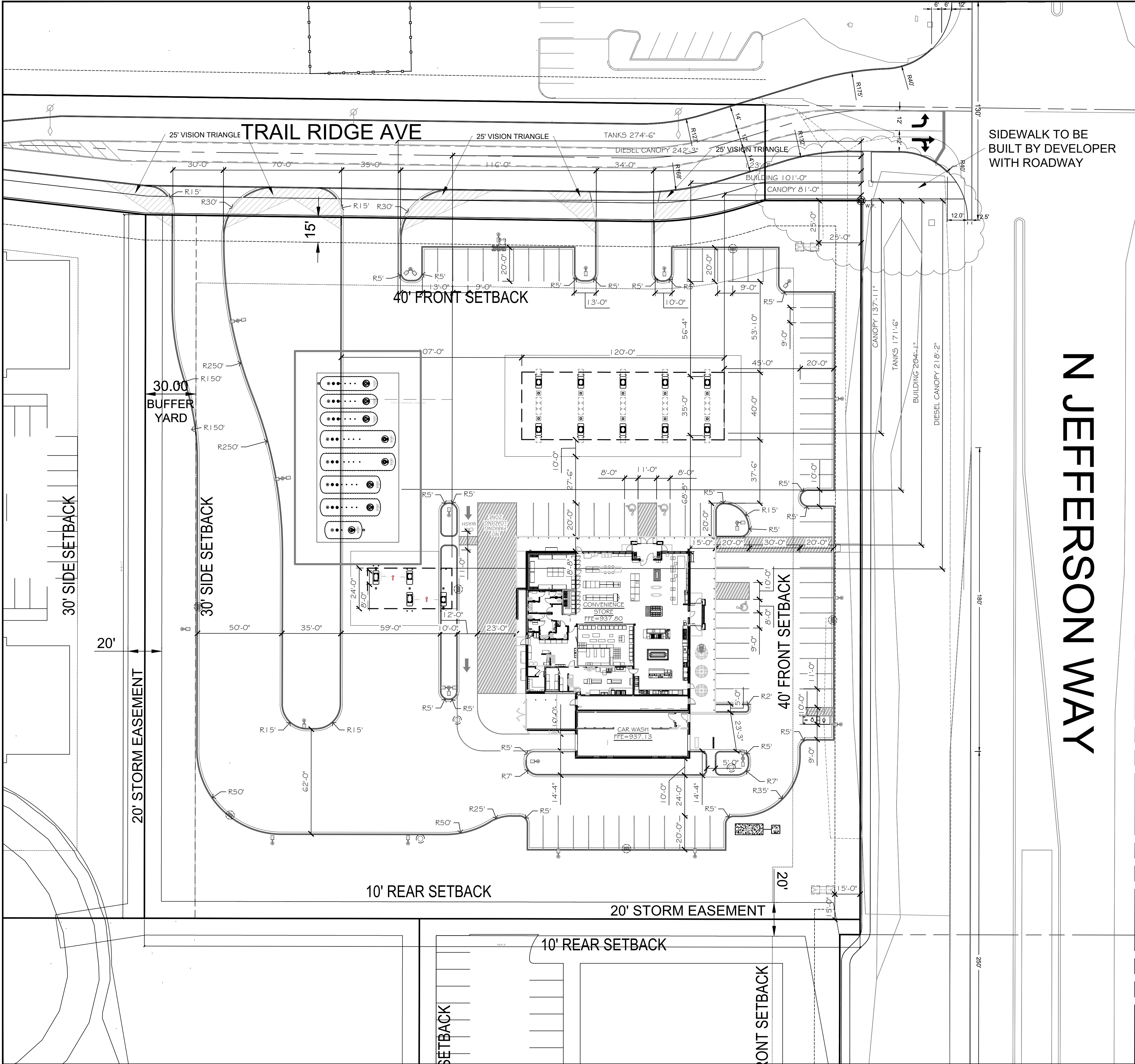


SITE CIRCULATION PLAN

CONVENIENCE STORE 1742

INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
1	28JUN24	SUBMITTAL
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DRAWN BY		GRAPHIC
SCALE		24-1742
PROJ. NO.		28JUN2024
DATE		
SHEET		C180



CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/C&M LAND TITLE SURVEY BY: PELDS DESIGN SERVICES, 2323 DIXON ST, DES MOINES, IA 50316, 515.265.8196
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: APR 15- OCT 31 USE: TK-26UV, NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI

SITE DATA:

ZONING DISTRICT: PUD

TOTAL SITE AREA: 176,892 SF

EX. IMPERVIOUS: 0

EX. PERVIOUS: 100

PARKING REQUIREMENTS: 1/- = --
PARKING PROVIDED: --STALLS + -- VACUUM, 20 SRV. PNTS + DIESEL

BUILDING HEIGHTS: 24.5'
CONVENIENCE STORE: 20.0'
CANOPY: 20.0'

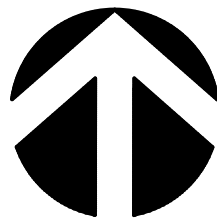
BUILDING SETBACKS: 40'
FRONT: 10'
REAR: 10'
SIDE: 10'

PROPOSED GREEN AREA: 58,354 SF
PROPOSED HARD COVER: 118,538 SF
PAVED AREA: 107,505 SF
BUILDING AREA: 11,033 SF

SIDEWALK TO BE BUILT BY DEVELOPER WITH ROADWAY

N JEFFERSON WAY

2" (60") GAS MAIN
BASED ON MID-AM MAPS



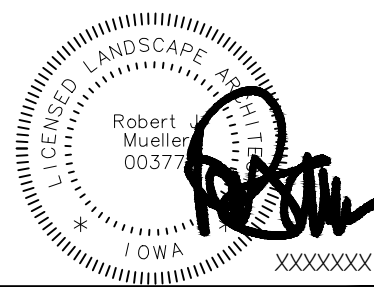
PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2" SCALE- 1"=60'

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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SITE PLANNING LANDSCAPE
3131 Fairview Lane N
Plymouth, Minnesota 55447
763.383.8400
fax 763.383.8440



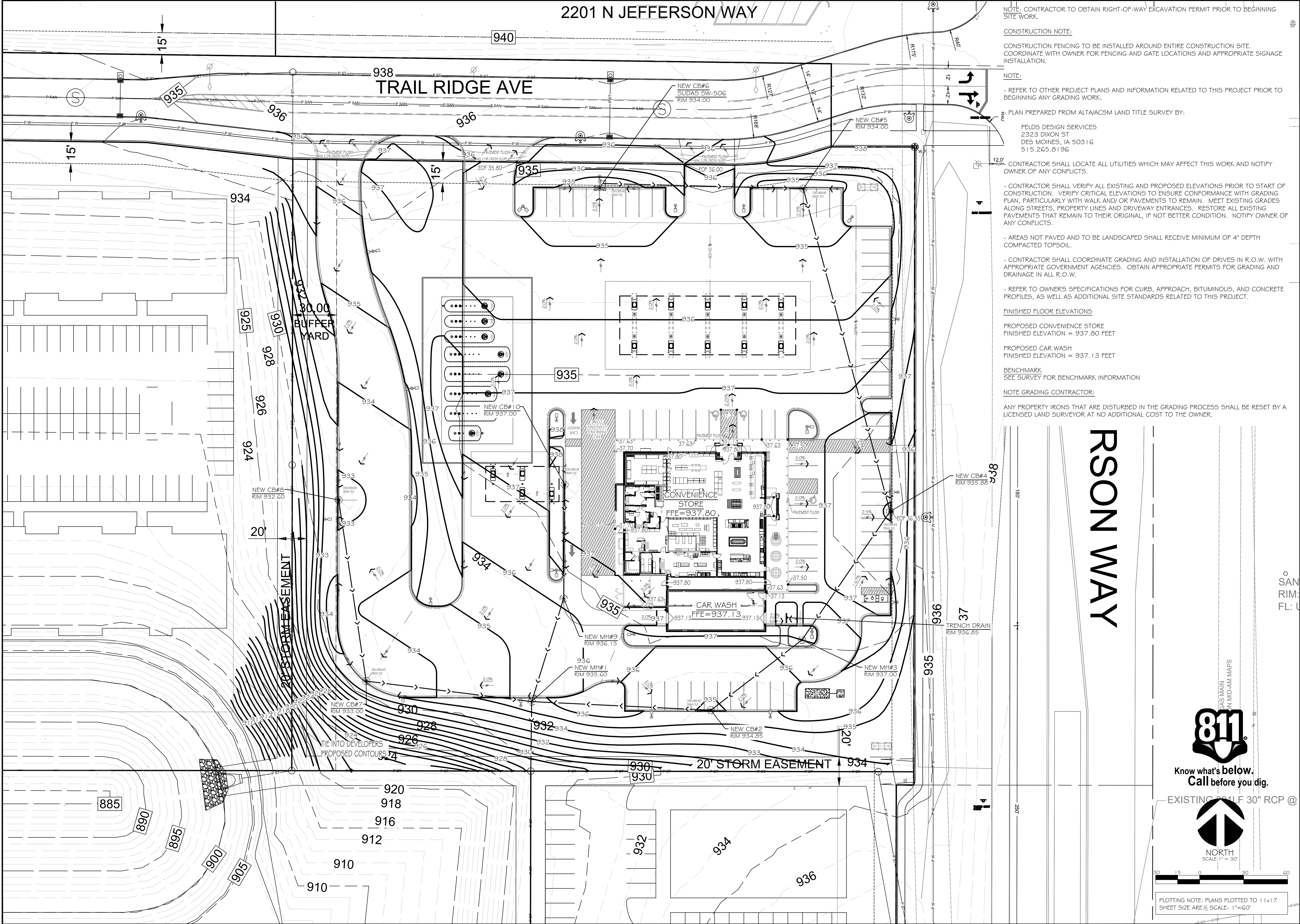
SITE DIMENSION PLAN

CONVENIENCE STORE 1742

INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
1	28JUN24	SUBMITTAL
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5	24SEP24	CITY RESUBMITTAL

DRAWN BY	SCALE	GRAPHIC
PROJ. NO.	24-1742	
DATE	28JUN2024	
SHEET	C181	



NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

NOTE:

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IA 50316
515.265.8196

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

FINISHED FLOOR ELEVATIONS

PROPOSED CONVENIENCE STORE
FINISHED ELEVATION = 937.80 FEET

PROPOSED CAR WASH
FINISHED ELEVATION = 937.13 FEET

BENCHMARK
SEE SURVEY FOR BENCHMARK INFORMATION

NOTE GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

RSON WAY

811
Know what's below.
Call before you dig.

EXISTING 30" RCP @

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE 1/2 SCALE- 1"=60'

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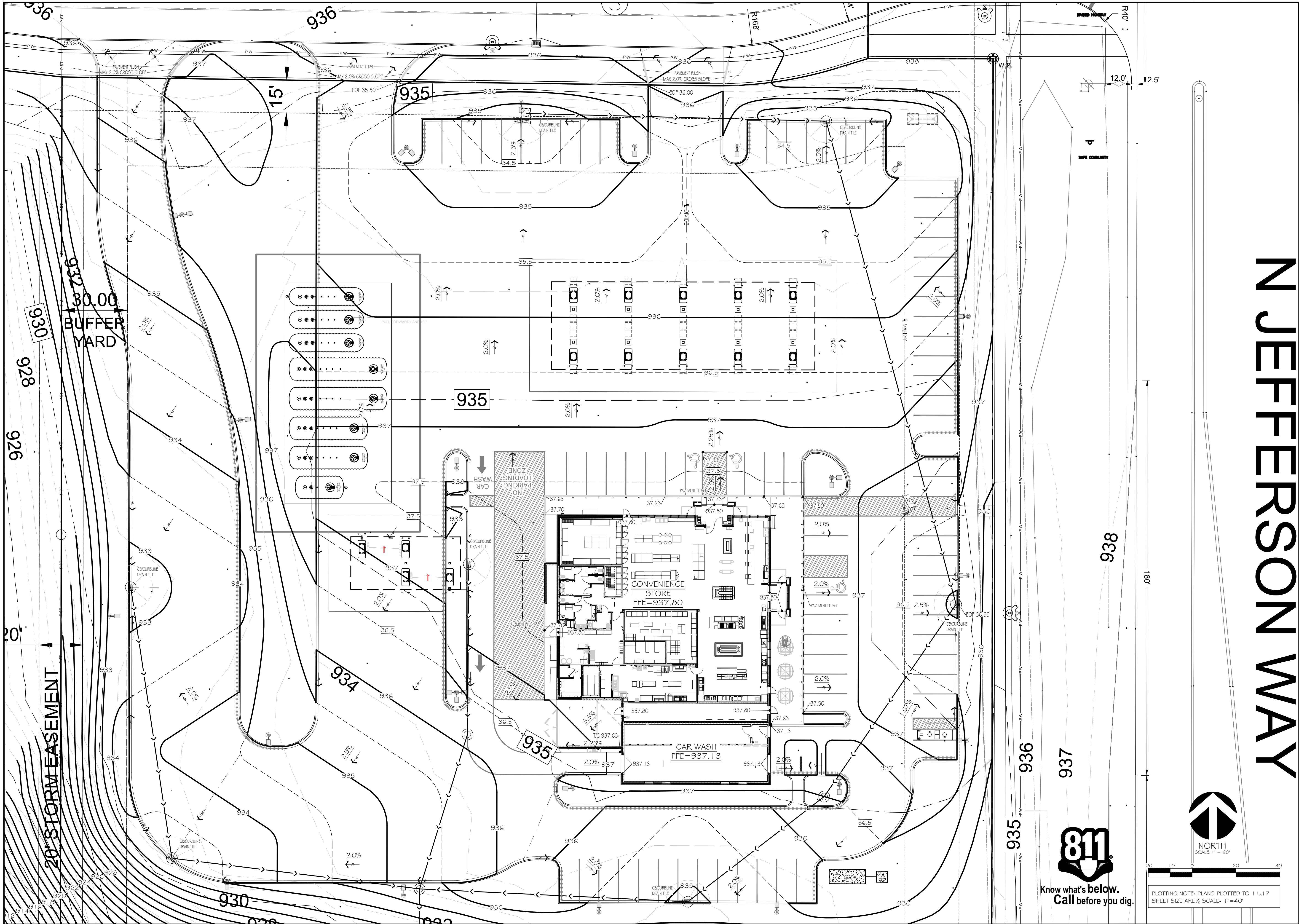
GRADE PLAN

CONVENIENCE STORE 1742

INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
1	28JUN24	SUBMITTAL
2	08JUL24	REVIEW COMMENTS
3	16JUL24	TANK UPDATE
4	02AUG24	ACCESS SHIFT
5	24SEP24	CITY RESUBMITTAL

DRAWN BY	GRAPHIC
SCALE	24-1742
PROJ. NO.	28JUN2024
DATE	
SHEET	C200

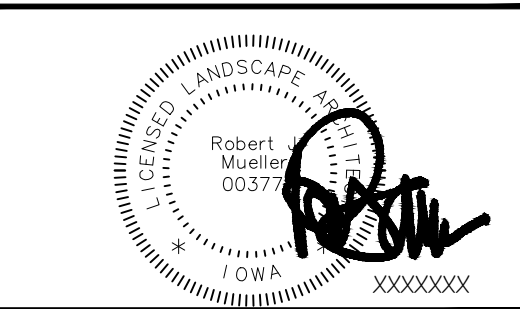


**Kwik
TRIP**

**Kwik
Star**

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Fax 763.383.8440



GRADE PLAN ENLARGED

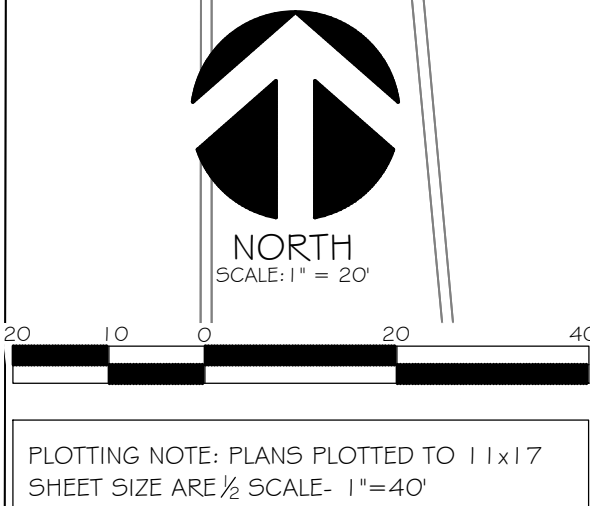
CONVENIENCE STORE 1742

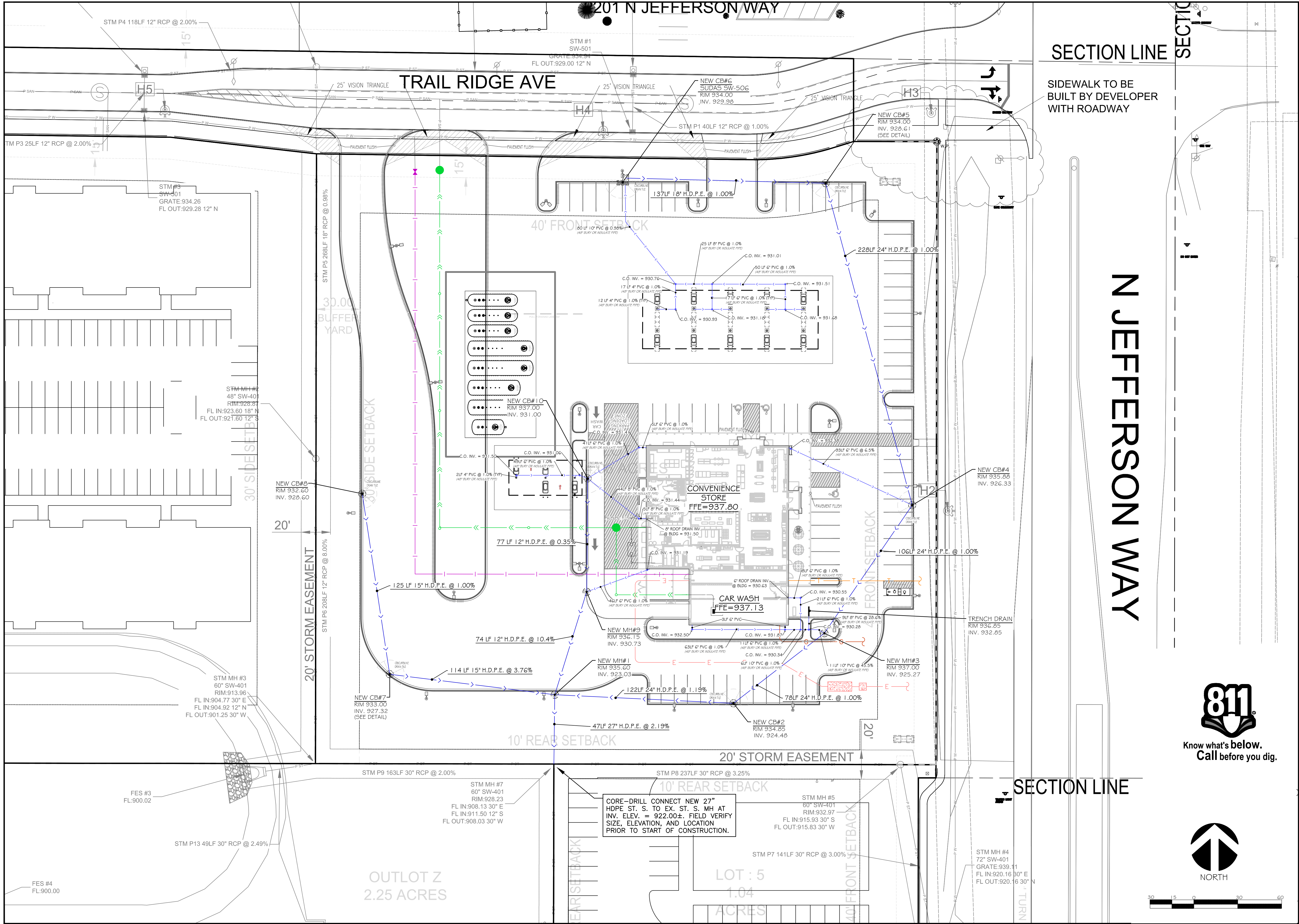
INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
1	28JUN24	SUBMITTAL
2	08JUL24	REVIEW COMMENTS
3	16JUL24	TANK UPDATE
4	02AUG24	ACCESS SHIFT
5	24SEP24	CITY RESUBMITTAL

DRAWN BY	GRAPHIC
SCALE	24-1742
PROJ. NO.	28JUN2024
DATE	
SHEET	

C201





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STORM SEWER PLAN

CONVENIENCE STORE 1742

INDIANOLA, IOWA

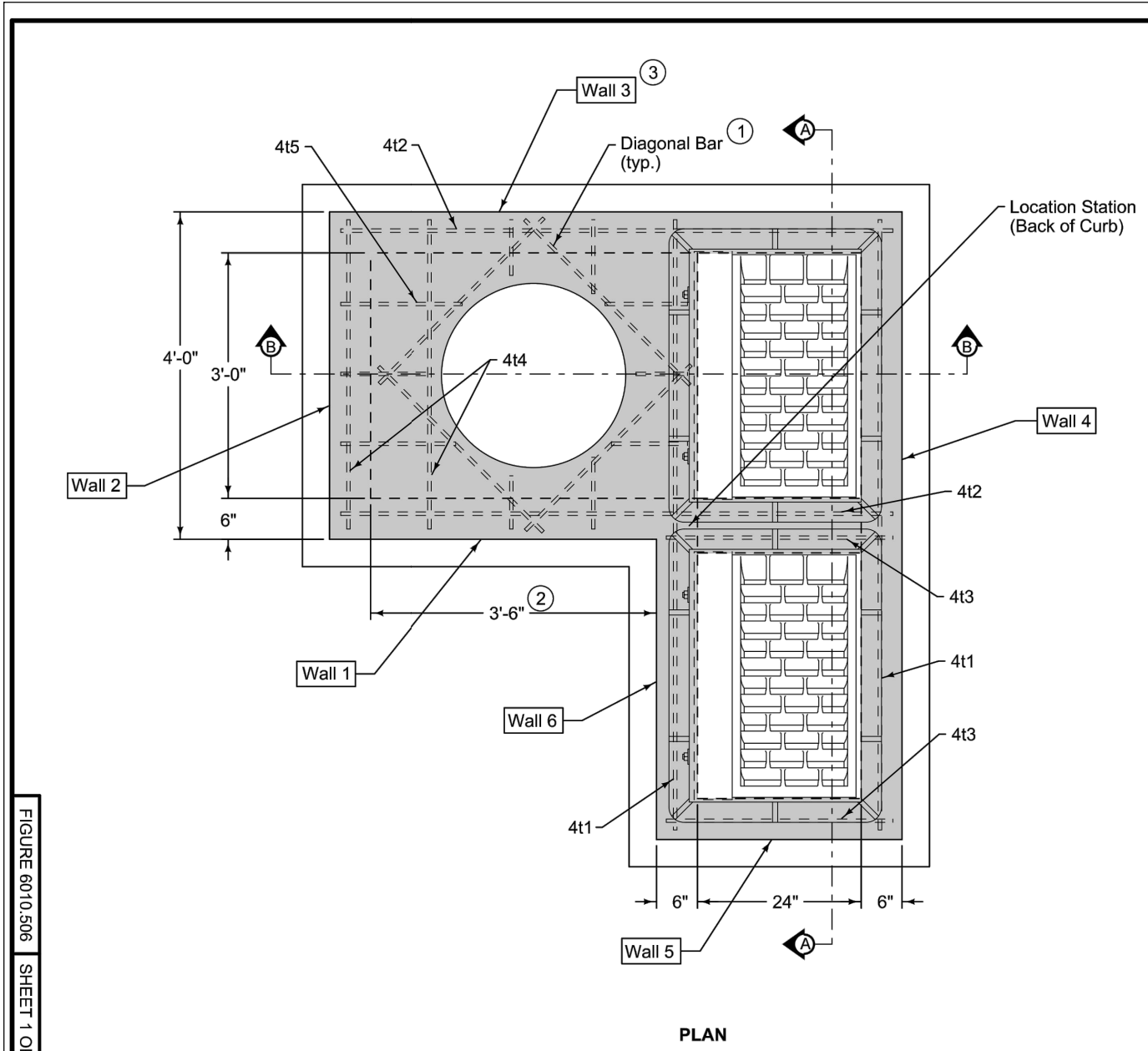
NO.	DATE	DESCRIPTION
-	06/28/24	SUBMITTAL
-	07/09/24	REVIEW COMMENTS
-	07/16/24	TANK UPDATE
-	08/02/24	ACCESS SHIFT
-	09/24/24	CITY RESUBMITTAL

DRAWN BY: MW
SCALE: GRAPHIC
PROJ. NO.: 24-1742
DATE: JUNE 28, 2024
SHEET: C300

KWIK TRIP P.N. 5.

STORM DRAINAGE:

- Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30". The inside barrel diameter shall not be less than 48 inches. See SUDAS Std. SW-401 for circular storm sewer manholes and SUDAS Std. SW-502 for circular single grate intake catchbasins.
- Install catchbasin castings with specified top elevation at the front rim.
- All joints and connections in the storm sewer system shall be gastight or watertight. Joints between concrete structures and piping shall be made with mechanical joints. Use approved resilient rubber seals or watertop gaskets in order to make watertight connections to manholes, catchbasins, and other structures in conformance with ASTM C923 or as otherwise permitted by the local authority. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints, or unless otherwise permitted by the administrative authority.
- The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
- PVC Pipe (Outside of the Building):** Use solid-core, SDR-35, ASTM D3034 Polyvinyl Chloride (PVC) Pipe for designated PVC storm sewer services 4 to 15-inches in diameter outside of the building. Use solid-core, SDR-35, ASTM F679 Polyvinyl Chloride (PVC) pipe for designated PVC storm sewer services 18 to 27-inches in diameter outside of the building. Joints for all storm sewers shall have push-on joints with elastomeric gaskets. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of a primer which is of contrasting color to the pipe and cement in accordance with Uniform Plumbing Code (UPC), part 605.2.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2321.
- Cleanouts:** Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with UPC part 719.0 and 1101.13. The distance between cleanouts in horizontal piping shall not exceed 100 feet for 12 inch and under in size. Cleanouts shall be of the same nominal size as the pipes they serve. Install a meter box frame and solid lid (Neanoh R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
- RCP:** Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
- RC Aprons:** Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
- Grates on horizontal pipes:** Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.
- Testing:** Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with UPC part 1107.0. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
- Drainage:** Perforated under-drains shall be slotted single wall corrugated HDPE. Install drainline with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01.
- Use SUDAS Std. SW-603 Type R casting with curb inlet grate, or approved equal, on CB#4, CB#4, CB#5, CB#6, CB#7, CB#8, and CB#10. Casting shall include the "DUMP NO WASTE, DRAINS TO FRESH WATER." environmental notice.
- Use SUDAS Std. SW-602 casting with self-sealing, solid, Type E lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
- Trace Wire:** Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the MRWA Trace Wire Specification Guide and details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground-red, storm sewer-green, sanitary sewer-green, and water lines-blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not run the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer-green, sanitary sewer-green, and water lines-blue.
- Detectable Warning Tape:** Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
- The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
- Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
- Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
- Televise all existing lines prior to connection.
- Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
- Fittings:** Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
- Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

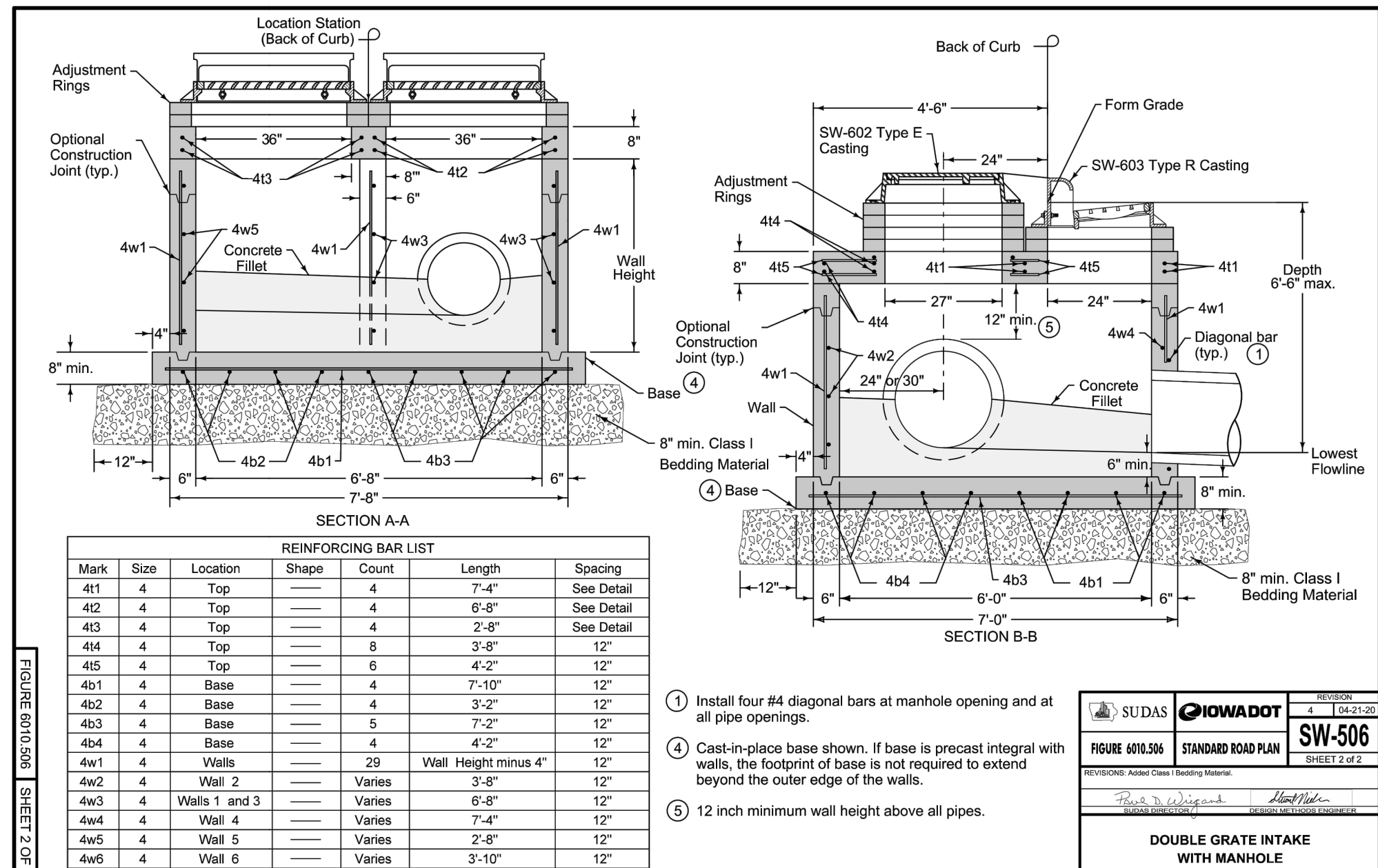
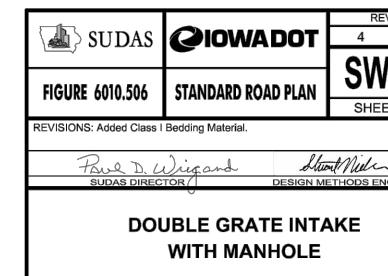


Maximum pipe diameters are set based on maximum structure depth of 6 feet-6 inches and the objective of placement of the centerline of the pipe on the centerline of the manhole opening for maintenance purposes.

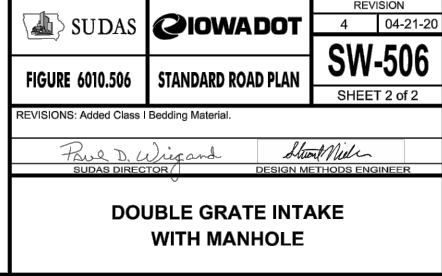
Refer to SW-514 for boxout details.

- Install four #4 diagonal bars at manhole opening and at all pipe openings.
- If Wall 1 is widened to 4 feet, the maximum pipe diameter can be increased to 36 inches.
- If Wall 1 is widened to 4 feet, the maximum pipe diameter in Wall 3 can be increased to 42 inches.

MAXIMUM PIPE DIAMETERS	
Wall	Max. Dia.
1	36" (2)
2	24"
3	36" (3)
4	42"

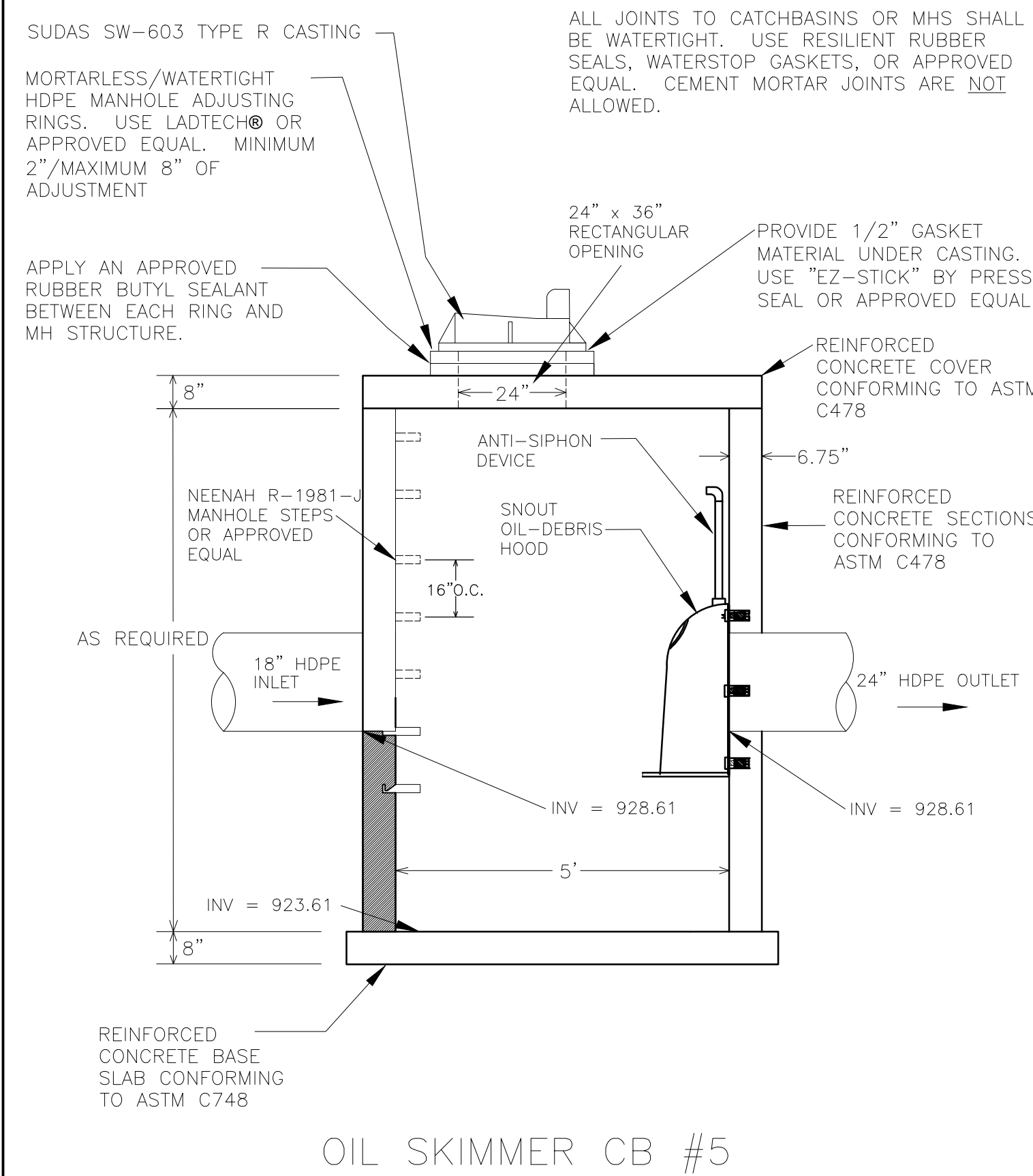


- Install four #4 diagonal bars at manhole opening and at all pipe openings.
- Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- 12 inch minimum wall height above all pipes.

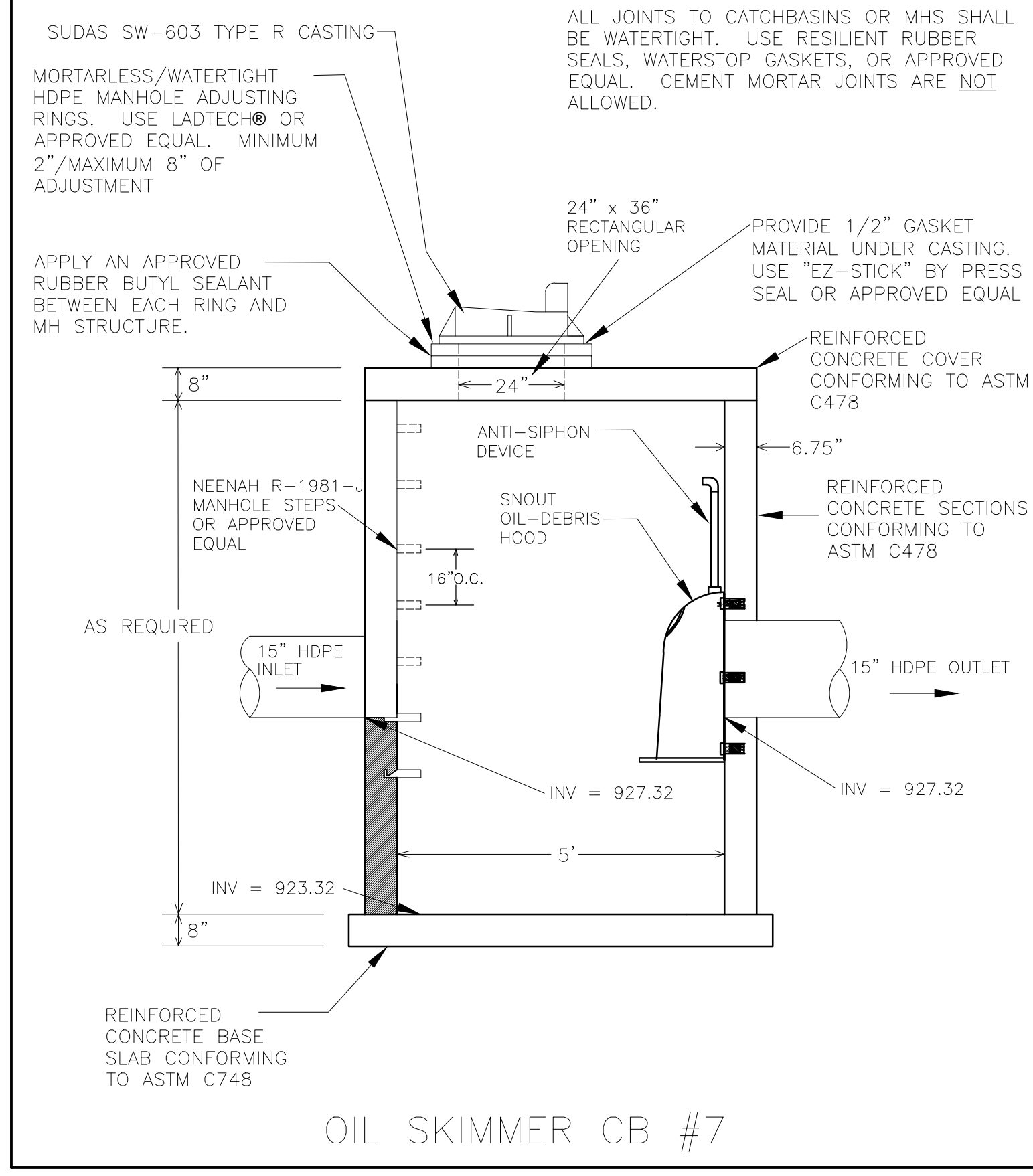


HDPE REQUIREMENTS:

- Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan. High-density polyethylene (HDPE) storm sewers must meet ASTM F714.
- Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.
- All fittings must comply with ASTM Standard D3212.
- HDPE pipes must be listed and labeled.
- HDPE pipes must be installed with a minimum 10-foot separation from water piping and may not cross above water service lines (see UPC Section 720.1).
- HDPE pipes must not be installed within 10 feet of building. The connection between HDPE and a different pipe material must be made by means of an approved transition coupling for the specific application.
- HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-A-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
- HDPE pipe installation must be open-trench on a continuous granular bed per ASTM D2321 and manufacturer's installation instructions. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
- Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.



OIL SKIMMER CB #5

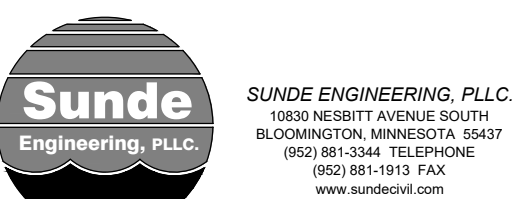


OIL SKIMMER CB #7

Kwik Trip

Kwik Star

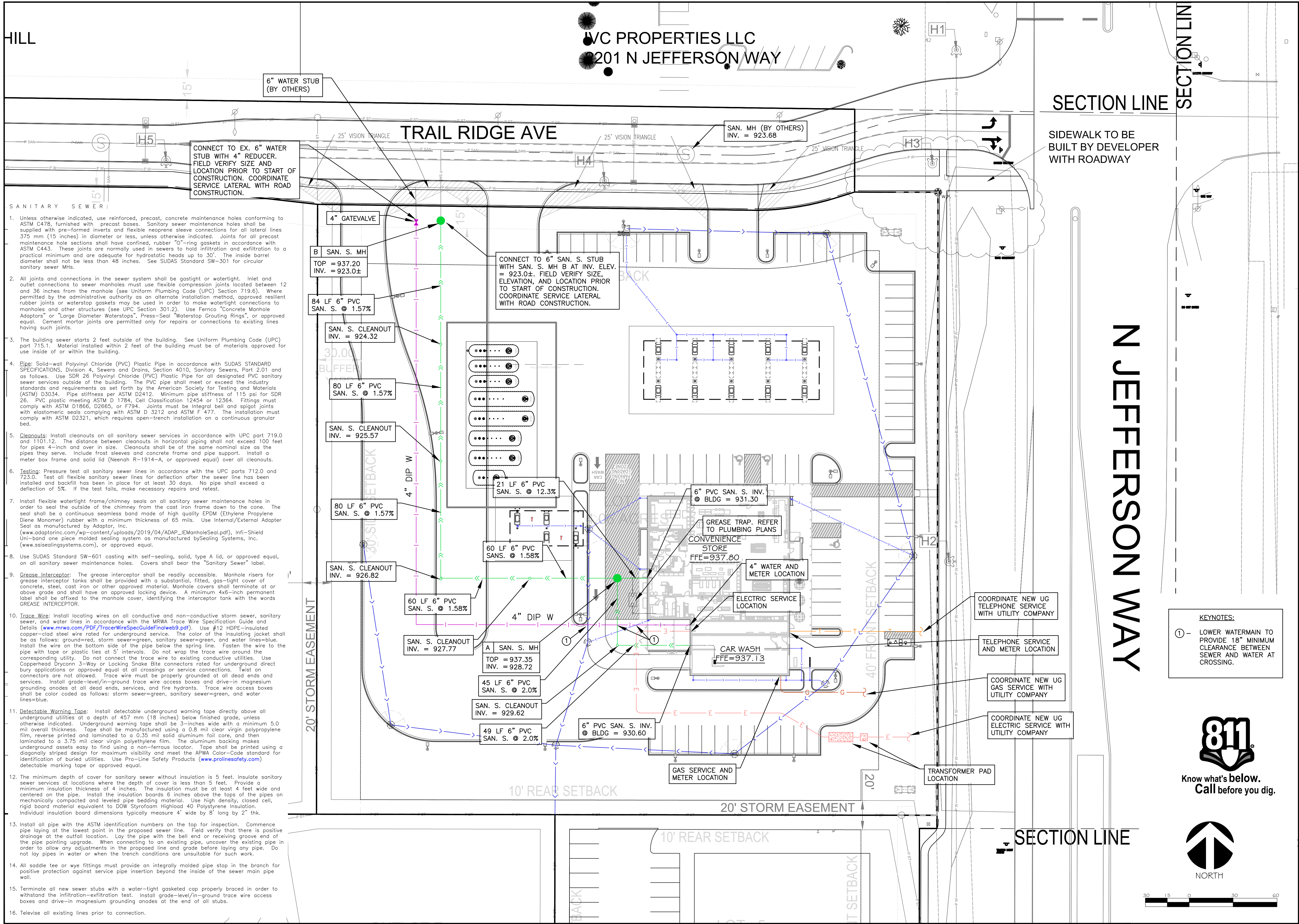
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STORM SEWER NOTES & DETAILS
CONVENIENCE STORE 1742
INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
-	06/28/24	SUBMITTAL
-	07/08/24	REVIEW COMMENTS
-	07/16/24	TANK UPDATE
-	08/02/24	ACCESS SHIFT
-	09/24/24	CITY RESUBMITTAL

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PROJ. NO.	24-1742
DATE	JUNE 28, 2024
SHEET	C301



Kwik Trip

Kwik Star

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PROFESSIONAL ENGINEER
MIKE HETTLER
18845
MAY 14 2024

UTILITY PLAN

CONVENIENCE STORE 1742

INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
-	06/28/24	SUBMITTAL
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-	09/24/24	CITY RESUBMITTAL

DRAWN BY: MW
SCALE: GRAPHIC
PROJ. NO. 24-1742
DATE: JUNE 28, 2024
SHEET: C400

KWIK TRIP PM N.E.

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey/proposed plans by PELDUS DESIGN SERVICES. The Engineer is not responsible for inaccuracies related to the survey information.

2. Perform all construction work in accordance with State and Local requirements.
3. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR 1926.1206, 1207, and 1208. Trenching standards require protective systems on trenches deeper than 5 feet. Bench or slope side walls in order to provide safe working conditions and stability for the placement of engineered fill. Do not expose workers to the dangers of being struck by material and equipment. Keep workers and the public out of excavations. Excavations and trenching must be inspected by a competent individual, be free of standing water and atmospheric hazards, and have a safe means of entering and exiting before allowing a worker to enter. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
4. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
5. The Engineer shall have no control over, charge of, or responsibility for the construction means, methods, techniques, sequences, or procedures. The Contractor shall be responsible for the construction means, methods, techniques, sequences, or procedures. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
6. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
7. Refer to the architectural plans for building and storm dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
8. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of the proposed excavation, the proposed trench, and catchbasin inlets. Adjust water stop gaskets and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
9. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
10. Provide all traffic control required in order to construct the proposed improvements. Traffic control devices and associated government approvals are the responsibility of the Contractor. Comply with local authorities, the latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), and the Iowa Department of Transportation Office of Design Design Manual. If the temporary traffic control zone is not known, the Contractor, pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MUTCD.
11. Connect to existing sanitary sewer MH's by correlling. Connect to existing storm sewer MH's by either sawcutting or correlling. Use saws or drills that provide water to the blade. Meet all City standards and ordinances for connection. Construct invert at least 1 foot below the water stop gasket in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structures, joints or pipe barrel joints.
12. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall be completely removed. The Contractor shall use saw cut and corer method of removal (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe sections, (3) break out the pipe into 4' diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
13. **Testing and Inspections:** Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
14. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
15. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.
16. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the responsibility of the Contractor to locate all utilities in the field. The Contractor shall verify all utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
17. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact Iowa One Call at 1-800-292-8989 for exact locations of existing utilities at least 72 hours (not including weekends and holidays) before beginning any construction. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. One Call is a free service that locates all underground utilities. The Contractor shall verify all utility lines including, but not limited to, independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
18. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
19. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
20. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive strain on the existing utilities. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
21. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
22. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials removed from the work area. No materials shall be disposed of in slurry, pipe, concrete, asphaltic concrete, soils, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the Work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
23. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
24. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
25. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems.
26. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall use new materials and methods in order to perform the Work in accordance with the construction documents, specifications, and regulatory agencies.
27. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf in place within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
28. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No the edges uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.

- Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
30. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide positive drainage away from buildings at all times. Provide positive drainage away from or direct excess drainage to adjacent property.
31. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Remove all trees and shrubs that are disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
32. Protect sub grades from damage by surface water runoff.
33. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
34. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
35. Adjust all public and private structures including curb stops, valve boxes, manometer hole castings, manholes, catch basins, cleanout covers and street drains to comply with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
36. Grading for all sidewalks and accessible routes, including driveway crossings, shall conform to current State and Federal Americans with Disabilities Act (ADA) requirements. In accordance with ADA Section 403.3, slopes shall not exceed exceed 2% cross slope or 5% in the direction of travel. Sidewalk access to external building doors shall be ADA compliant. Accessible parking stalls shall not exceed 2% slope in any direction.
37. Curb ramps on accessible routes shall comply with sections 405 and 406 of the Americans with Disabilities Act Accessibility Guidelines (ADAG).
38. Accessible parking spaces shall include the International Symbol of Accessibility complying with ADA Section 703.7.2.1 painted in the center of the parking space, 4-foot, high. Hatch handicapped access aisles with white 4-inch wide pointed stripes 18-inches on center and at 45 degree angles to the stalls.
39. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outlet at the manhole. Lay the pipe with the bell end facing the manhole. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
40. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
41. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
42. Obtain permits from the City for work in the public right-of-way.
43. Refer to the geotechnical report by the Soils Engineer for design and dewatering requirements.
44. Test boring data shown on the plans were accumulated for desludging and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
45. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Install the drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HFO plastic foam insulation.
46. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. Insulate the drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thick.
47. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with State and City requirements.
48. These plans, prepared by Sunde Engineering, PLLC, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Sunde Engineering's registered professional engineer hereon does not extend to any such safety applications or approved equal or all crossings or service connections. Twist on connectors are not shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
49. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
50. **Trace Wire:** Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the MRAA Trace Wire Specification Guide and Details (www.mraa.com/pdf/TraceWireSpecGuideFinalWeb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: groundered, storm sewer=green; sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Coppehead Drycon 3-Way or Locking Snake Site connectors rated for underground direct burial applications and approved equal or all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
51. **Detectable Warning Tapes:** Install detectable underground warning tape directly above all underground utilities at a depth of 457 feet (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground access easier to find using non-infrared locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
52. See architectural for building waterproofing and foundation drainage.
53. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
54. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
55. Provide as-built in accordance with City and Watershed District requirements. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
56. In order to document and verify acceptance for adequate storm water treatment, provide a post-construction field survey in accordance with City and Watershed District requirements for all storm water infrastructure. This as-built survey shall include, but is not limited to, locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts; all basin/swale grades; pipe inlets, outlet pipes and structures; emergency overflows, outfalls, weirs; pipe sizes; drainline elevations and sizes; ponds, tanks, infiltration or filtration basins; and any associated storm water infrastructure.
57. Test reports required for project close-out include, but are not limited to: density test reports, borings, geotechnical test reports, and pressure tests on the water system, leak tests on the sewer system, deflection tests on all HDPE pipe.
58. Install a concrete square (MH Boxout) around MHS per the SUDAS detail PV-103 OR PV-201.
59. All imported fill material must not exceed the infiltration rates of the existing on-site soils and have soil characteristics that meet Hydrologic Soil Group B. Coordinate inspection and approval of all imported fill materials with the Geotechnical Engineer. Use only uncontaminated fill material.

Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the flange for the water meter.

2. **Separation of Water and Sewer:** Construct sewer and water services in accordance with the AWWA ductile iron (DIP) parts 720.0 and 721.0. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, drainline, or other potential sources for contamination in accordance with Uniform Plumbing Code (UPC) part 609.6. Measure the separation distance from the center of the water line to the outer edge of the contamination source (outer edge of structures, piping, etc.).

3. **Water and Sewer Crossings:** Per SDAS 5010, 3.06, "C", (page 10) the sewer must cross at least 18 inches below the water main. The water pressure must be above the water main, then maintain 18 inches of vertical clearance and construct the sewer of watermain materials (or RCP with O-ring gaskets for storm sewer) to a distance of 10 feet on each side of the crossing. If the water main is made of cast iron or steel, the water main must be at least 18 inches clearance, then construct the sewer of water main materials (or RCP with O-ring gaskets for storm sewer) to a distance of 10 feet on each side of the crossing and place it no closer than 6 inches below the water main.

4. **Watermain Depth:** Maintain 6-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.

5. **Disinfection:** Disinfect all completed watermains in accordance with AWWA Standard C651 by the tablet or continuous feed methods or use, disinfect the completed watermain with water that contains at least 50 ppm of available chlorine in accordance with UPC part 609.9. Do not use the tablet method. Do not use solvent-welded plastic or an screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The chlorine residual of the water must be at least 0.5 mg/l (150-ppb) throughout the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.

6. **Testing:** Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC part 609.10. Pressure test the water system with a water pressure of 100-psi (plus gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes.

7. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.

8. Copper water services must meet ASTM B88 and be type K soft temper or type L soft temper (see UPC part 604.0.2) with compression fit connections.

9. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See UPC part 604.0). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitril (NBR), or approved equal. Use one inch of 16 mesh wire mesh water main water service fittings and hydrants.

10. **Polyethylene Sheet Or Tubes For Corrosion Protection Of Buried Ductile Iron:** Polyethylene encasement is required on all buried ductile iron pipe, fittings, valves, and other appurtenances. Polyethylene encasement must comply with AWWA C105/ANSI A21.5. Use V-Bio Enhanced Polyethylene Encasement (www.mcwaneductile.com) or approved equal.

11. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, tees, fittings, rears, crosses, plugs, and all other watermain appurtenances in accordance with City requirements. Restraint devices shall be of 1100 Megalug[®] manufactured by EBAA Iron Works, Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 316 stainless steel, or approved equivalent.

12. **Watermain Valves:** At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression flangeless end (CRS) type. Use American Fire Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" x 18" top flange and 18" x 18" top cover with No. 10 mesh wire mesh cover shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 316 stainless steel, or approved equivalent.

13. **Curb Valves and Boxes:** Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 4" through 24" curb stop locations. Stationary rod and nut curb boxes shall be of the 10" through 24" size. Mark II Orseal No. H-1514N curb stop, or approved equal, and stainless steel stem rod.

14. **Trace Wire:** Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the MRWA Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalWeb.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the wire shall be as follows: water=red, gas=yellow, storm sewer=blue, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Cappedhead Drycom 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire shall be installed in accordance with the MRWA Trace Wire Specification Guide and Details. Trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes and water lines=blue.

15. **Detectable Warning Taps:** Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise noted. The warning tape shall be made of a minimum of 0.005 inch thick, minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, printed with the manufacturer's name, color, and a 1 mil clear virgin polyethylene film. The tape shall be printed with a diamondally striped pattern for maximum visibility and meet the APWA (www.prolinesafety.com) detectable marking tape or approved equal.

16. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with UPC part 603.0.

17. All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that supply drinking water shall be made of materials that are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces.

18. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris. Backfill the trench with the material the pipe was lowered into the trench. Install all valves plumb and located according to the plans.

19. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically placed and leveled pipe around the watermain. The insulation must be made of a minimum material equivalent to Dow Styrofoam Highgrad 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thick.

20. **FINAL HYDRANT FLUSHING:** Perform all final flushing in accordance with SDAS Standard Specifications, Division 5, Section 5030, Part 3.04.

A.Flush pipe using potable water until chlorine residual equals that of the existing water main.

B.Dispose of chlorinated water to prevent damage to the environment. Dechlorinate highly chlorinated water from testing before releasing into the ground or sewers. Obtain jurisdiction approval prior to flushing activities.

C.Coordinate with the local sewer department for the conditions of disposal to the sanitary sewer.

D.B.2.Chlorine residual of water being disposed will be neutralized by treating with a sodium hydroxide solution in accordance with Table 5030.02 in accordance with SDAS, Division 5, Section 5030, Part 3.04.



GO TO A FULL PAGE

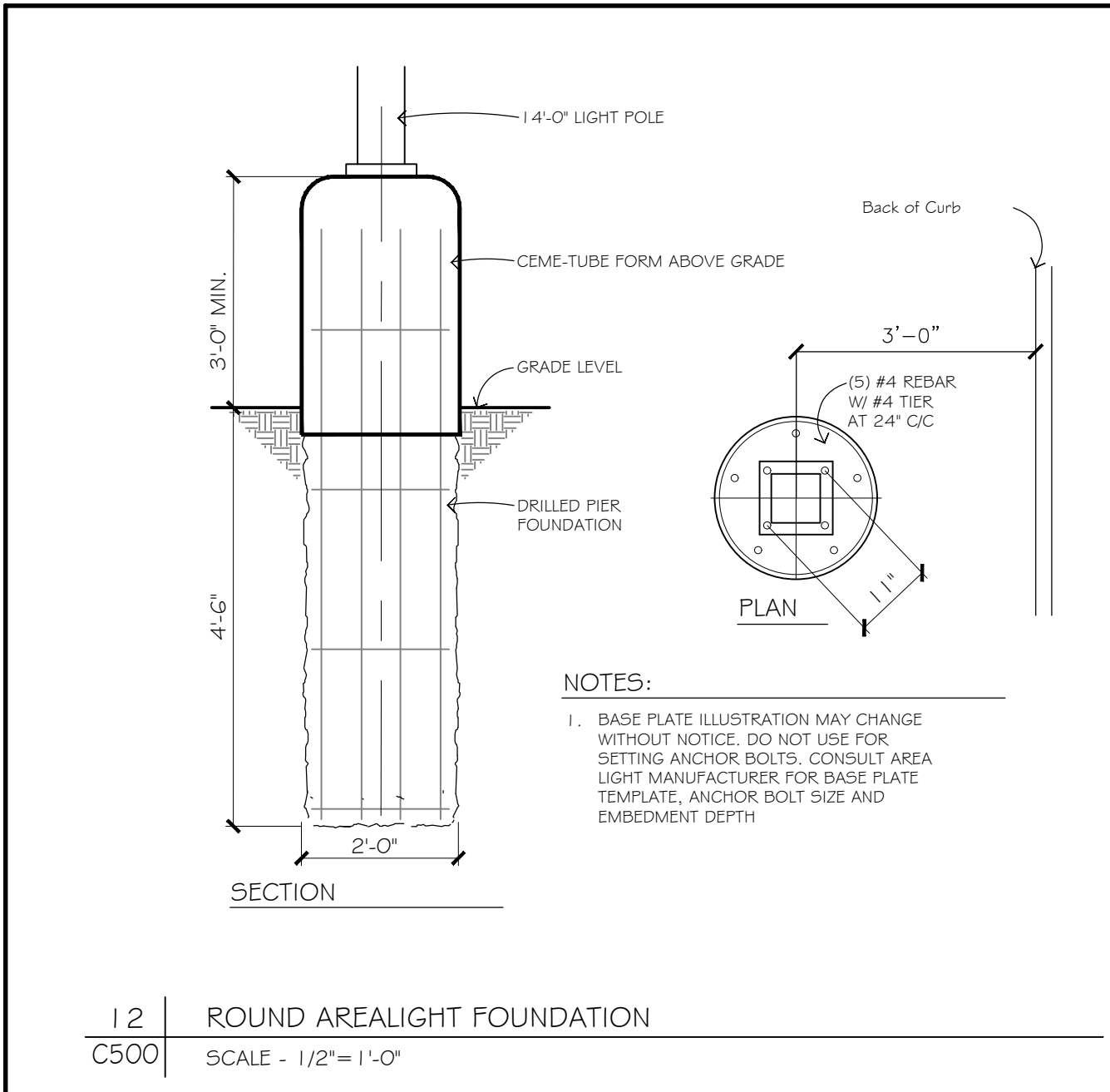
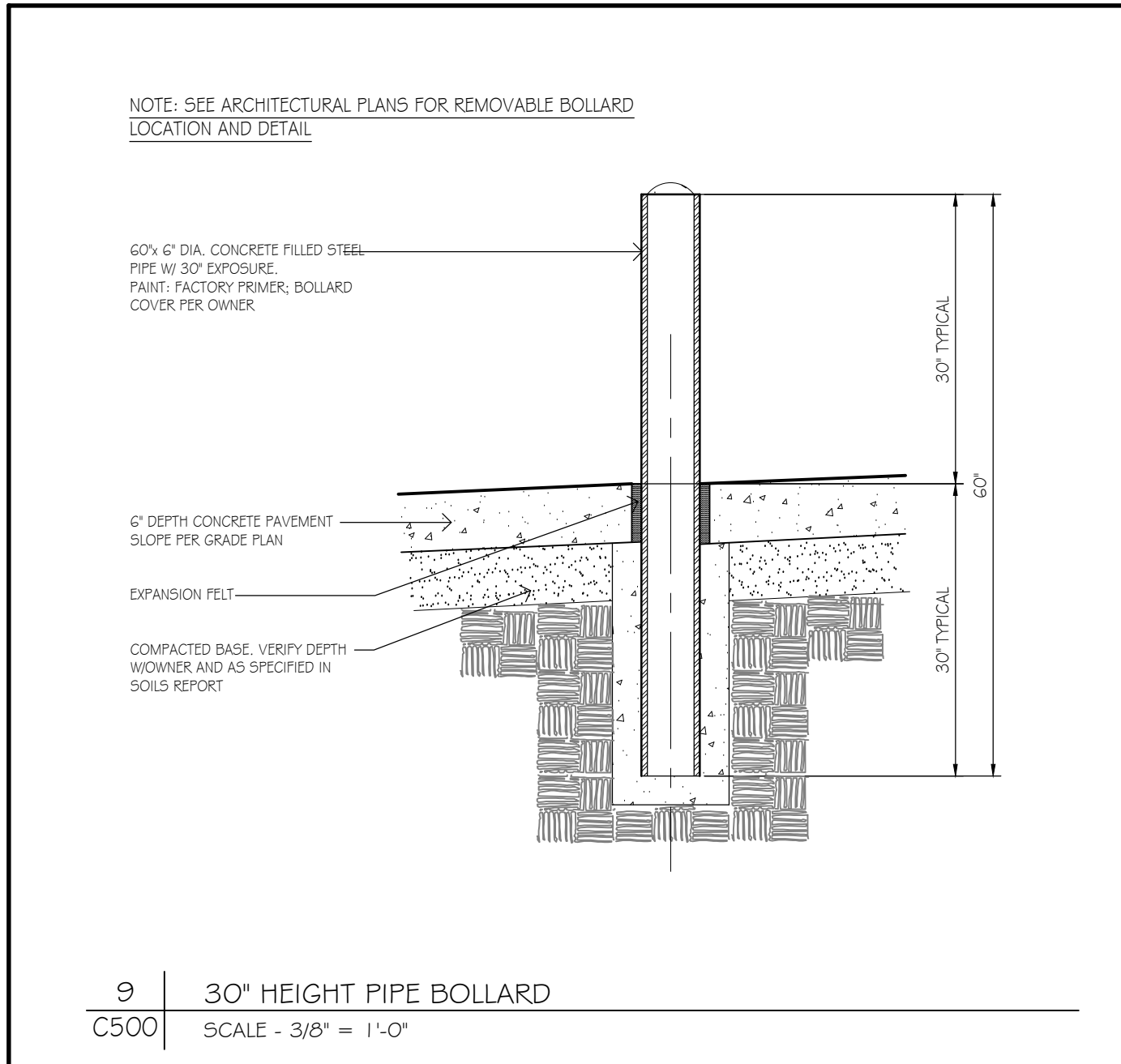
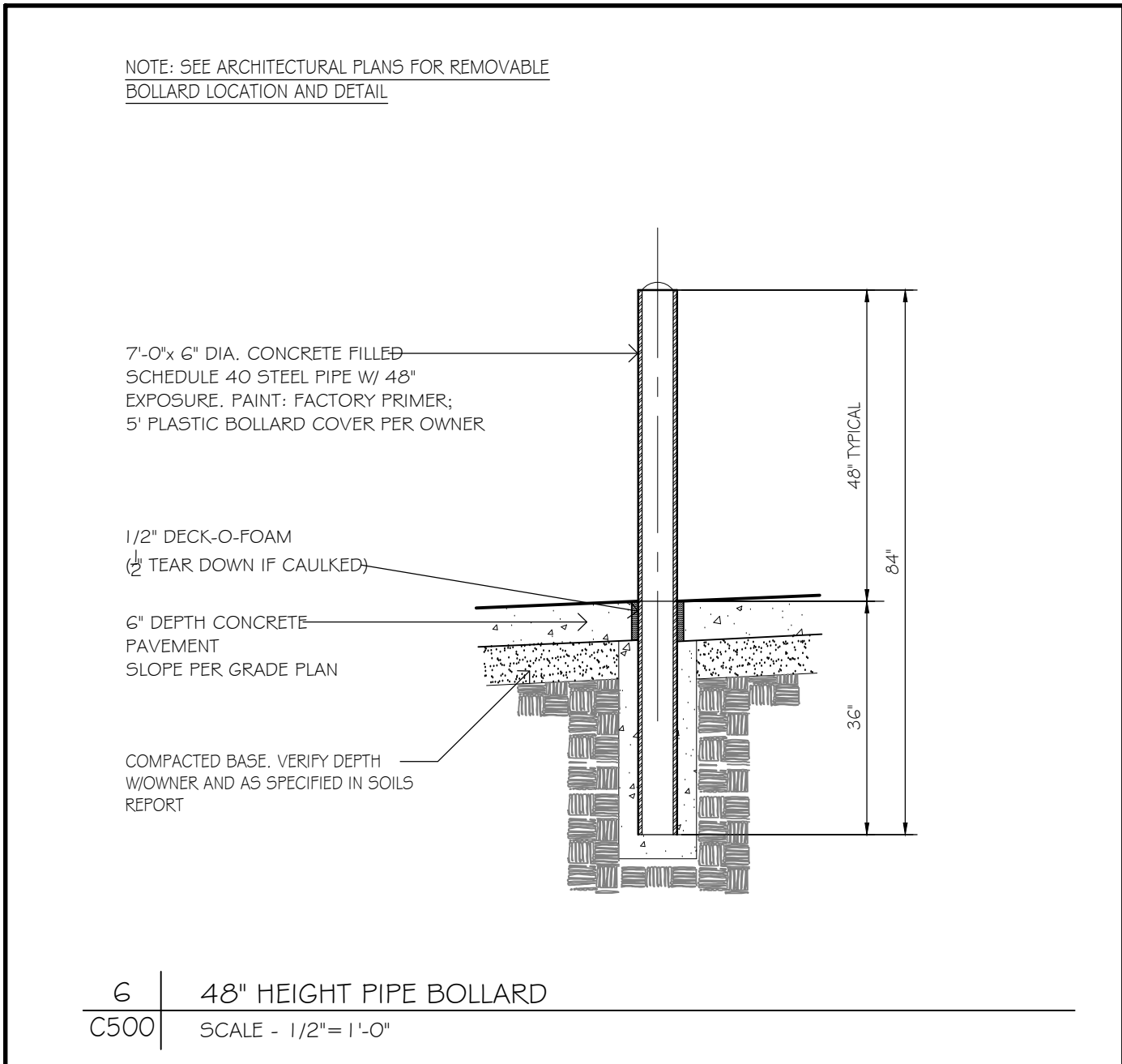
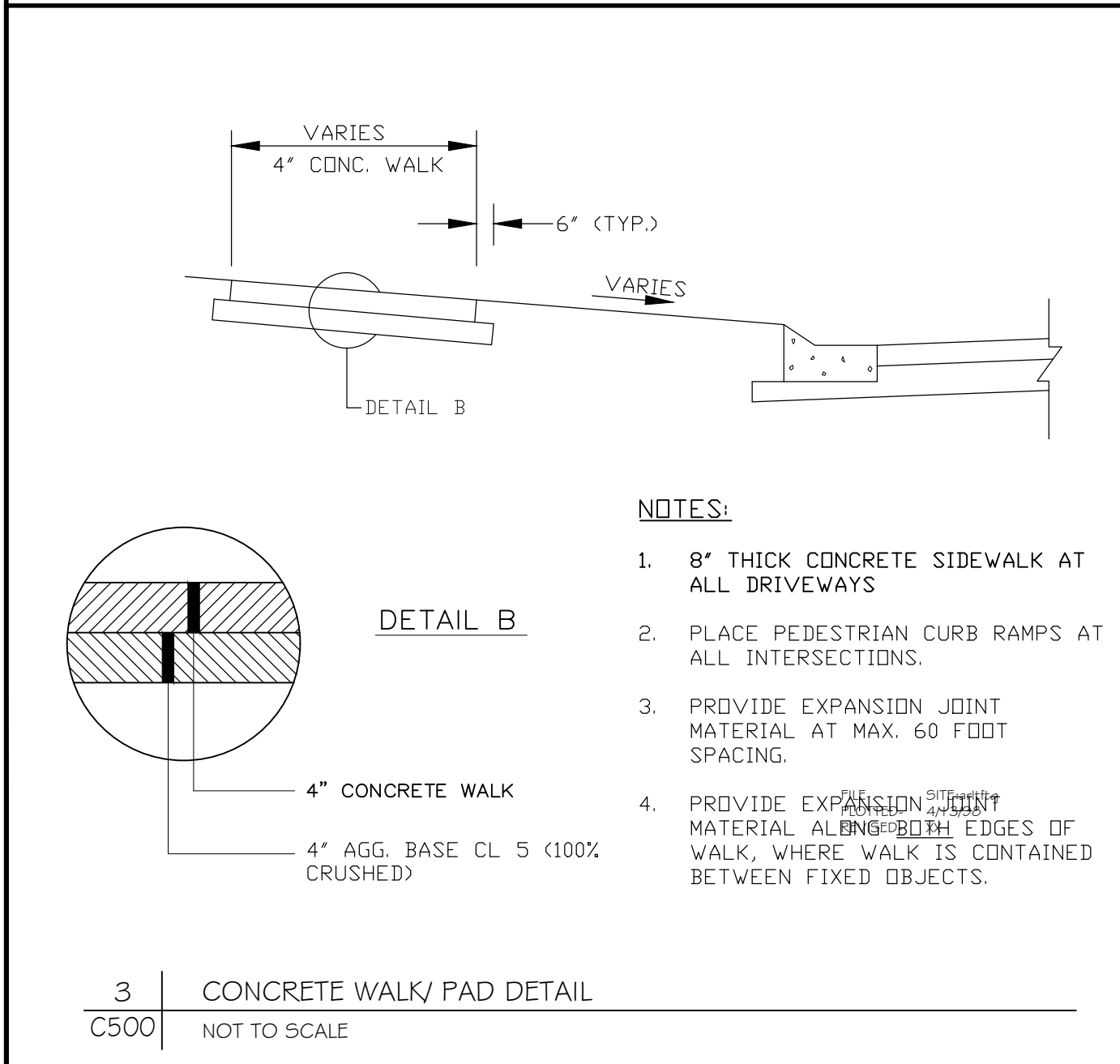
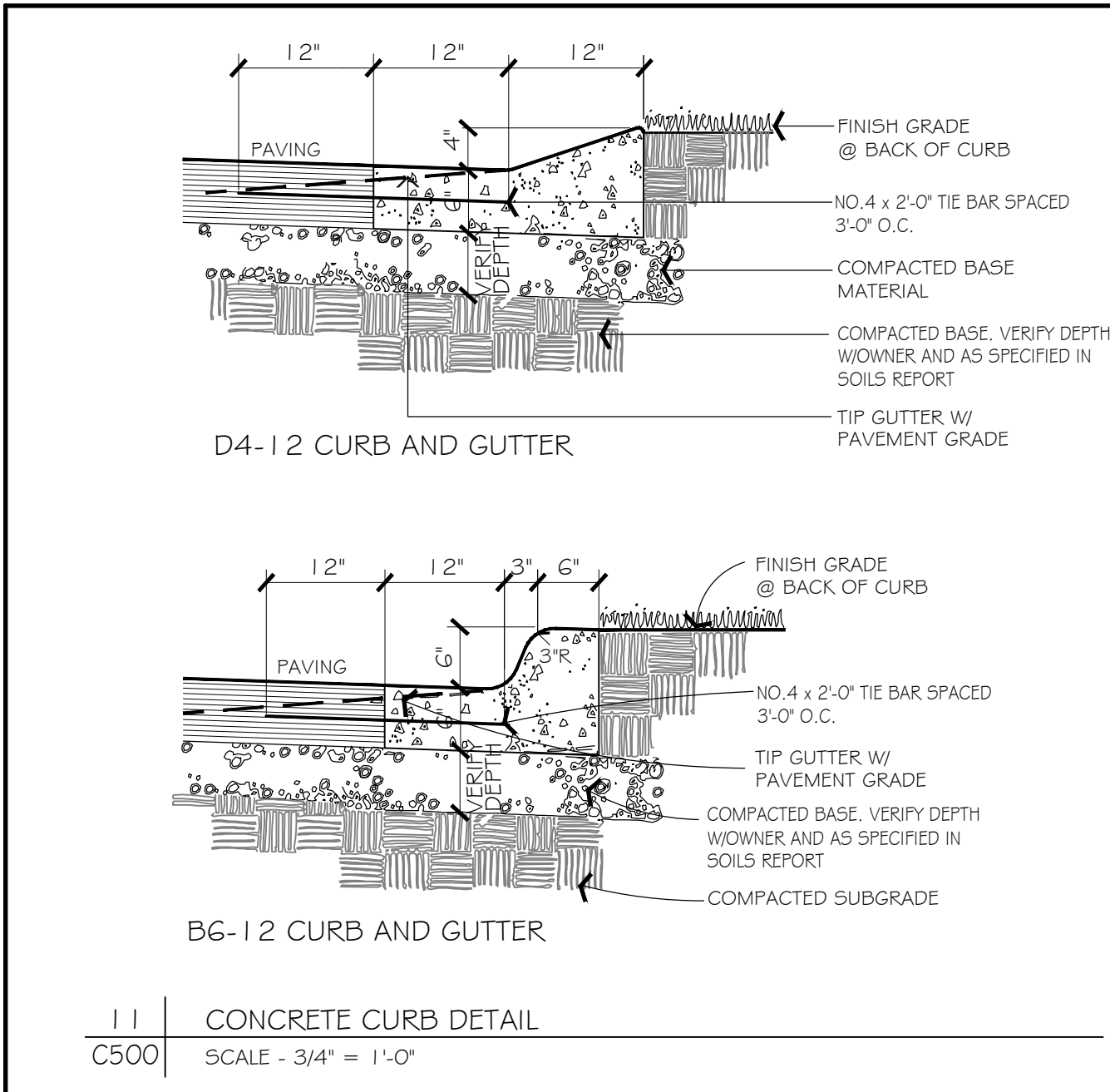
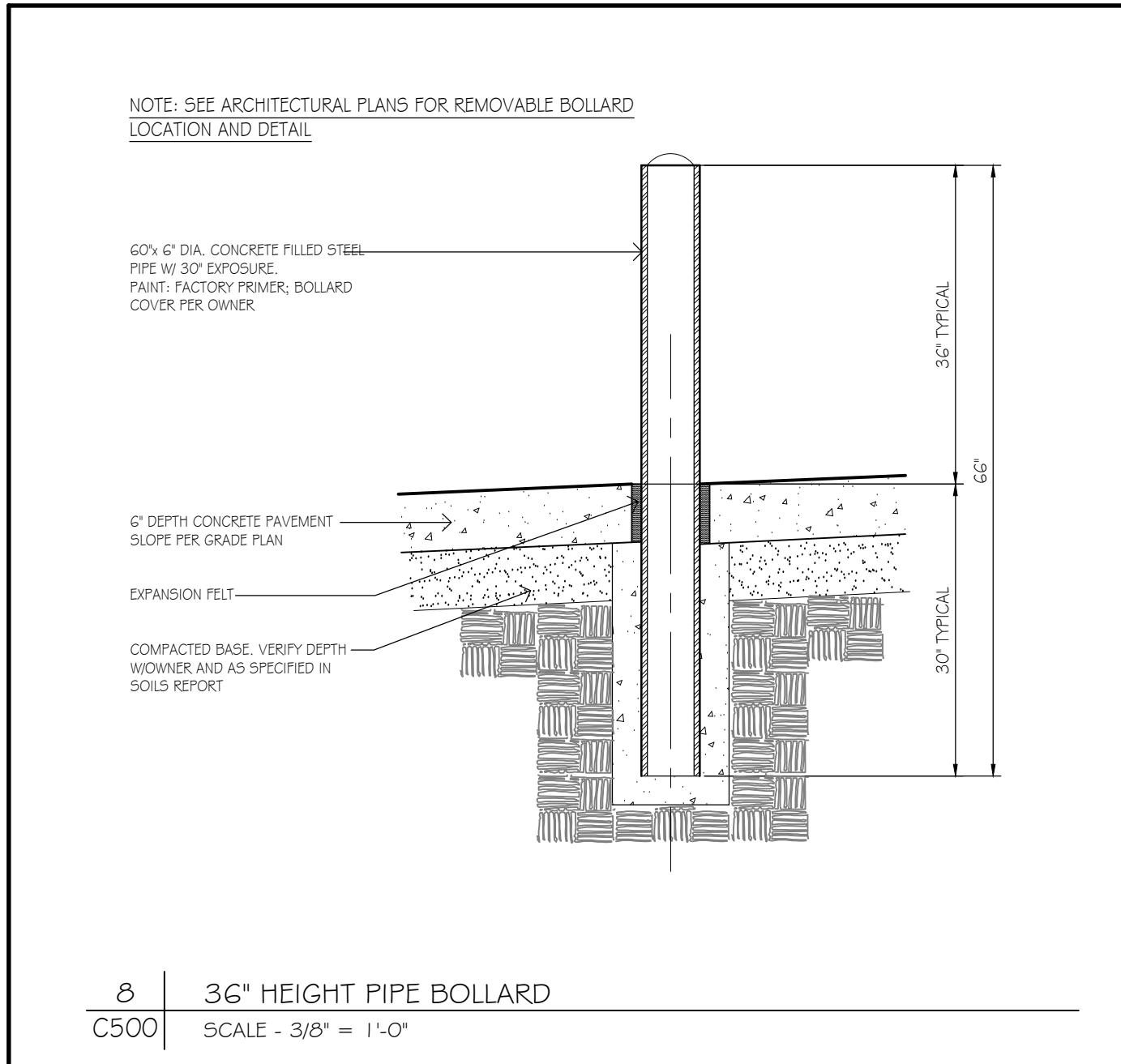
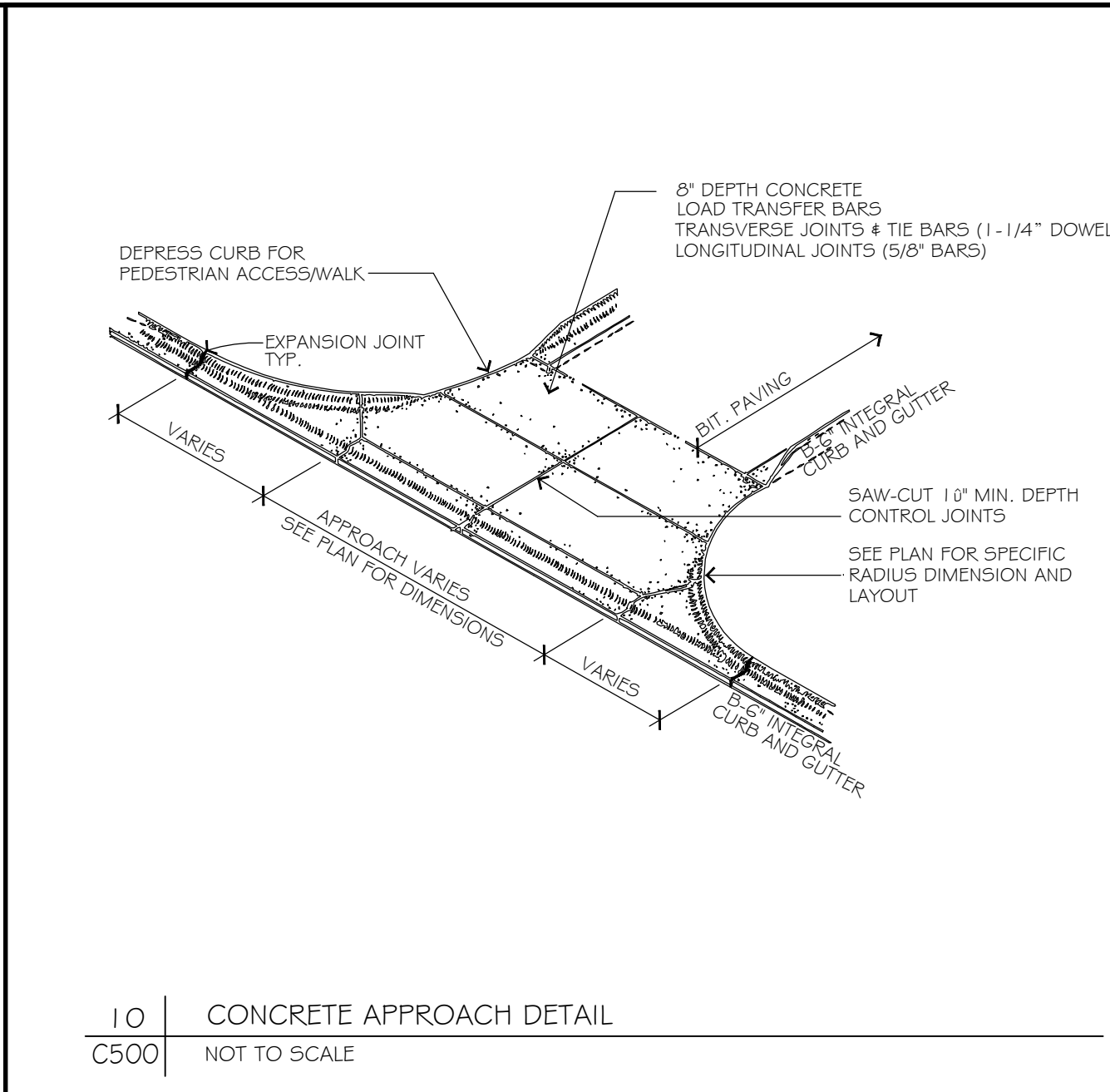
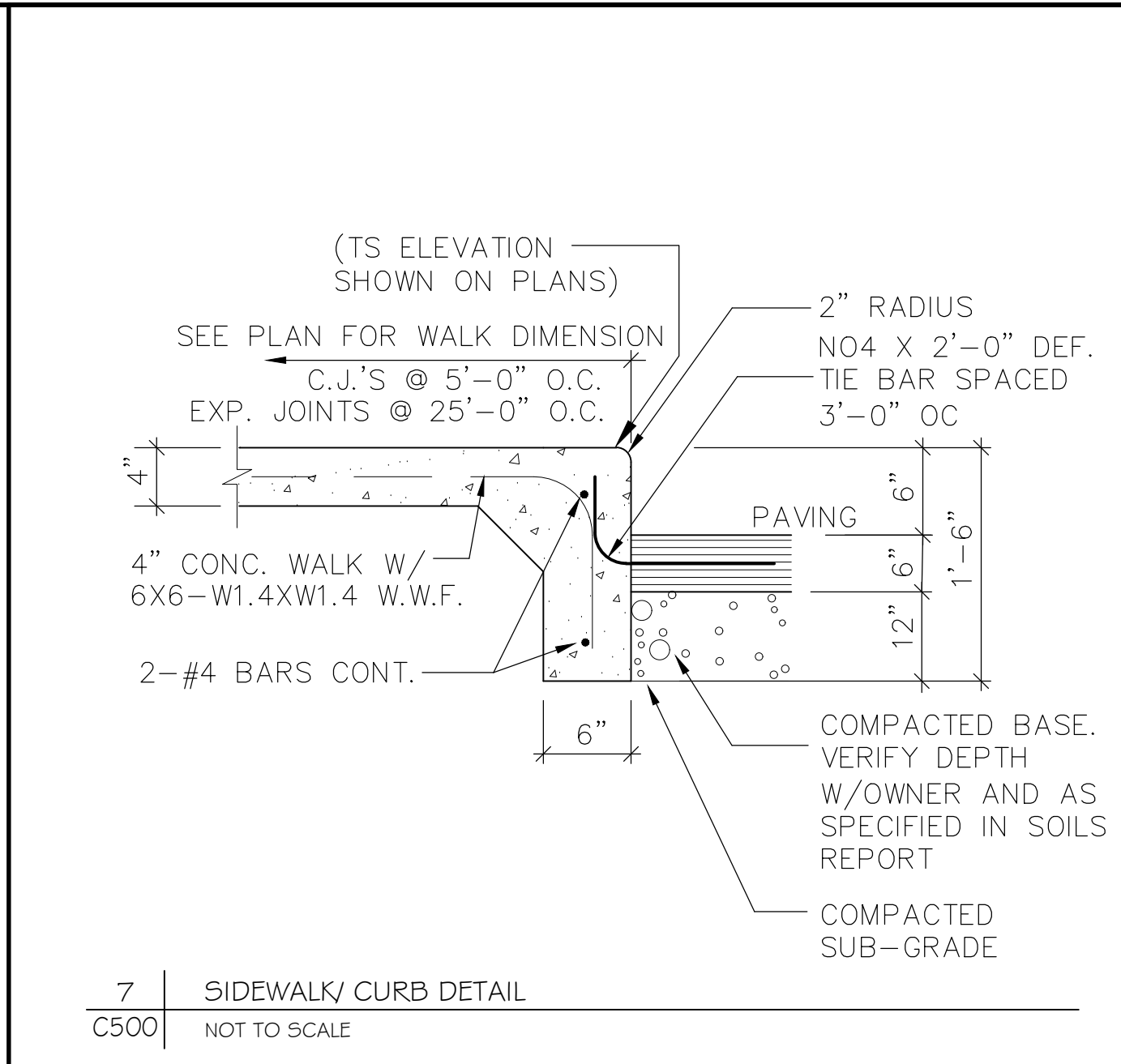
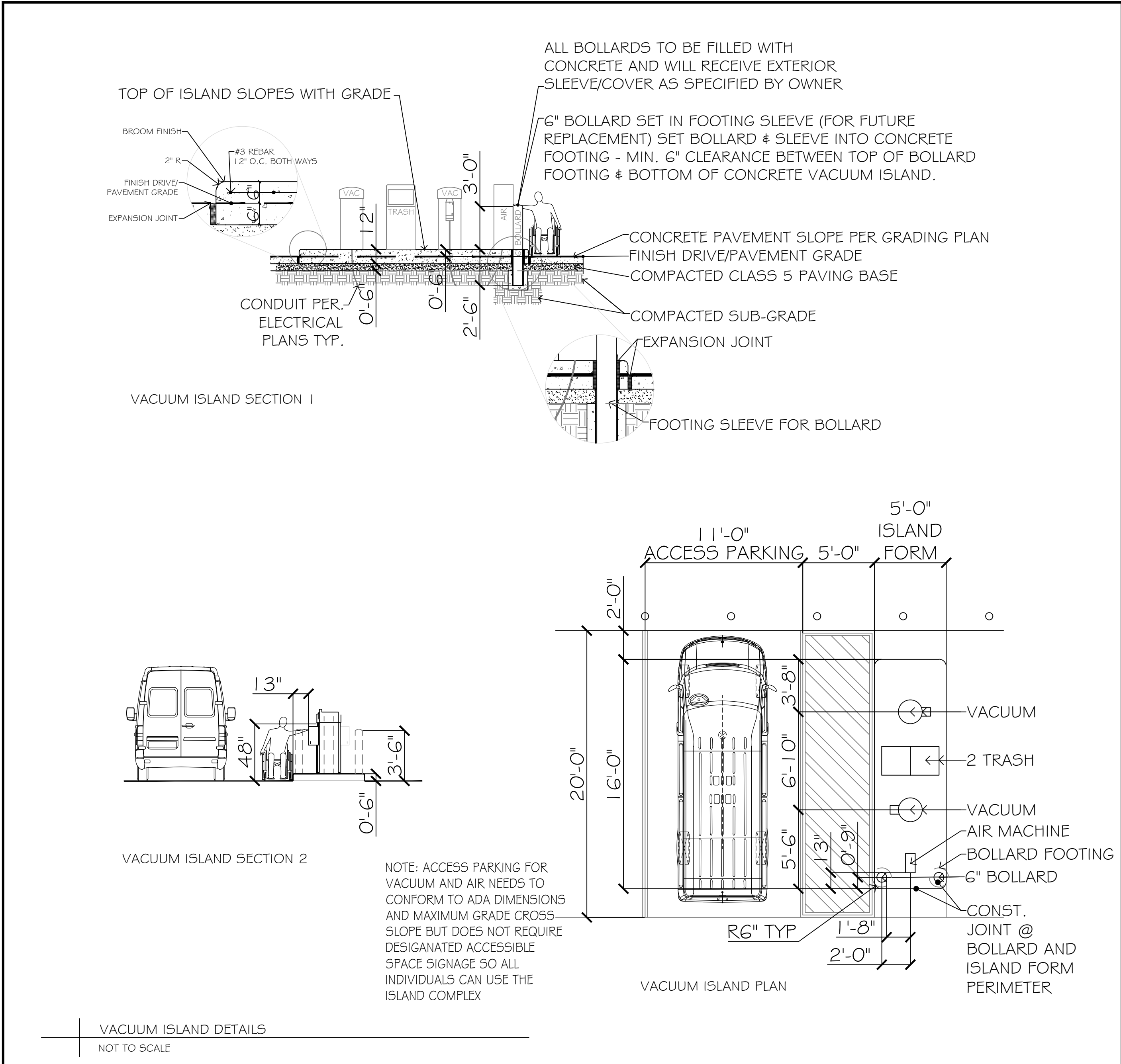
STANDARD SANITARY SEWER MH

UTILITY NOTES

CONVENIENCE STORE 1742

INDIANOLA, IOWA

Page 186 of 200



**Kwik
TRIP**

**Kwik
Star**

KWIK TRIP, Inc.
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FAX (608) 781-8960

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SITE PLANNING LANDSCAPE &
3131 FEARHART CUREN Lane N
Plymouth, Minnesota 55447
763.383.8400
Fax 763.383.8440

LANDSCAPE ARCHITECT
Robert Mueller
00377
XXXXXX

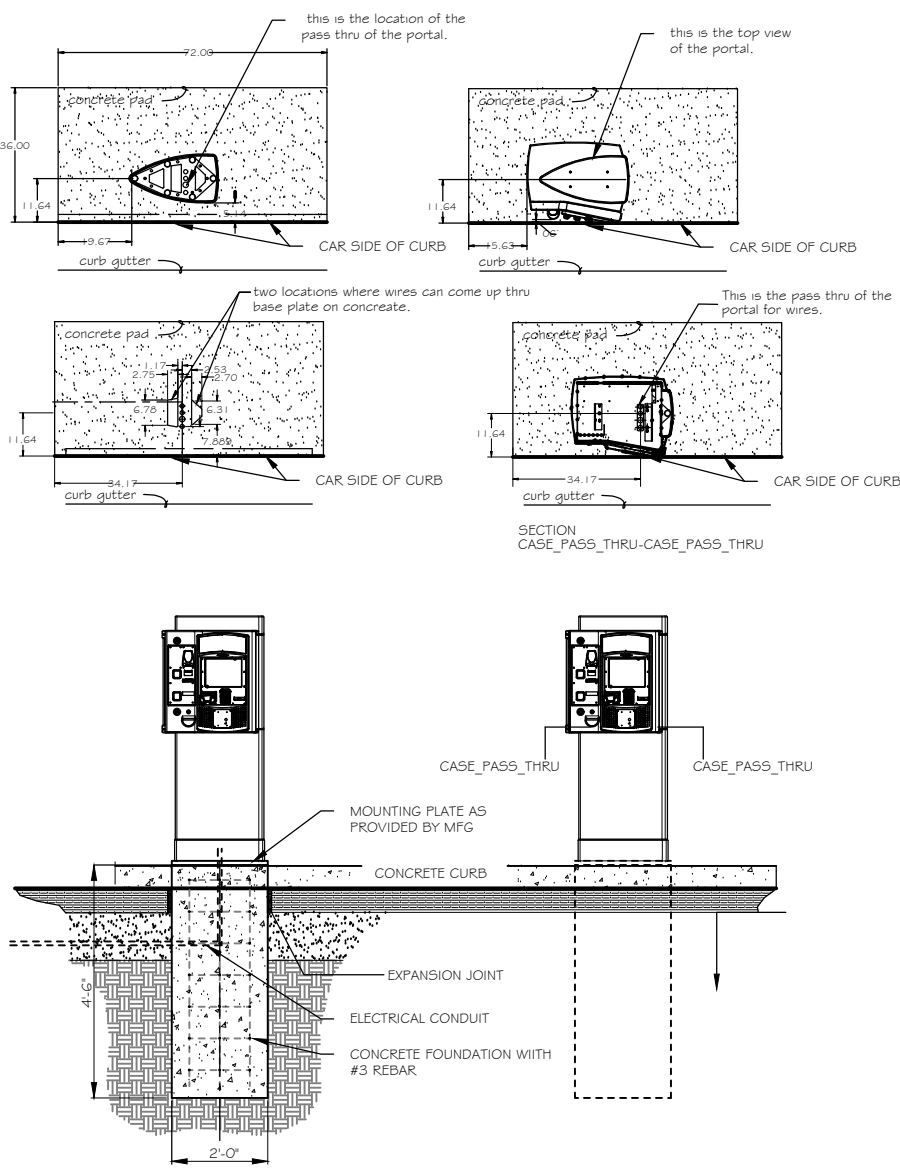
SITE PLAN DETAILS

CONVENIENCE STORE 1742

INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
-	28JUN24	SUBMITTAL
-	08JUL24	REVIEW COMMENTS
-	16JUL24	TANK UPDATE
-	02AUG24	ACCESS SHIFT
-	24SEP24	CITY RESUBMITTAL
DRAWN BY		
SCALE		GRAPHIC
PROJ. NO.		24-1742
DATE		28JUN2024
SHEET		C500

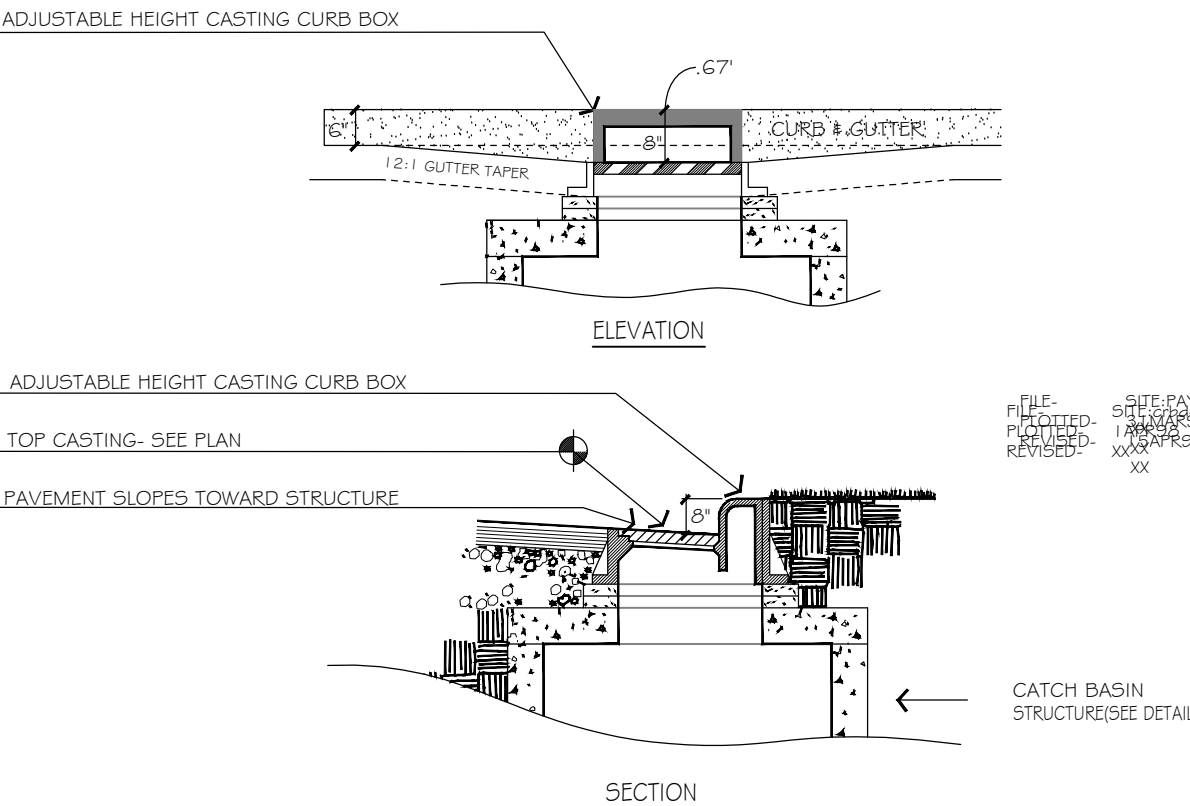
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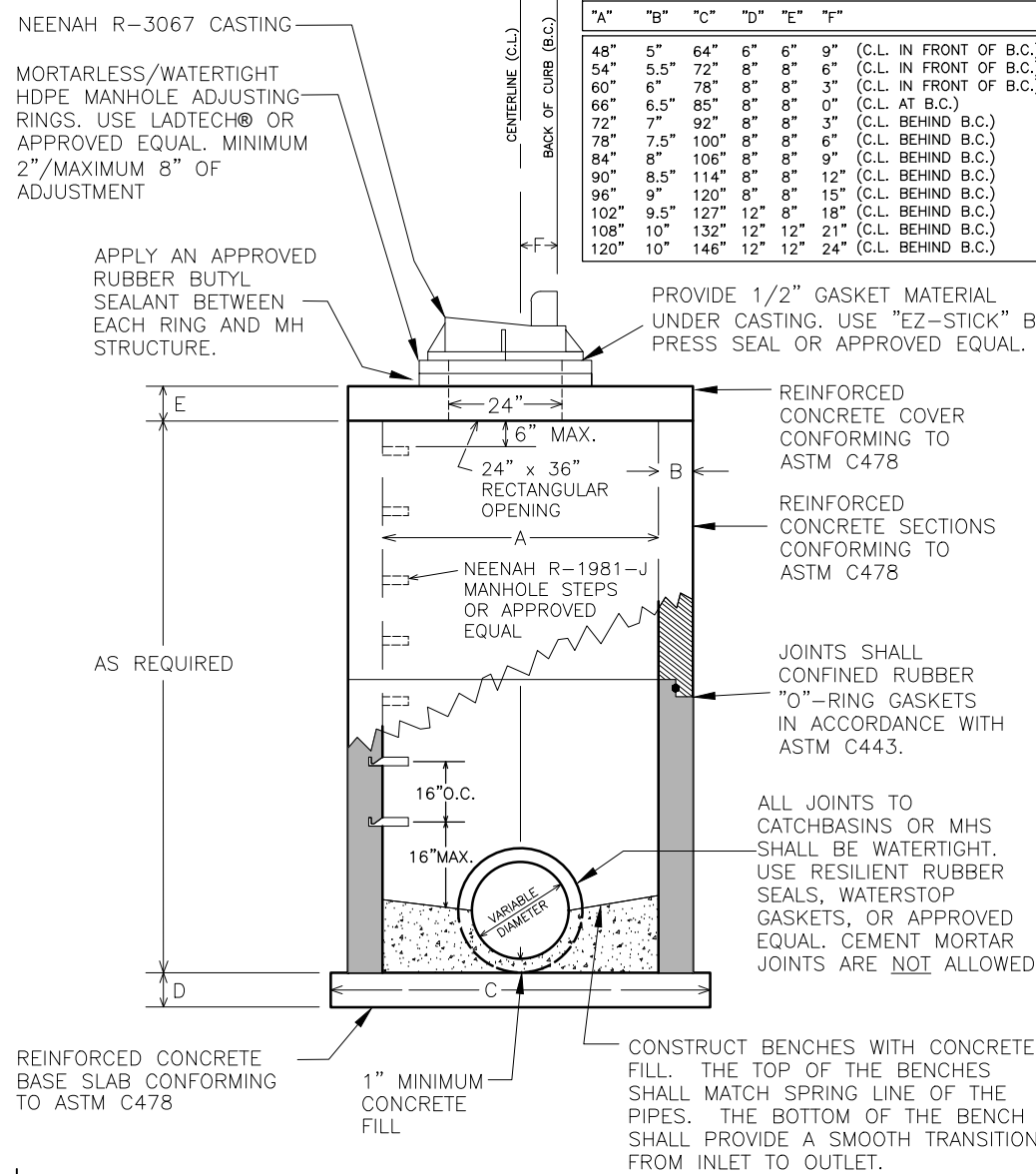
1 CARWASH PAY CONTROLLER
C501 NOT TO SCALE

CONTROLLER INFORMATION AND SPECIFICATION PER UNITED INC.
7125 TROY HILL DRIVE ELKIDGE, MD, 21075

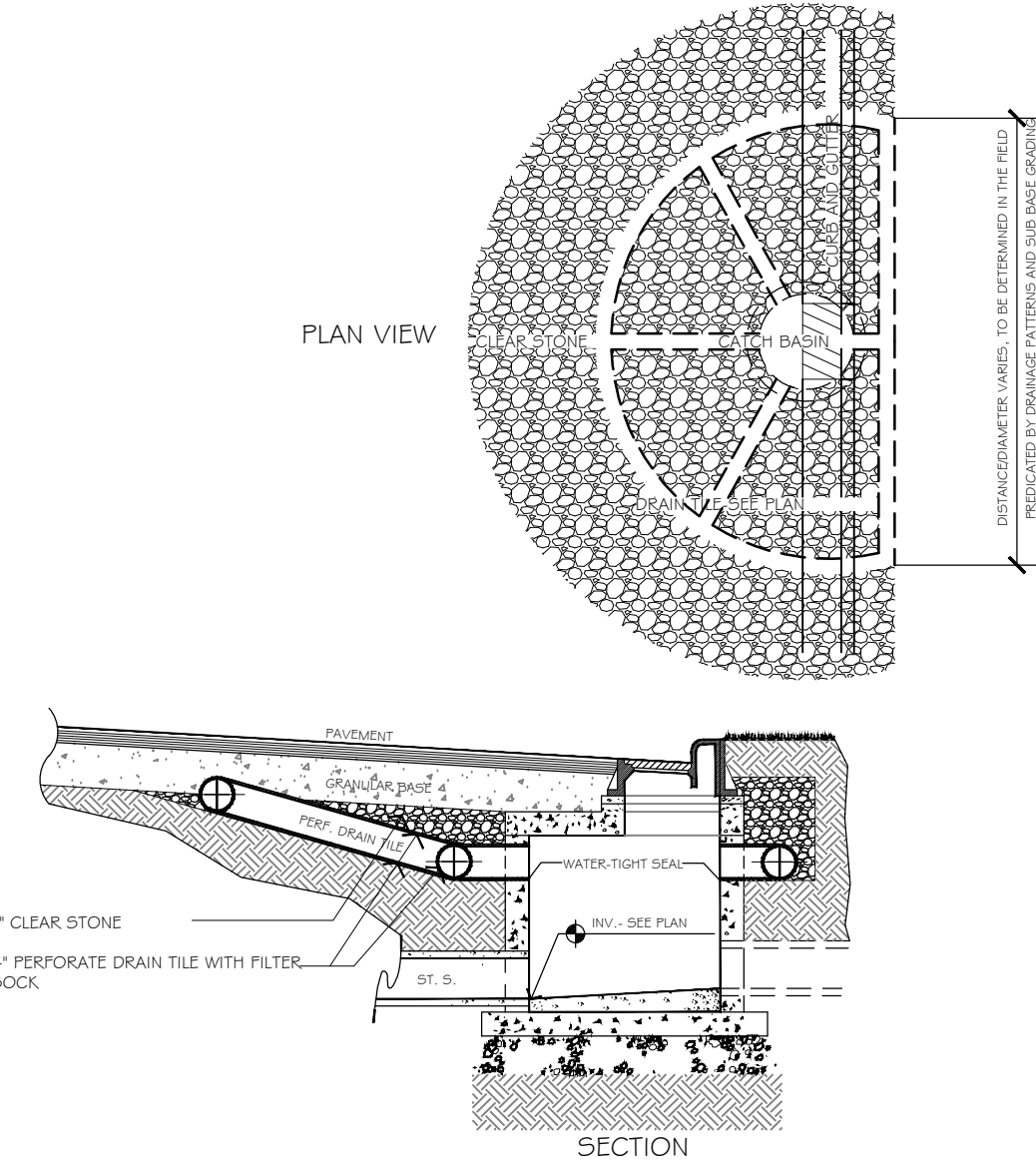
NOTE: THIS CURB CONSTRUCTION DETAIL IS TO BE USED AT LOW POINTS WHEN INDICATED ON PLAN. SEE GRADE PLAN FOR SPECIFIC CURB ELEVATIONS THAT REFLECT 8" DIFFERENCE FROM TOP OF CURB TO CASTING (SEE ACTUAL CB DETAILS FOR STRUCTURE INFO.)



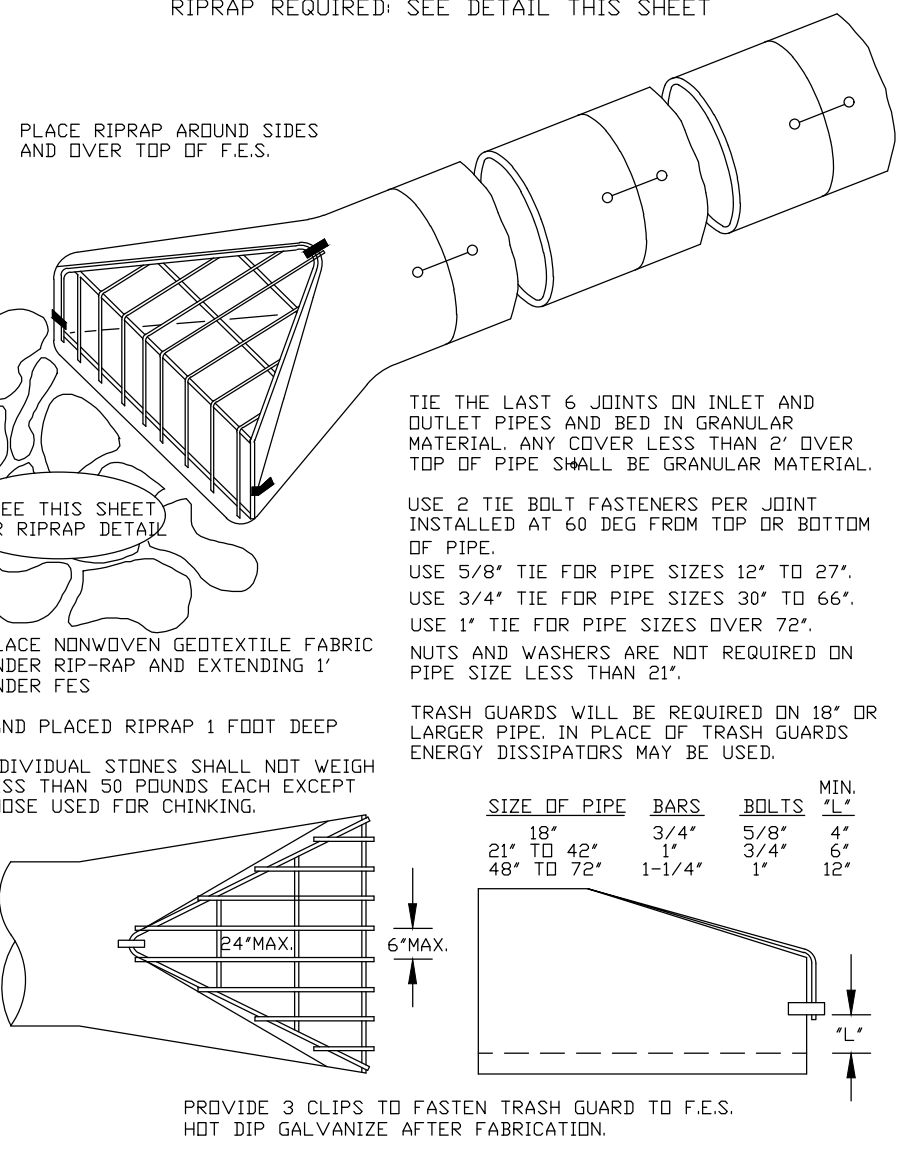
4 CURBLELINE DETAIL AT CATCHBASIN CURB/PAVEMENT LOW POINTS (SPECIFIC LOCATIONS)
C501 NOT TO SCALE



7 STANDARD STORM SEWER CATCHBASIN
C501 NOT TO SCALE

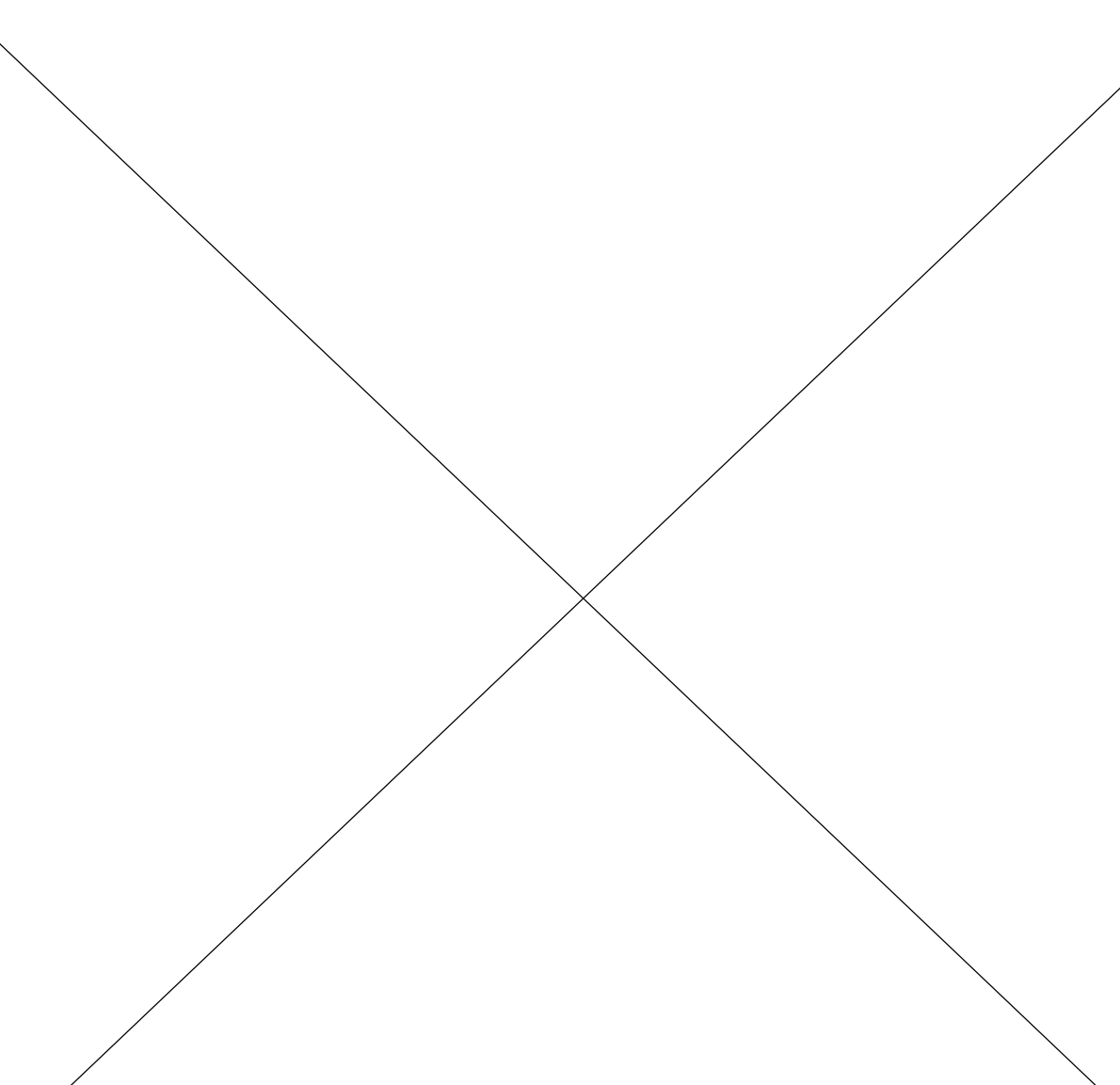


10 CATCH BASIN/CURB LINE DRAINTILE FOR "HEAVY SOIL" SITES
C501 NOT TO SCALE



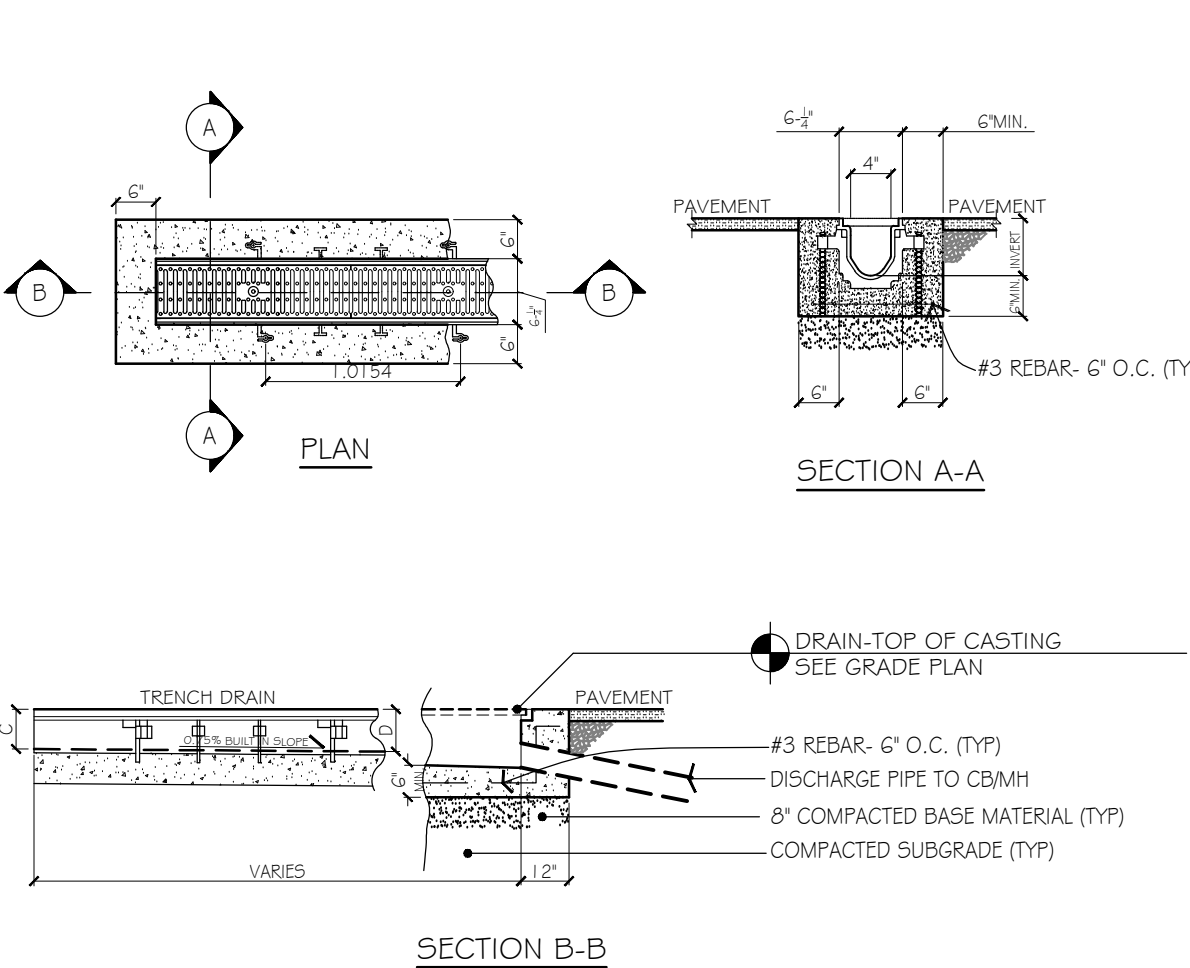
2 FLARED END SECTION WITH TRASH GUARD
C501 NOT TO SCALE

SIZE OF PIPE	MIN. BARS	MIN. BOLTS
12"	3/4"	3/8"
18"	1"	3/4"
24"	1 1/4"	1"

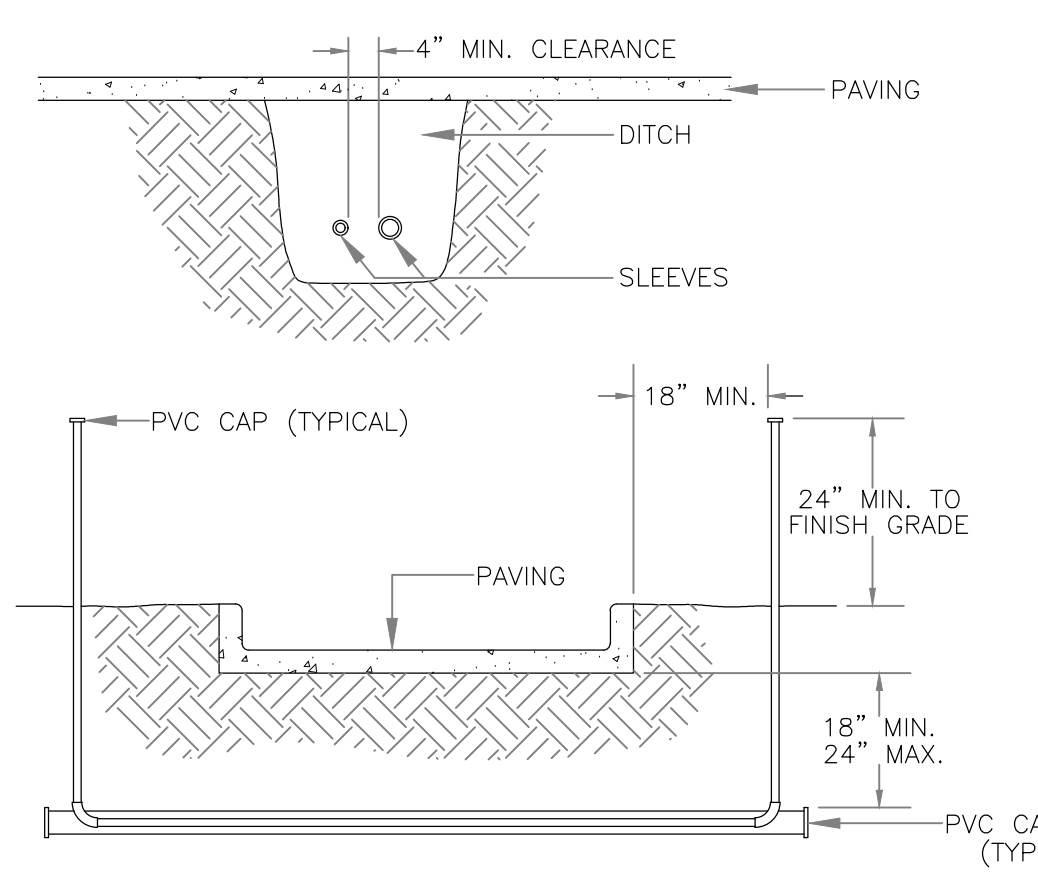


3 RIP RAP DETAIL FOR FLARED END SECTIONS
C501 NOT TO SCALE

MINIMUM RIPRAP REQUIRED			
DIA. OF PIPE (IN.)	L (FT.)	QUANTITY (CY.)	CLASS
12	8	5	III
15	8	5	III
18	10	6	III
24	12	8	III
30	14	12	III
36	16	14	III
42	18	22	IV
48	20	26	IV
>48	22-28	30-40	IV



6 Z 886 TRENCH DRAIN DETAIL
C501 SCALE - 1/4"= 1'-0"



9 TYPICAL SLEEVING
C501 NOT TO SCALE

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
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1626 OAK STREET
LACROSSE, WI 54602-2107
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FAX (608) 781-8960

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Plymouth, MN 55447
763.383.8400
Fax: 763.383.8440

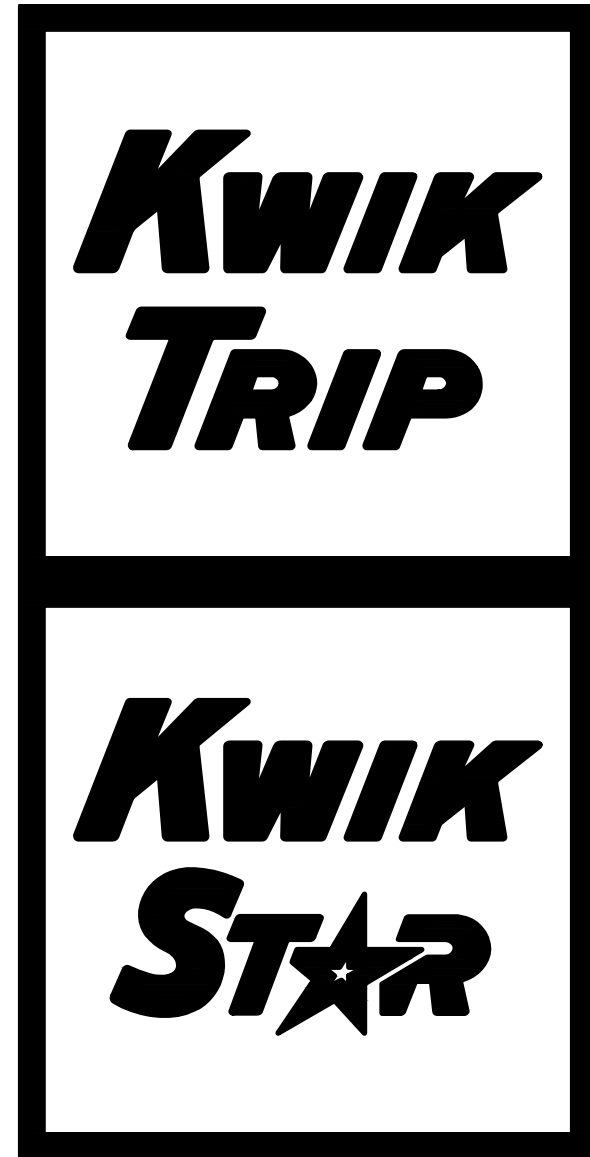
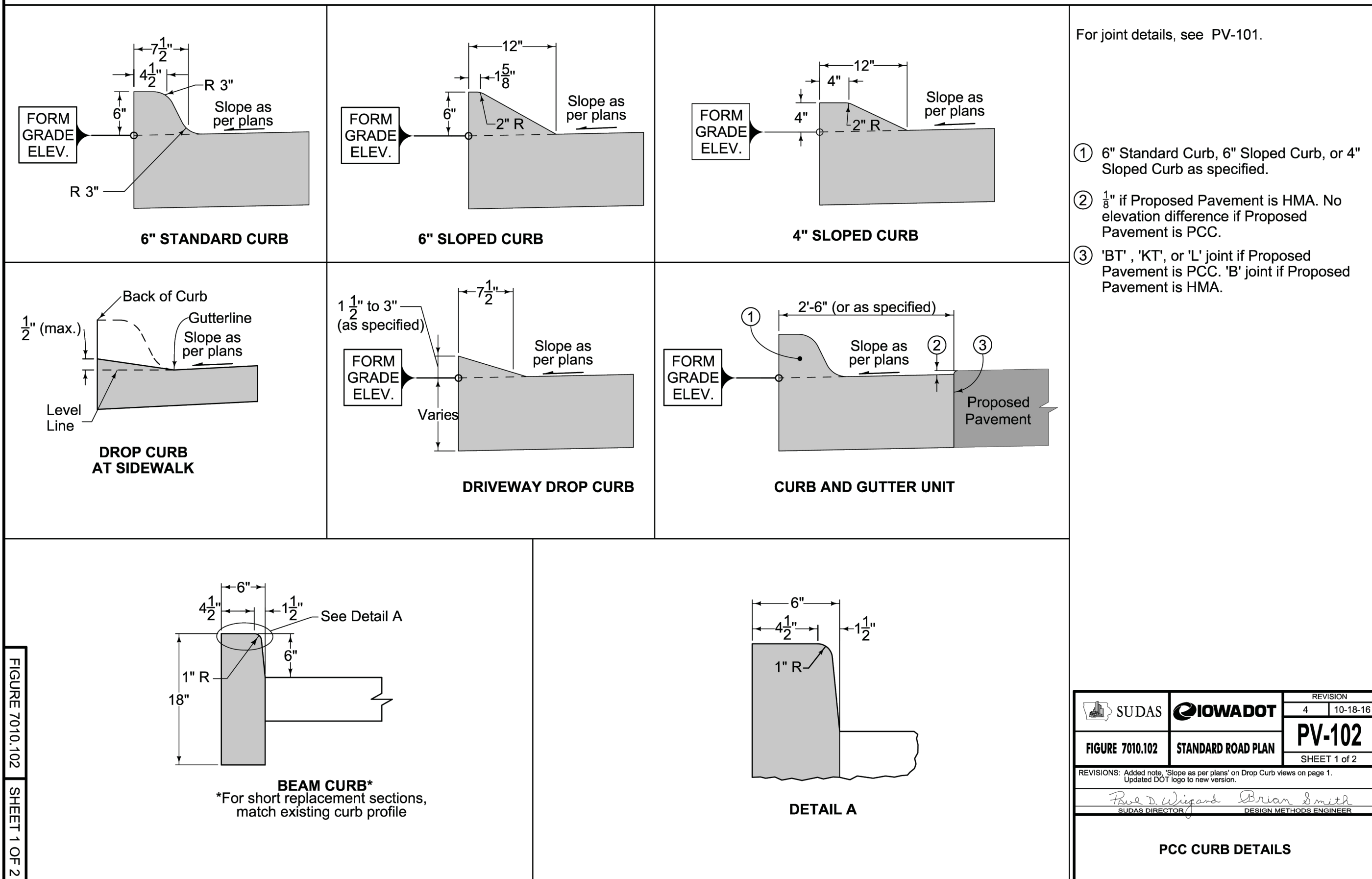
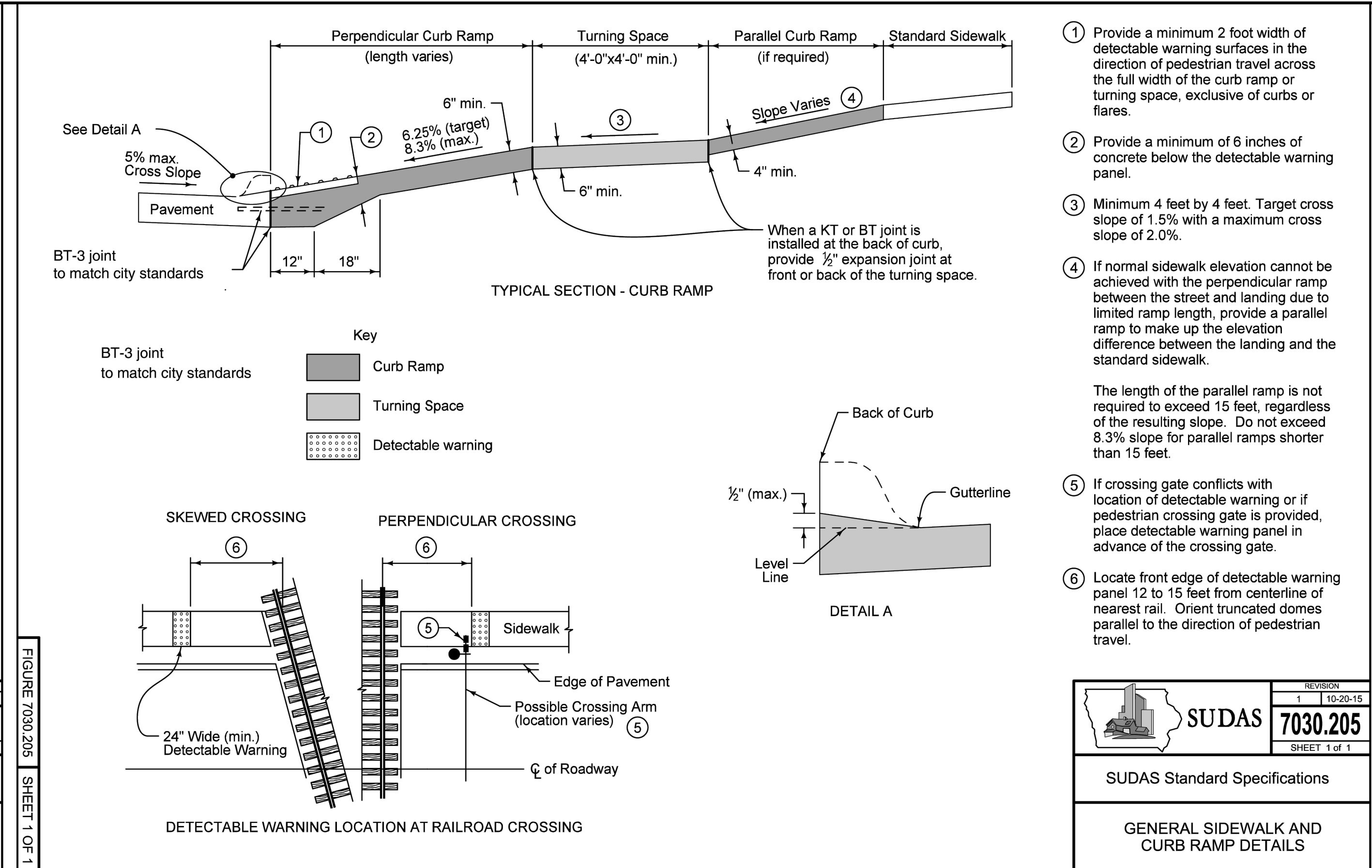
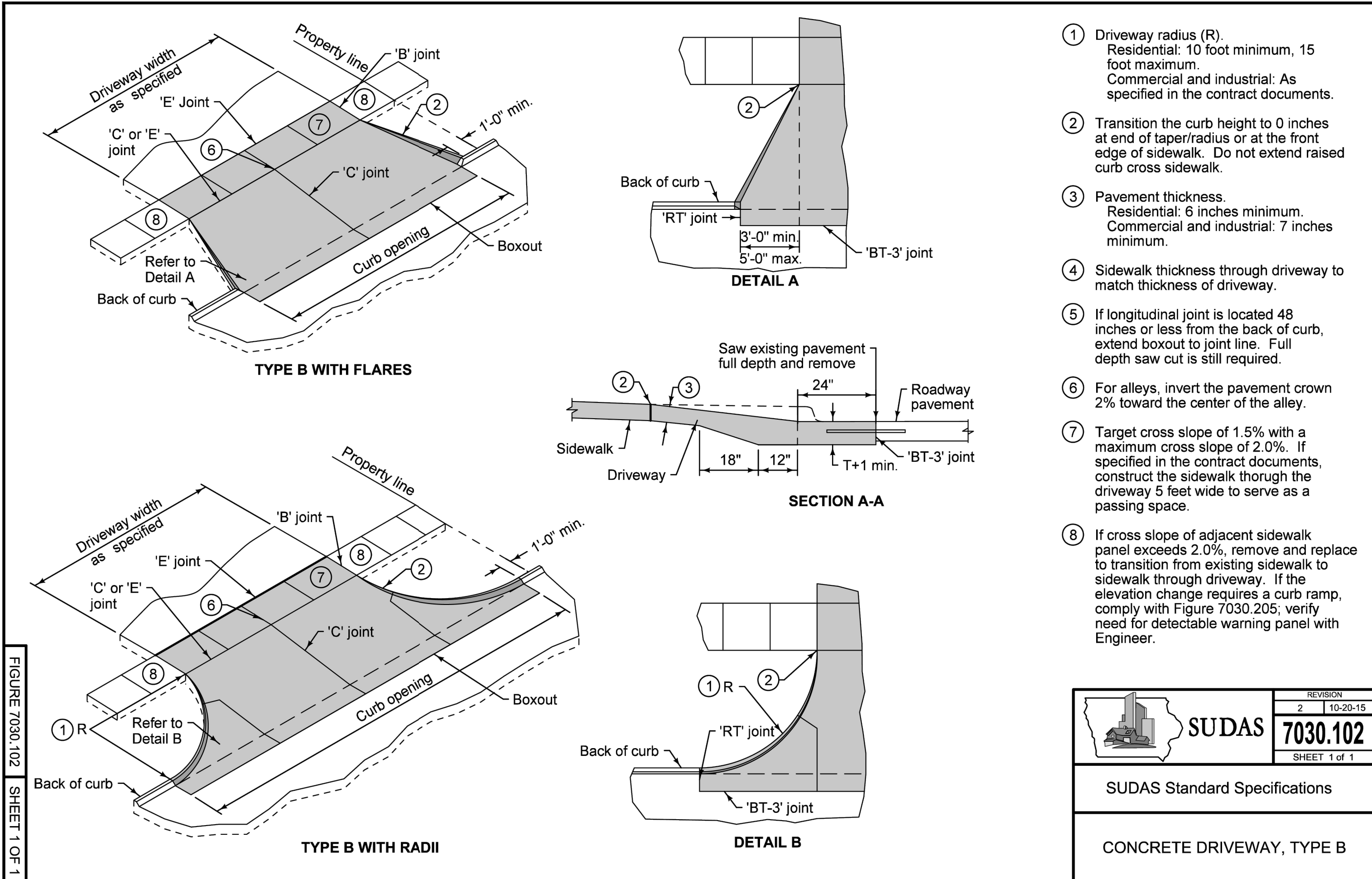
INSITES LANDSCAPE ARCHITECTS
Robert Mueller
00377
XXXXXX

SITE PLAN DETAILS
CONVENIENCE STORE 1742
INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
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-	08JUL24	REVIEW COMMENTS
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-	24SEP24	CITY RESUBMITTAL

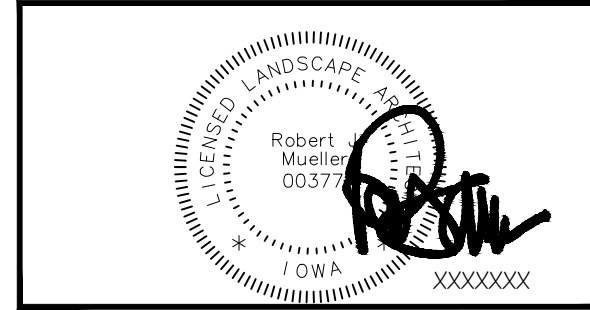
DRAWN BY	SCALE	GRAPHIC
PROJ. NO.	24-1742	
DATE	28JUN2024	
SHEET	C501	

INSITES 24-002 PW N.E.



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Fax 763.383.8440

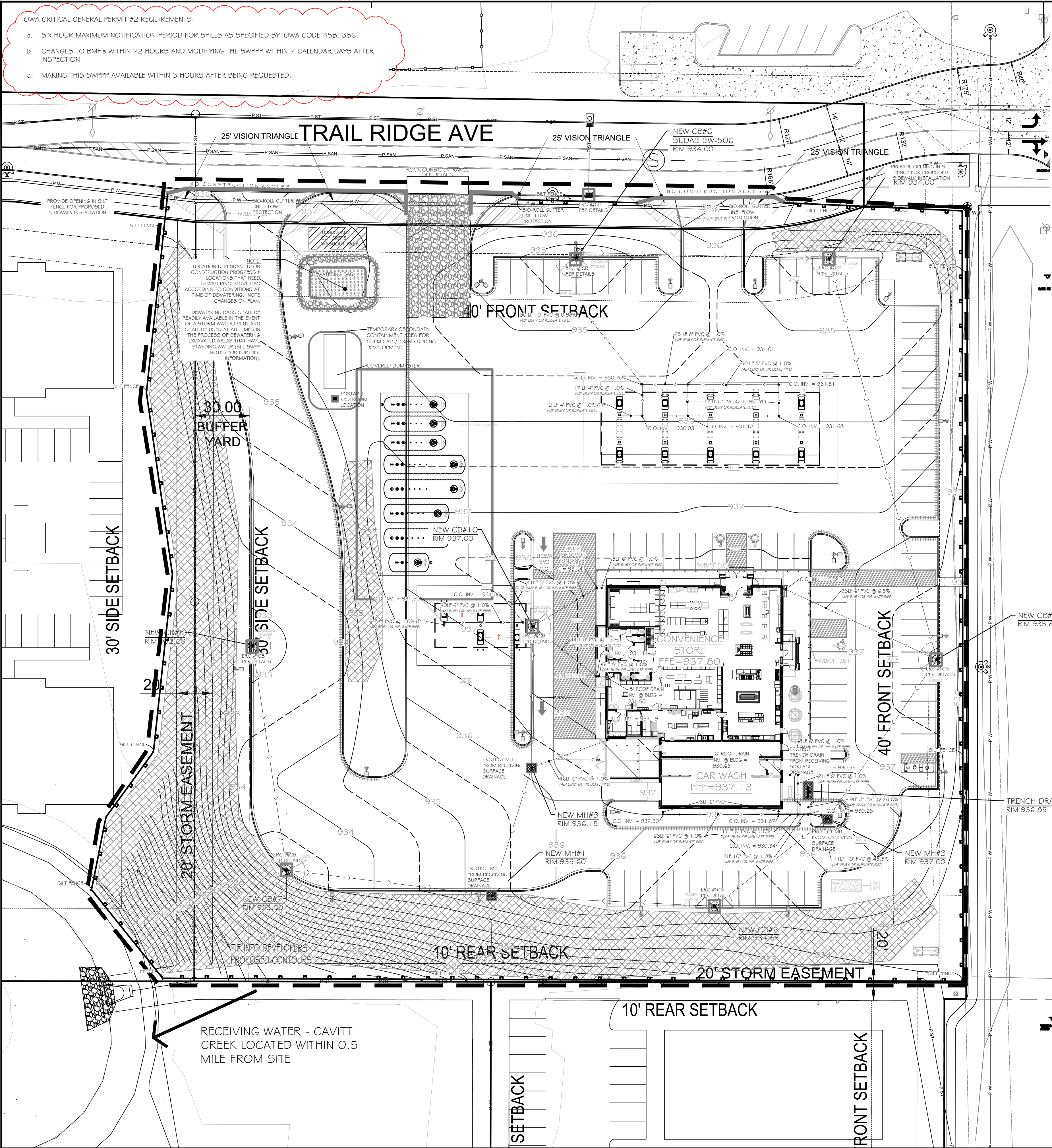


SUDAS SITE PLAN DETAILS

CONVENIENCE STORE 1742

INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
-	28JUN24	SUBMITTAL
-	08JUL24	REVIEW COMMENTS
-	16JUL24	TANK UPDATE
-	02AUG24	ACCESS SHIFT
-	24SEP24	CITY RESUBMITTAL
DRAWN BY		
SCALE		GRAPHIC
PROJ. NO.		24-1742
DATE		28JUN2024
SHEET		C502



Estimated Preliminary Erosion Control Quantities		
(actual quantities subject to change)		
Item	Quantity	
Rock Construction Entrance	255	SQ. YD.
Silt Sack	11	TOTAL STRUCTURES
Erosion Control Blanket (basin)	3,948	SQ. YD.
Rip Rap	XXX	CU. YD.
Silt Fence	1,483	L. FT.
Rock Filtration Dikes	XXX	L. FT.
Bio Roll/Erosion Log	270	L. FT.

Note: for maintenance purposes contractor shall all sufficient quantities for repair and replacement of erosion control devices throughout all phases of the projects construction.

CONSTRUCTION SEQUENCE

- *INSTALL EROSION/SEDIMENT CONTROL MEASURES
- *INSTALL STORMWATER MANAGEMENT AND/OR FONDSEDIMENT BASINS
- *INSTALL STORM SEWER
- *INSTALL STRUCTURES
- *INSTALL PAVEMENTS
- *INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
- *INSTALL LAWN LANDSCAPE
- *FLUSH STORM SEWER
- *REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

CONTACT DATE BYOM

KWIK TRIP INC
1626 OAK STREET
LACROSSE, WI 54602
608-791-7448

ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED IN ACCORDANCE TO STATE AND DNR TECHNICAL STANDARDS

ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SOODED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE SWPPP PLAN NOTES AND DETAIL SHEETS C601-603 FOR MORE INFORMATION.

PROJECT DATA

PROJECT START DATE
PROJECT COMPLETION DATE

MARCH 2025
OCTOBER 2025

SITE AREA DATA

TOTAL SITE AREA
PRE-CONSTRUCTION IMPERVIOUS AREA
POST-CONSTRUCTION IMPERVIOUS AREA
APPROX. AREA OF LAND DISTURBANCE

176,692 SF
0 SF
118,839 SF
100%

SITE RUNOFF COEFFICIENT (CN)

PRE-CONSTRUCTION
POST-CONSTRUCTION

74
90

SOIL DATA

SURFACE SOIL
SUB-SURFACE SOIL

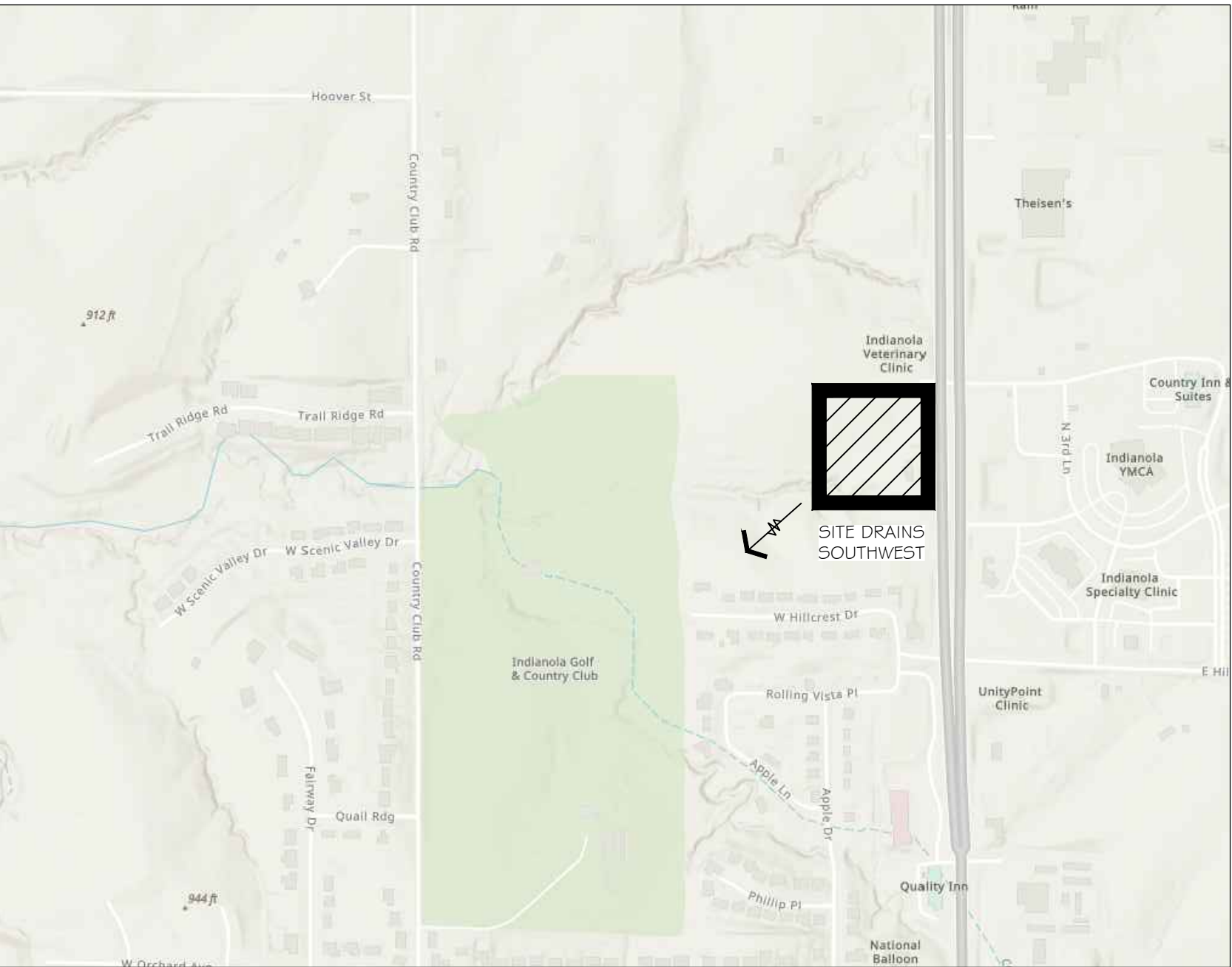
SHELBY ADAIR CLAY LOAM
SHARPSBURG SILTY CLAY LOAM

DEPTH OF GROUND WATER

--FT

DOWN-STREAM TRIBUTARY

CAVITT CREEK WATERSHED



CONTRACTOR/SUBCONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNERS) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY COMPANY, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THE NPDES PERMIT.

NAME (PRINTED OR TYPED):
TITLE:
SIGNATURE:
DATE:
NAME OF CONTRACTING FIRM:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
ADDRESS OF THE SITE:

EROSION CONTROL BLANKET ON
SIDE SLOPES OF 3:1 OR GREATER
DOUBLE NETTED LIGHT DUTY

CONTRACTOR/SUBCONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME (PRINTED OR TYPED):
TITLE:
SIGNATURE:
DATE:
NAME OF COMPANY, IF APPLICABLE:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
ADDRESS OF THE SITE:

SWPPP DESIGN CERTIFICATION STATEMENT

THESE PLANS MEET ALL CURRENT MINIMUM MANDATORY REQUIREMENTS OF THE DNR FOR SWPPPS IN CONNECTION WITH THE ISSUANCE OF A NPDES GENERAL PERMIT NO. 2, AS STATED IN THE SUMMARY GUIDANCE FOR THE PERMIT.

THIS PLAN COMPLIES WITH THE MINIMUM MANDATORY REQUIREMENTS OF THE JOINT APPLICATION FORM, PROTECTING IOWA WATERS, IOWA DEPARTMENT OF NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS.

I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH ALL OTHER APPLICABLE STATE OR FEDERAL PERMIT REQUIREMENTS IN EXISTENCE AT THE TIME OF THE APPLICATION AND ALL REQUIREMENTS OF THE CITY CODE FOR CONSTRUCTION.

NAME: ROBERT J. MUELLER
TITLE: LICENSED LANDSCAPE ARCHITECT



Know what's below.
Call before you dig.



30 15 0 30 60

SCALE GRAPHIC

PROJ. NO. 24-1742

DATE 28JUN2024

SHEET C600

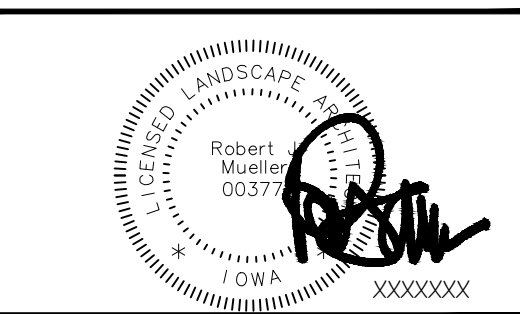
PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2" SCALE- 1"=60'

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3131 Fairview Lane N
Plymouth, Minnesota 55447
763.383.8400
insites383.8440



EROSION CONTROL PLAN
CONVENIENCE STORE 1742
INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
1	28JUN24	SUBMITTAL
2	08JUL24	REVIEW COMMENTS
3	16JUL24	TANK UPDATE
4	02AUG24	ACCESS SHIFT
5	24SEP24	CITY RESUBMITTAL

DRAWN BY: SCALE: GRAPHIC
PROJ. NO. 24-1742
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SHEET C600

GENERAL STORMWATER POLLUTION PREVENTION:

Apply for and obtain all necessary permits.

Stormwater Pollution Prevention Plan (SWPPP): The SWPPP includes the narrative, Plan Sheets CG00-G03, and the Stormwater Management Calculations. Keep a copy of the SWPPP, all changes to it, and inspections and maintenance records at the site during the construction. During the construction process the SWPPP will have to be amended to reflect the changes performed by the contractor. The owner shall be aware of the amendments prior to changes made in the SWPPP. All notes, photographs, recorded dates, sketches, references, and diagrams will have to be recorded and made available as part of the SWPPP permit.

Individual(s) preparing the SWPPP for the project, overseeing implementation of the SWPPP, revising and amending the SWPPP, and at least one individual on the project performing installation, inspection, maintenance, and repairs of BMPs must be trained. The training must be done by a local, state, federal agency, professional organization, or other entities with expertise in erosion prevention, sediment control, or permanent Stormwater management. Training information and those certified must be noted in the SWPPP. Documentation of this information must be included in the SWPPP or made available within 72 hours. All trained individuals must be identified, including DESIGNER, INSTALLER and INSPECTOR.

Responsible Parties: The contractor must designate a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction.

CONTACT NATE BYOM

KWIK TRIP INC
1626 OAK STREET
LACROSSE, WI 54602
608-791-7448

The owner is responsible for identifying who will have responsibility for the long term operation and maintenance of the permanent stormwater management systems.

SITE INVESTIGATION, INSTALLATION, IMPLEMENTATION:

1. Prior to any work, contractor shall visit the site, document existing conditions as necessary (photos, notes, etc) and note existing drainage patterns on and off site that are related to the project. These notes shall be part of the SWPPP.
2. Install all temporary erosion and sediment control measures including silt fence, rock construction entrance(s), erosion control berms, rock filters, silt sacks, rock /earth berms, and sedimentation basins. Protect all receiving waters, catch basins, ditches, inlets etc. in and around the site. All protective and preventative measures must be in place and inspected prior to beginning site cleanup, grading, or other land-disturbing activity.
3. Prior to beginning site cleanup and grading, protect all storm sewer inlets that receive runoff from disturbed areas. In order to prevent sediment from leaving the site and entering the downstream storm sewer system, seal all storm sewer inlets that are not needed for site drainage during construction. Protect all other storm sewer inlets by installing sediment control devices, such as silt sacks, or rocked filtration log/waters. Straw bales or fabric under the grates are not acceptable forms of inlet protection. Protect new storm sewer inlets as they are completed. Maintain storm sewer inlet protection in place until all sources with potential for discharging to the inlets are stabilized.
4. Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site When at all possible contractor shall designate only one access point for vehicles entering and exiting the site. The rock on the entrance will have to be inspected daily and replaced or rock supplemented by the contractor when over 50% of the voids in the rock are filled. A cleaning station should be made available to drivers and visibly signed to see. Provide shovels, brooms and/or hose with a wash out area so soils can be removed from vehicles on site.
5. Avoid entire removal of trees and surface vegetation all at once whenever possible as this limits the amount of site susceptible to erosion. Schedule construction zones and note this on the SWPPP in order to expose the smallest practical area of soil at any given time. Utilize vegetation removed by on site grinding and mulching and using this material to protect the soil from erosion.
6. Areas That Discharge to Special or Impaired Waters: Following initial soil disturbance or redistribution, complete permanent or temporary stabilization against erosion due to rain, wind, and running water within 7 calendar days on all disturbed or graded areas. This requirement does not apply to those areas that are currently being used for material storage on a daily basis or for those areas on which grading, site building, or other construction activities are actively underway. Provide temporary cover on all stacked topsoil piles, and other areas of stockpiled excavated material in order to prevent soil erosion and rapid runoff during the construction period. Stockpiles can be mulched, covered with poly or fabric, and/or seeded during prolonged exposure. Prolonged periods of open, bare earth without grass cover will not be permitted. Stabilize all disturbed greenspace areas (not paved) with a minimum of 4" topsoil immediately after final subgrade completion. Seed and mulch, or sod and protect these areas within 48 hours after completion of final grading work (weather permitting). Stabilize all disturbed areas to be paved using early application of gravel base. Stabilize the normal wetted perimeter of any temporary or permanent drainage ditch that conveys water from the construction site, or diverts water around the construction site, within 200 local feet from the property edge, or within 200 feet from the point of discharge to any surface water. Stabilize temporary or permanent drainage ditches within 24 hours of connecting to a surface water. Protect outfalls minimum of 200feet down stream and to the side of the discharge point. Additional settling "pots" achieved by filter logs or filtered stick bales staked in the channel will dissipate the water energy. Provide pipe outlets with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
7. Receiving Waters - It is the contractors responsibility to inspect the site discharge point as well as downstream to the receiving body of water (pond, lake, stream, etc.) on a regular basis including after each storm event and document if any differences or changes in normal in discharge and if material is leaving the construction site. If so it shall be documented and removed immediately.

NOTE: ALL EROSION AND SEDIMENT CONTROL DEVICES WILL BE CHECKED BY THE CONTRACTOR AFTER EACH STORM EVENT AND BE MAINTAINED, OR IMPROVED UPON AFTER EVERY STORM EVENT TO ENSURE ADEQUATE PERFORMANCE.

POLLUTION CONTROL:

1. Designate a Concrete Wash-out and truck wash area: Make it visible in the field to vehicle operators and note this on the SWPPP.
 - a. When washouts occur on the site, concrete washout water must be contained in a leak-proof containment facility or impermeable liner. Liquid and solid wastes may not touch the ground and there must not be runoff from the concrete washout operations or areas.
 - b. Limit external washing of trucks and other construction vehicles to a defined area preferably before the construction access/exit point. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device. Contain runoff and properly dispose of waste. Engine degreasing is prohibited.
2. Solid Waste: All materials hauled off-site shall be secured to prevent littering. Dumpsters shall be covered to prevent storm water contamination. Properly dispose of collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris, and other wastes in compliance with State of Iowa requirements.
3. Hazardous Materials: Properly dispose of all waste and unused building materials (including garbage debris, cleaning wastes, oil, gasoline, paint, wastewater, toxic materials, and hazardous materials) off-site. Do not allow waste and unused building materials to be carried by runoff into a receiving channel or storm sewer system. Properly store oil, gasoline, paint, and other hazardous materials in order to prevent spills, leaks, or other discharge. Include secondary containment. Restrict access to storage areas in order to prevent vandalism. Storage and disposal of hazardous materials must be in compliance with PCA regulations.
4. Machinery: and mechanized equipment that leaks waste shall have a protective barrier or containment under the device adequate to contain the waste. Properly dispose of the waste.
5. Emergency spill station: Contractor shall locate and sign an emergency spill station that has necessary containment or cleanup devices for all workers to access.
6. Sanitary wastes: Sanitary wastes generated on site shall be treated and disposed in accordance with state and local requirements.

EROSION CONTROL:

Apply necessary moisture to the construction area and haul roads to prevent the spread of dust.

Contractor shall utilize coarsely ground wood and tree mulches to cover exposed soils. Mulches shall be stored on site to supplement and use in problem areas during all phases of the construction project.

Contractor shall use star tack or other organic substances in situations to prevent soil from eroding away by wind or rain.

Whenever possible contractor shall grade areas of soil to limit potential of erosion, to include tracking perpendicular to fall line of grades as well as diverting water flows from problematic areas on the site.

Seeding, fiber blankets, poly/tarps or cover mulches, disked mulches and compost can be used to cover temporarily exposed areas from wind and rain. Other methods by the contractor shall be documented in the SWPPP.

SEDIMENT CONTROL:

Inlet Sediment Control Protection Devices:

The following area approved Inlet Sediment Control Devices:

a. Road Drain Top Slab Model RD 23 (fits rough opening for 2x3" inlet), Road Drain Top Slab Model RD 27 (fits rough opening for 27" inlet), or Road Drain Top Slab Model CG 3067 (fits Neenah Casting with 35-1/4"x17-3/4" dimensions) manufactured by: WIMCO 799 Thes Drive Shakopee, MN, 55379 Phone (952) 233-3055 or approved equal

b. Silt Sack manufactured by: ACF ENVIRONMENTAL 2831 Cardwell Road Richmond, VA, 23234 Phone (800) 448-3636 or approved equal

c. InfaSafe Sediment Control Barrier. Install geotextile sock on the outside of the barrier in order to trap additional fines. Standard frames are available to fit 24" to 30" diameter and 2x3" openings. Distributed by: ROYAL ENTERPRISES AMERICA 30622 Forest Boulevard Stacy, MN, 55079 Phone (651) 462-2130 or approved equal

d. Ridge Bag Rock Log. Use rock logs only for curb inlets after pavement is in place. Manufactured by RED BARN RIDGE, 3135 County Road 136, Saint Cloud, MN, 55301 Phone (320) 253-3744 or approved equal

e. Inflatable drain plugs by Interstate Products www.interstateproducts.com or approved equal

Signage:

Place stones of at least 5 lbs or greater that conform to Iowa DOT section 4130 on 225 mm (9 inch) thick layer of #1 Stone gradation number 34 at locations indicated on the plan in accordance with Iowa DOT Articles 4130.01 and 4130.05. Install two layers of non-woven filter fabric beneath the granular filter material conforming to Iowa DOT Section 4131. At pipe outfalls the discharge location may be into a receiving stream or an existing storm sewer system (open channel or closed conduit). Refer to Section 4A-4 for the Concept Plan. Consult with a drainage engineer before planning to discharge to an undefined swale, ditch, or stream.

Silt Fence:

Install silt fence along the contour (on a level horizontal plane) with the ends turned up (J-hooks) in order to help pond water behind the fence. Install the silt fence on the uphill side of the support posts. Provide a post spacing of 1.2 m (4 feet) or less. Drive posts at least 0.6 m (2 feet) into the ground. Anchor the silt fence fabric in a trench at least 152 mm (6 inches) deep and 152 mm (6 inches) wide dug on the upslope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any splices in the fabric at a fence post. At splices, overlap the fabric at least 152 mm (6 inches), fold it over, and securely fasten it to the fence post. Silt fence supporting posts shall be 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage. Geotextile fabric shall meet the requirements of Iowa DOT Specification for pre-assembled silt fence, furnished in a continuous roll in order to avoid splices. Geotextile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange. In high traffic areas contractor shall reinforce silt fence with wire fencing and metal posts. Extreme circumstances will require temporary concrete median sections to support material backing of stock piled soil or filled earth.

Stockpiles:

Install silt fence, or other effective sediment controls, around all temporary soil stockpiles for soil and materials preserved on site. Locate soil or dirt stockpiles containing more than 10 cubic yards of material such that the downslope drainage length is no less than 8 m (25 feet) from the toe of the pile to a roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. During street repair, cover construction soil or dirt stockpiles located closer than 8 m (25 feet) to a roadway or drainage channel with tarps, and protect storm sewer inlets with silt sacks or staked silt fence. Do not stock pile soil or material near catch basins or drainage ways.

Temporary Rock Construction Entrance:

Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, Use Iowa DOT 4122, Gradation 13, Macadam crushed stone in a layer at least 152 mm (6 inches) thick across the entire width of the entrance. Extend the rock entrance at least 15 m (50 feet) into the construction zone. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic top dressing with additional stone as required. Close entrances not protected by temporary rock construction entrances to all construction traffic.

Temporary Sediment Basins:

In the construction process or if noted on the plan the contractor shall construct temporary sediment basin(s). As per general rule the sediment basin shall be sized appropriately to a capacity related to the drainage area on a ratio of 3,600 cubic feet per acre of drainage zone entering the basin. Basins shall be inspected after every rainfall event, material removed and stabilized. If changes to the basin are made, document and amend the SWPPP.

Dewatering:

If dewatering is required and sump pumps are used, all pumped water must be discharged through an erosion control facility (temporary sedimentation basin, grit chamber, sand filter, upflow cyclone, swirl concentrator, dewatering bag or other appropriate facility) prior to leaving the construction site. Proper energy dissipation must be provided at the outlet of the pump system. Discharge clear water only. To achieve better separation of the material suspended in the water a biodegradable not toxic flocculant agent may be required.

If the contractor determines that dewatering will be necessary, a dewatering plan may have to be submitted to the watershed and/or DNR by the contractor for approval. A trench permit may also have to be submitted and will be the responsibility of the contractor. Water pumped from the site shall be pumped and treated for water quality per watershed and/or DNR.

For more information and materials on dewatering go to by Interstate Products www.interstateproducts.com

INSPECTIONS-MAINTENANCE-DAILY RECORD-AMEND THE SWPP PLAN

1. Inspect all erosion and sediment control devices, stabilized areas, and infiltration areas on a daily basis until land-disturbing activity has ceased. Thereafter, inspect at least on a weekly basis until vegetative cover is established. Remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-third of the height of the erosion and sediment control devices. Immediately replace deteriorated, damaged, rotted, or missing erosion control devices. Document inspections and dates of rainfall events. Maintain a written log of all inspection, maintenance, and repair activities related to erosion and sediment control facilities. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access.
2. All inspections and maintenance activities must be recorded in writing DAILY in a detailed record (notes, photographs, sketches, etc., and kept with the SWPPP.
3. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.
4. All soil hauled from the site shall be accounted for and documented in the SWPPP. Its final destination and how the soil has been stored and stabilized.
5. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized (hard-surfaced areas paved and vegetation established in greenspace). Repair any riling, gully formation, or washouts. After final establishment of permanent stabilization, remove all temporary synthetic, structural, and nonbiodegradable erosion and sediment control devices and any accumulated sediments. Dispose-of off site. Restore permanent sedimentation basins to their design condition immediately following stabilization of the site.
6. Clean sedimentation basins, storm sewer catch basins, ditches, and other drainage facilities as required in order to maintain their effectiveness. Temporary and permanent sedimentation basins must be drained, and the sediment removed when the depth of sediment collected in the basin reaches 1/2 of the storage volume. Drainage and removal must be completed within 72 hours, or as soon as field conditions allow access.
7. Inspect infiltration areas to ensure that no sediment from ongoing construction activities is accumulating. Remove sediment immediately ensuring subsols are not compacted by machinery.
8. Every vehicle shall not track material off-site. Clean the wheels of construction vehicles in order to remove soils before the vehicles leave the construction site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device.
9. Reinforce erosion control facilities in areas where concentrated flows occur (such as swales, ditches, and areas in front of culverts and catch basins) by backing them with snow fence, wire mesh, or stiff plastic mesh reinforcement until paving and turf establishment operations have been completed. Posts for the reinforcing fence shall be 100 mm (4-inch) diameter wood posts, or standard steel fence posts weighing not less than 0.59 kg (1.3 lbs) per lineal foot, with a minimum length of 762 mm (30 inches) plus burial depth. Space posts for the reinforcing fence at intervals of 3 m (10 feet) or less. Drive posts for the reinforcing fence at least 0.6 m (2 feet) into the ground.

GENERAL SOIL STABILIZATION: (SEE LANDSCAPE PLAN FOR MORE INFORMATION)

Establishment of lawn, prairie/wildflower and/or plant bed areas will be noted on the landscape plan to ensure stabilization of soils, re-staking of sod where applicable, proper watering and mulch maintenance will be required. Inspect seeded or sodded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and remove the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner. Special maintenance provisions for wild and prairie grass seeded areas as noted in the landscape plan. Promptly replace all sod that dries out to the point where it is presumed dead and all sod that has been damaged, displaced, weakened, or heavily infested with weeds at no additional cost to the Owner.

Soil Stabilization:

Soils must be stabilized immediately when cleanup, grading or excavating processes have ceased permanently or if work will not resume for fourteen (14) days in accordance to the OI14 day rule outlined by the NPDES General Permit No.2 guidelines

Top Soil Preservation:

Minimize soil compaction where allowable and preserve all possible top soil in accordance to NPDES General Permit No.2 guidelines.

Seedbed Preparation, Temporary:

Till the soil to a minimum depth of 5 inches with a disk, harrow, or field cultivator.

Seed Preparation:

In areas to be temporarily seeded, use introduced seed mixtures, Iowa DOT Type 4 (Urban Temporary Erosion Control Mixture) or Type 5 (Rural Temporary Erosion Control Mixture). For temporary seeding prepare by tilling the soil to a minimum depth of 5 inches with a disk, harrow, or field cultivator.

a. Thoroughly mix all seed specified for the contractor prior to placing the seed in the seed hopper. Provide 48 hours notice prior to mixing the seed, and give the Engineer an opportunity to witness the seed mixing. The mixing of a certified blue tag seed mix at an approved (by Iowa Crop Improvement Association) seed conditioner's facility need not be witnessed.

b. Treat all legume seed with a commercial stocking agent to be applied prior to application of inoculant, or as a mixture when the stocking agent is compatible with other materials. A sticking agent is not required if a liquid formulation of inoculant is used. Use mechanical mixing equipment to apply sticking agent and inoculant on seed quantities over 50 pounds.

c. Inoculate all legumes with a standard product humus culture before being mixed with other seeds for sowing.

d. Inoculate all legumes with a standard culture at the rate specified by the manufacturer of the inoculant according to Iowa DOT Article 4169.04. Do not expose inoculated seed to direct sunlight for more than 30 minutes. Re-inoculate seed that is not sown within 8 hours after inoculation prior to use. Pre-inoculated seed with manufacturer's recommended protective coating may be used in lieu of seed with Contractor-applied inoculant.

e. When the gravity or cyclone seeder is used for application of seed, inoculate legume seed according to the manufacturer's recommended procedures, before mixing with other grass seeds for sowing. Fumate and apply inoculant.

Seed Application, Temporary:

a. On areas accessible to field machinery, sow seed with an endgate cyclone seeder.

b. On areas inaccessible to field machinery, the use of hand-operated cyclone seeders will be allowed, but no other hand-operated seeding methods will be accepted.

c. Cover the seed and fertilizer by lightly tilling the seeded area with a disk, rigid harrow, spring tooth harrow, or field cultivator.

For additional reference see SUDAS Standard Specifications Division 9 - Site Work and Landscaping, Section 901.0.

In seeded areas with slopes steeper than 3:1 and lengths less than 15 meters (50 feet), install Wood Excelsior Mat per Specification Section 4169.10 uniformly over the soil surface by hand within 24 hours after seeding in accordance with manufacturers recommendations. The contractor may substitute coconut fiber mat for Ditch Control, Wood Excelsior Mat. Straw mat is not allowed as a substitution in ditches or swales. Materials I.M. 469.10, Appendix A provides a list of approved sources, the type of material and allowed use (slope protection and/or ditch control).

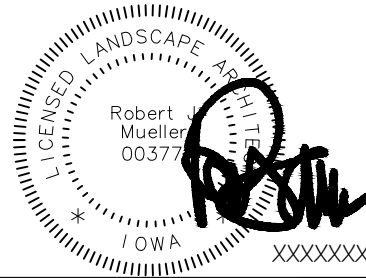
NOTE: THE PROJECTS LANDSCAPE PLAN IS PART OF THE SWPP FOR SOIL STABILIZATION. REFERENCES SHALL BE MADE TO THE APPROVED LANDSCAPE PLAN. AMENDMENTS TO THE LANDSCAPE PLAN SHALL BE APPROVED BY THE OWNER AND DOCUMENTED AS PART OF THE SWPP

Kwik Trip

Kwik Star

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SITE PLANNING LANDSCAPE
3131 FEARNOTECURE Lane N
Plymouth Minnesota 55447
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Fax: 763.383.8440



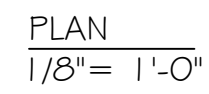
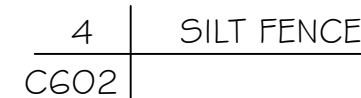
EROSION CONTROL NOTES

CONVENIENCE STORE 1742

INDIANOLA, IOWA

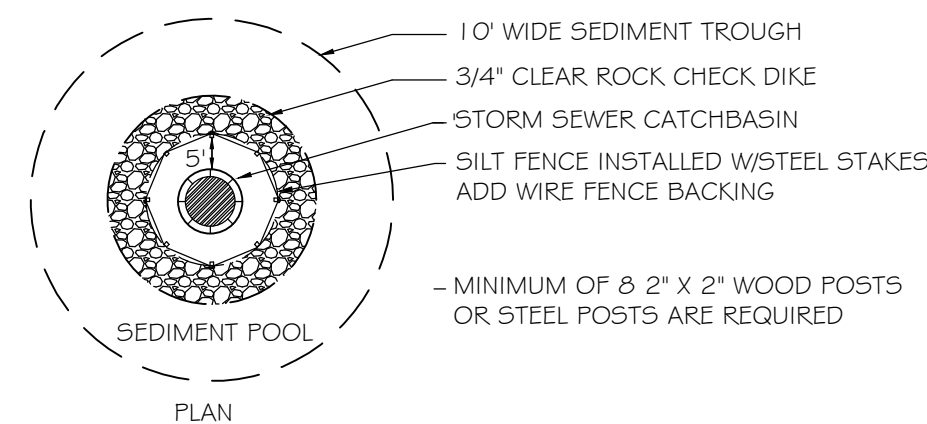
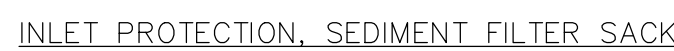
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- ### CONCRETE WASHOUT AREA MAINTENANCE NOTES

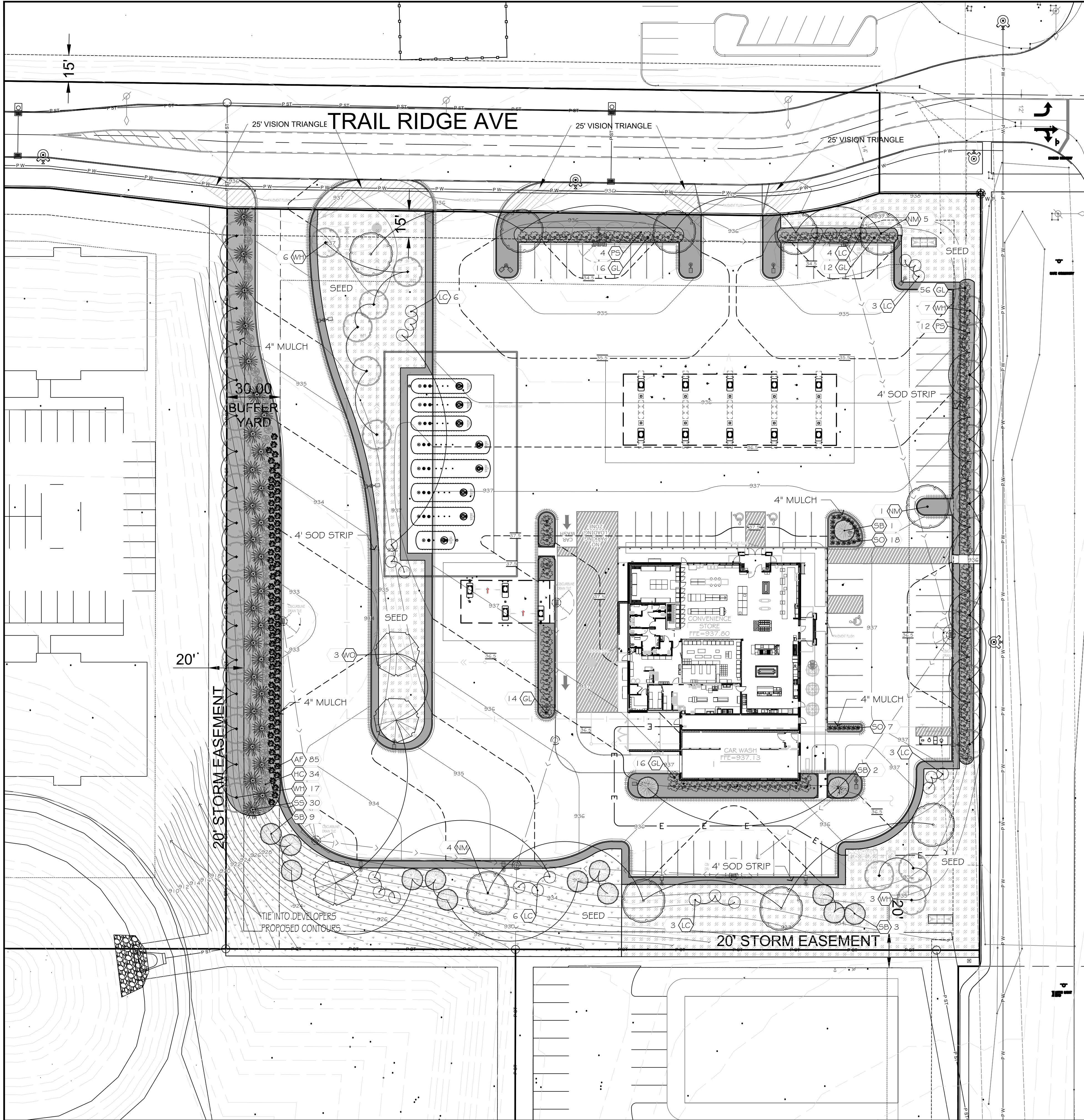
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| 5 | CONCRETE WASHOUT AREA |
| C602 | |



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| 7 | EROSION CONTROL FOR OPEN SPACE CATCH BASINS |
| C602 | AND FLARED-END SECTIONS |



NO.	DATE	DESCRIPTION
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SCALE		GRAPHIC
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SHEET		C602



- NOTES:
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
 - LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
 - LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
 - REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
 - PLANTING SOIL MIX (INCIDENTAL COST ITEM)
 - 1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
 - 2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
 - USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
 - LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
 - SOD SHALL BE CULTURED WITH PREDOMINANTLY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
 - WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
 - LANDSCAPE CONTRACTOR TO INSTALL 'VALLEY VIEW', 'BLACK DIAMOND' EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
 - ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
 - IF SPECIFIED, ALL GRAVEL MULCH SHALL BE 1" DIA. WASHED 'RIVER ROCK'. INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER IRRIGATION PLAN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
 - LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
 - GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

PLANT MATERIAL						HEIGHT'	X	WIDTH'
QUANTITY	SIZE	ROOT TYPE	COMMON NAME		BOTANICAL NAME			
OVERSTORY TREES								
WO	3	2.5' CAL.	B4B	WHITE OAK	<i>Quercus alba</i>	50'	x	50'
WH	38	2.5' CAL.	B4B	WASHINGTON HAWTHORN	<i>Crataegus phaenopyrum</i>	30'	x	25'
NM	10	2.5' CAL.	B4B	NORTHWOOD MAPLE	<i>Acer rubrum 'Northwood'</i>	50'	x	35'
UNDERSTORY TREES								
SB	11	1.5' CAL.	B4B	AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	20'	x	15'
PS	16	2' CAL.	B4B	PINK SPIRES CRAB	<i>Malus 'Pink Spires'</i>	15'	x	12'
LC	4	2' CAL.	B4B	LANCELOT CRAB	<i>Malus 'Lanzani'</i>	10'	x	8'
EVERGREEN TREES								
SS	30	6' HT	pot	SWISS STONE ALGONQUIN PILLAR	<i>Pinus cembra 'Algonquin Pillar'</i>	25'	x	10'
SHRUBS								
GL	114	#3 CONT	pot	GRO-LOW FRAGRANT SUMAC	<i>Rhus aromatica 'Gro-Low'</i>	2'	x	7'
HC	34	#5 CONT	pot	HEDGE COTONEASTER	<i>Cotoneaster ludicus</i>	10'	x	6'
SW	71	#3 CONT	pot	SUMMER WINE NINEBARK	<i>Physocarpus opulifolius 'Seward'</i>	5'	x	5'
AF	85	#3 CONT	pot	ARCTIC FIRE DOGWOOD	<i>Cornus stolonifera 'Farrow'</i>	4'	x	4'
PERENNIALS								
SO	25	#1 CONT	pot	STELLA DE ORO DAYLILY	<i>Heemerocallis 'Stella de Oro'</i>	2'	x	3'
1,419 SY				PRAIRIE NURSERY, LAND RESTORATION MIX FOR MEDIUM SOILS (MIX #50047 OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.				
2,836 SY				BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.				

LANDSCAPE REQUIREMENTS:

MIN OPEN SPACE = 20% OF LOT AREA
= 176,895sf X 0.2 = 35,379sf

PROPOSED 58,178sf OR 33%

1 DECIDUOUS SHADE TREE
2 DECIDUOUS ORNAMENTAL TREES
2 SHRUBS
PER EVERY 2,000 S/F OF REQUIRED OPEN SPACE

35,379 / 2000 = 17.68 OR 18
REQUIRED = 18 SHADE, 36 ORNAMENTAL, 36 SHRUB
PROVIDED = 18 SHADE, 36 ORNAMENTAL, 55 SHRUB/PERENNIAL

30' BUFFER - 1 05 TREE + 2 EVERGREEN +
6 SHRUBS PER LINEAR 25' OF FRONTAGE

DO NOT CUT MAIN LEADER
REMOVE DEAD AND
BROKEN BRANCHES.
MAINTAIN NATURAL TREE FORM.

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STAKING & GUYS
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TREE WRAP
PAVING ONLY

SET CROWN OF ROOT BALL
1" ABOVE EXISTING GRADE

4" DEPTH MULCH
(NO MULCH AGAINST TRUNK)

FINISH GRADE

REMOVE BURLAP
AND WIRE BASKET

COMPACT SOIL
UNDER ROOT BALL

COMPACTED SUBGRADE

811
Know what's below.
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NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE 1/2 SCALE. 1"=60'

Kwik Trip

Kwik Star

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763.383.8400
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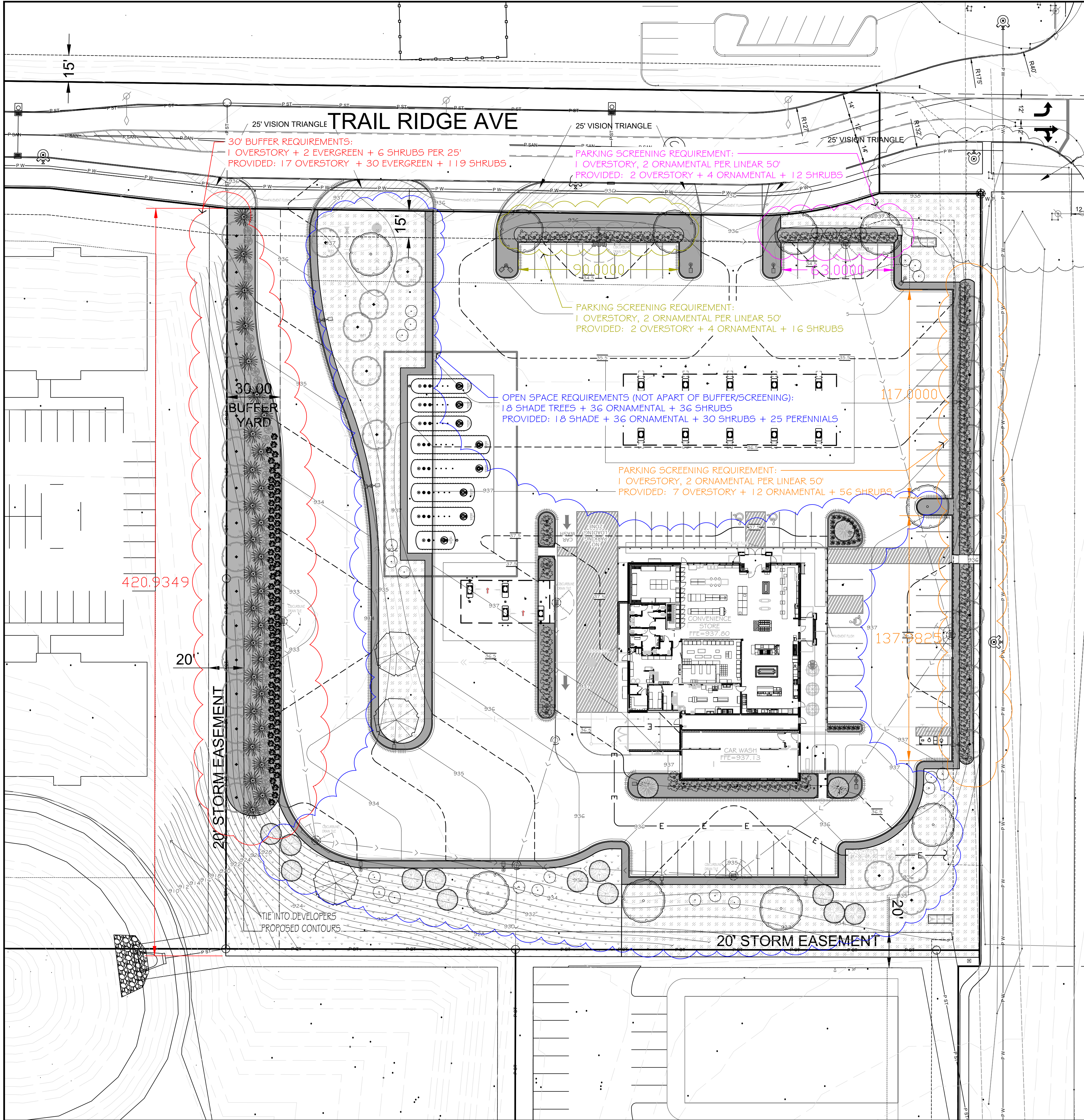
LANDSCAPE PLAN

CONVENIENCE STORE 1742

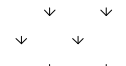
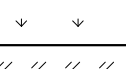
INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
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-	08JUL24	REVIEW COMMENTS
-	16JUL24	TANK UPDATE
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-	24SEP24	CITY RESUBMITTAL

DRAWN BY _____
SCALE _____ GRAPHIC
PROJ. NO. 24-1742
DATE 28JUN2024
SHEET C700



- NOTES:
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
 - LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
 - LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
 - REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
 - PLANTING SOIL MIX (INCIDENTAL COST ITEM)
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	2,836 SY	BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.				

EDGING - 1,136 LF
MULCH - 485 CY
SOD - 1,112 SY

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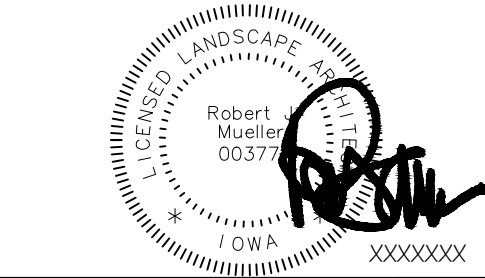
PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE 1/2 SCALE- 1"=60'

**Kwik
TRIP**

**Kwik
Star**

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P.O. BOX 2107
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LACROSSE, WI 54602-2107
PH. (608) 781-8988
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INSITES
SITE PLANNING LANDSCAPE
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Plymouth, MN 55447
5447
763.383.8400
Fax 763.383.8440

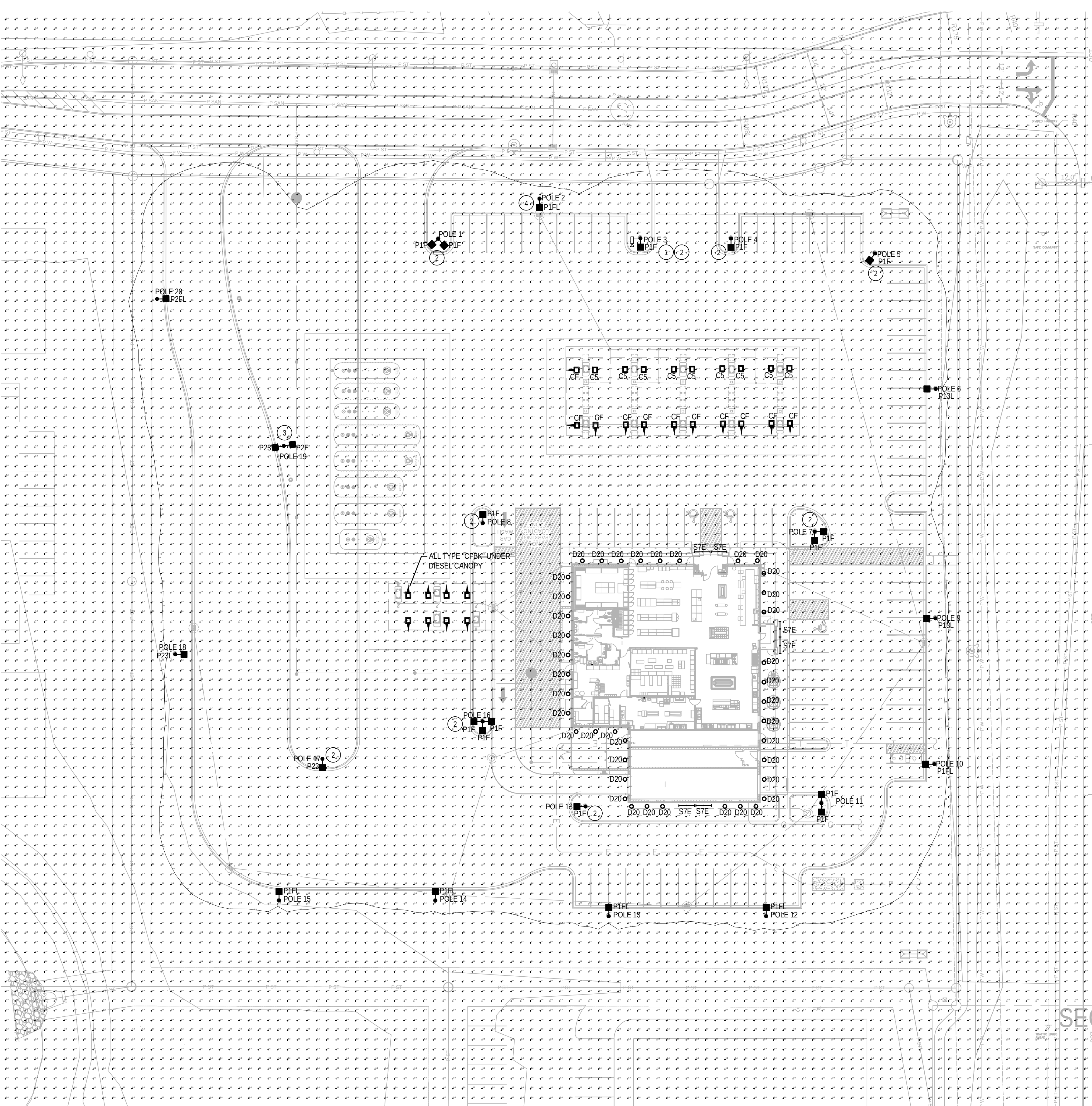


LANDSCAPE PLAN DETAIL

CONVENIENCE STORE 1742

INDIANOLA, IOWA

NO.	DATE	DESCRIPTION
-	28JUN24	SUBMITTAL
-	08JUL24	REVIEW COMMENTS
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DRAWN BY		
SCALE		GRAPHIC
PROJ. NO.		24-1742
DATE		28JUN2024
SHEET		C701



CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 3.5
MAXIMUM: 78.5
MINIMUM: 0.0

FIXTURE QUANTITIES

D20 - 40
STE - 6
CF - 11
C5 - 9
CFBK - 8
P13L - 2
P1FL - 14
P1FL - 6
P23 - 2
P23L - 1
P2F - 1
P2FL - 1

PROVIDE (16) 16' POLES AND (4) 27' POLES.

FIXTURE SYMBOLS:

- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- CAMERA

FIXTURE TYPES:

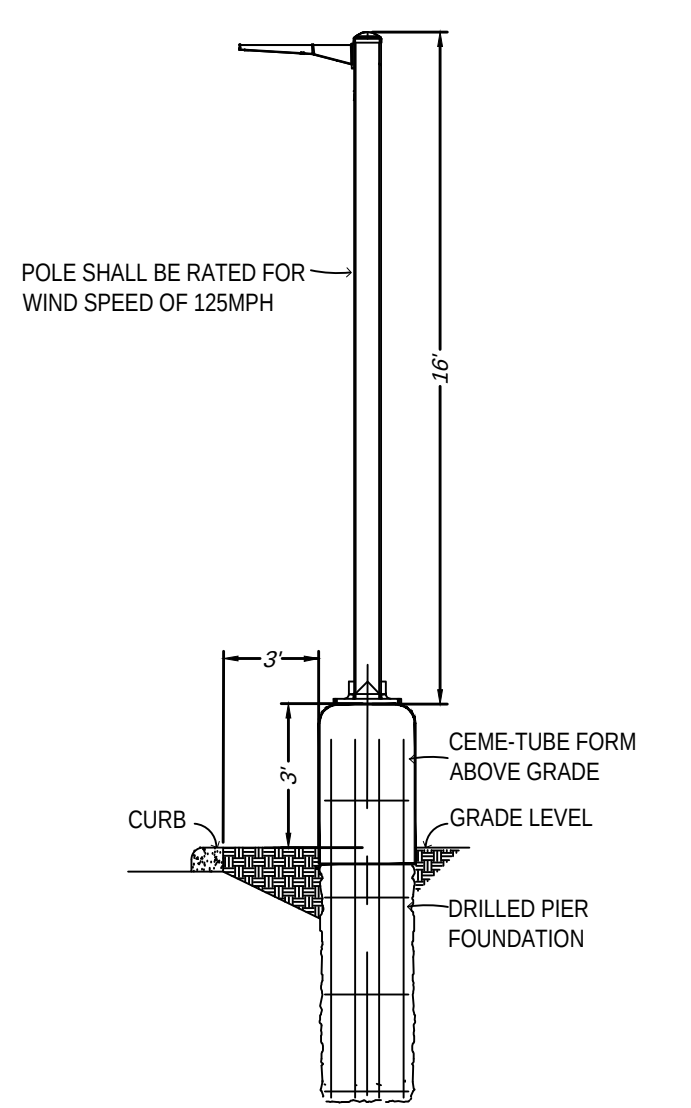
- D20 - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRW
- STE - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA
TZLIN-L96-10000LM-FST-MVOLT
- CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED
UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD
THROW OPTIC AIMING IN DIRECTION OF ARROW.
- C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED
UNDER GAS CANOPY
- CFBK - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK
MOUNTED UNDER DIESEL CANOPY MOUNT FIXTURES WITH
FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.
- P13L - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL
- P1FL - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT-IL
- P23 - LSI LIGHTING: MRS-LED-30L-SIL-3-UNV-50-70CRI-WHT-IL
- P23L - LSI LIGHTING: MRS-LED-30L-SIL-3-UNV-50-70CRI-WHT-IL
- P2F - LSI LIGHTING: MRS-LED-30L-SIL-FT-UNV-50-70CRI-WHT-IL
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GENERAL NOTES:

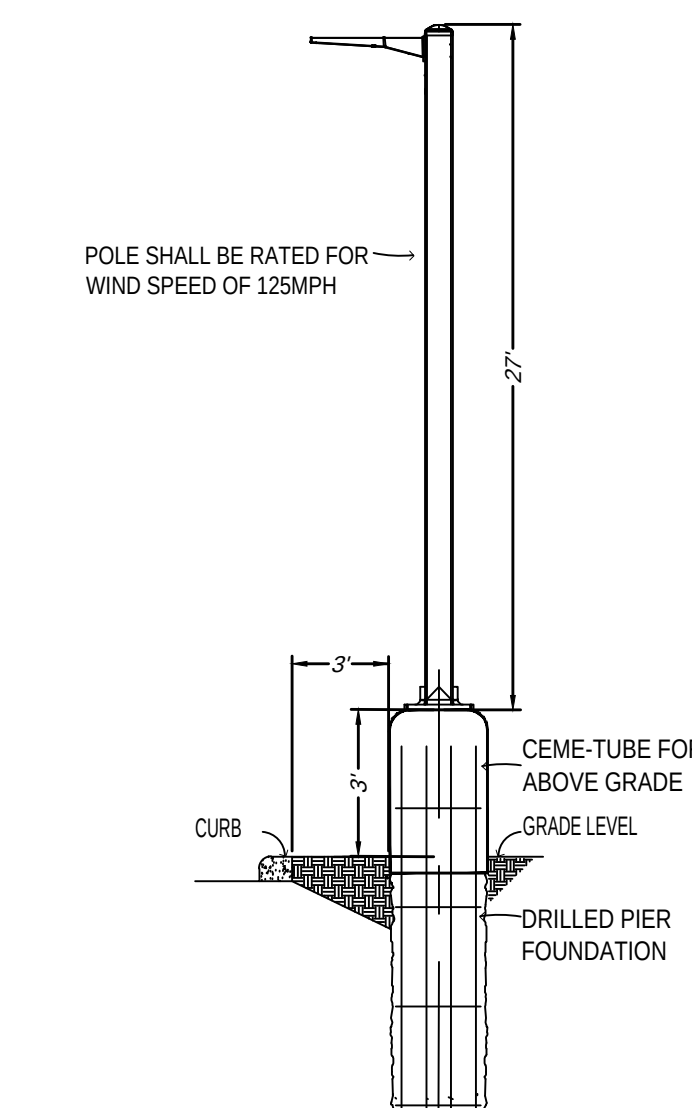
- FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
- ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
- POLE THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

KEYED NOTES:

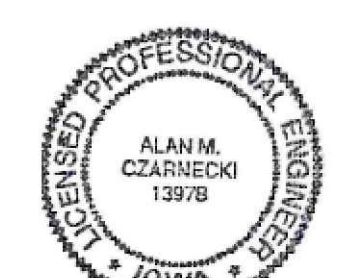
- COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
- CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
- CONTRACTOR SHALL INSTALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE
DETAIL APPLIES TO POLES 1 THRU 16



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE
DETAIL APPLIES TO POLES 17 THRU 28



2024-0195.20
GRaEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

Kwik Trip

Kwik Star

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3131 FEARHURST LANE N
Plymouth, Minnesota 55442
763.383.8400
fax 763.383.8440

PHOTOMETRIC SITE PLAN

CONVENIENCE STORE 1742

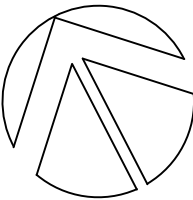
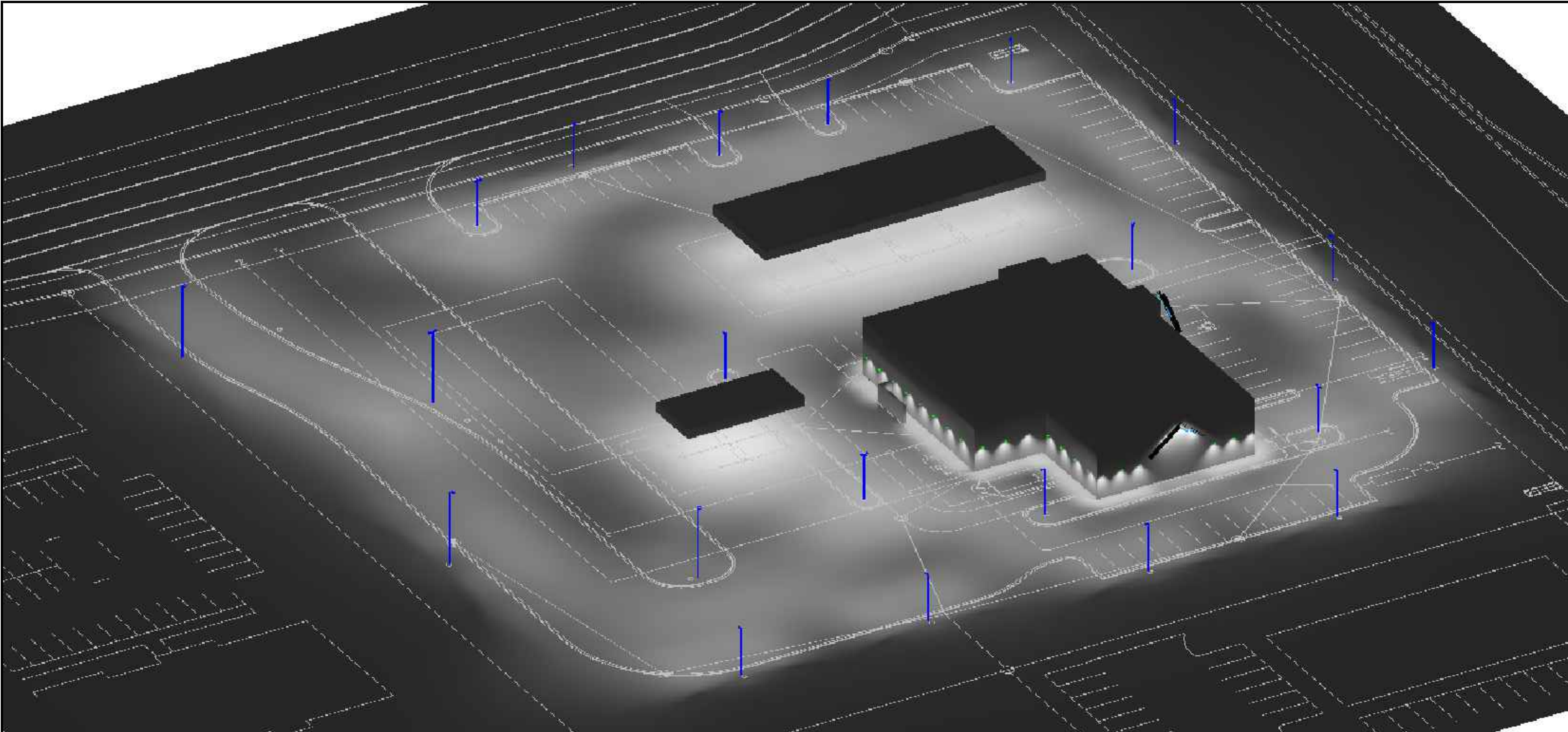
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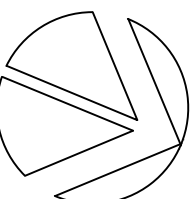
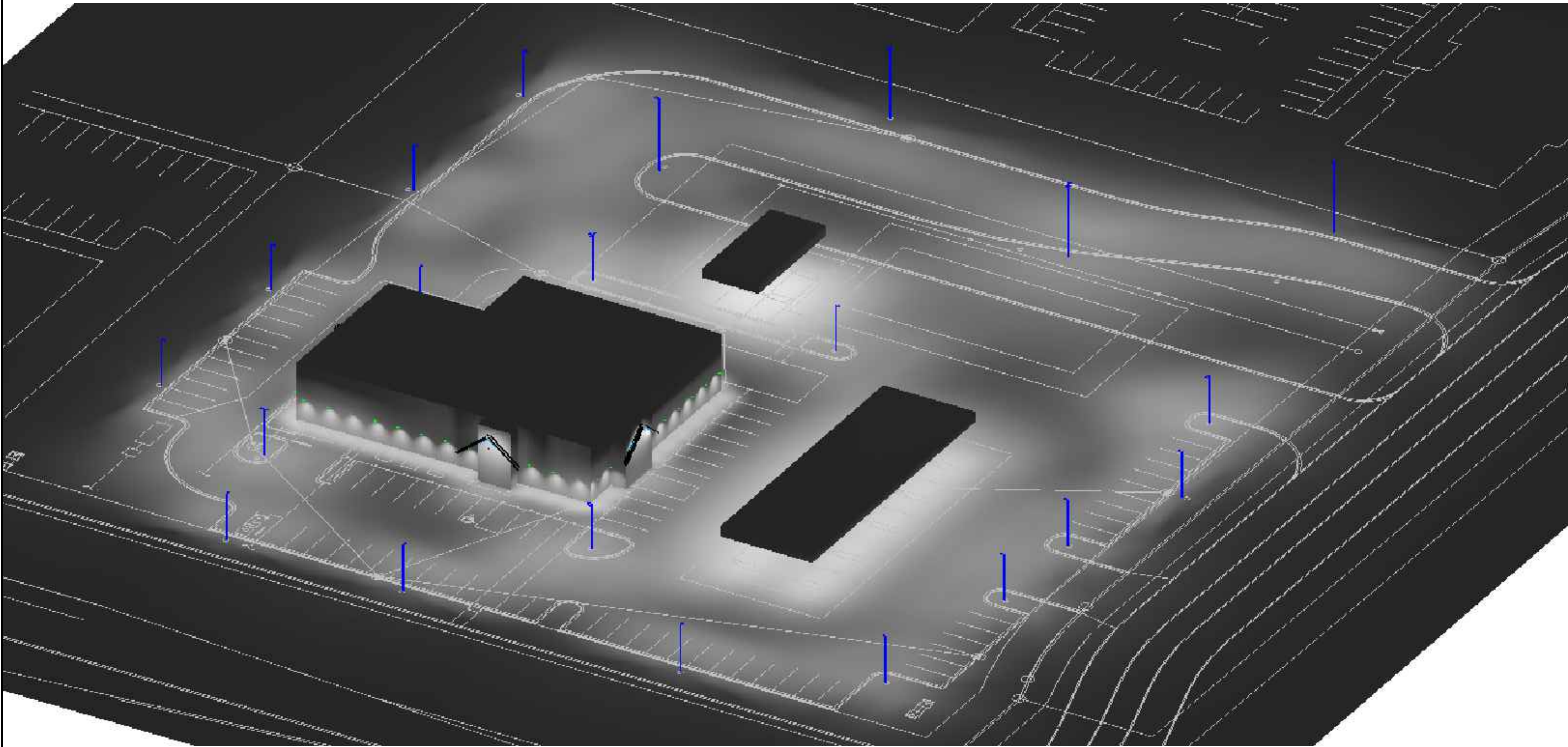
DRAWN BY	DLC
SCALE	GRAPHIC
PROJ. NO.	24-1742
DATE	28JUN2024
SHEET	C800

INSITES 24-002 PM N.B.

PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



9-20-24
[Signature]

2024-0195.20



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PHOTOMETRIC RENDERING
PLANS

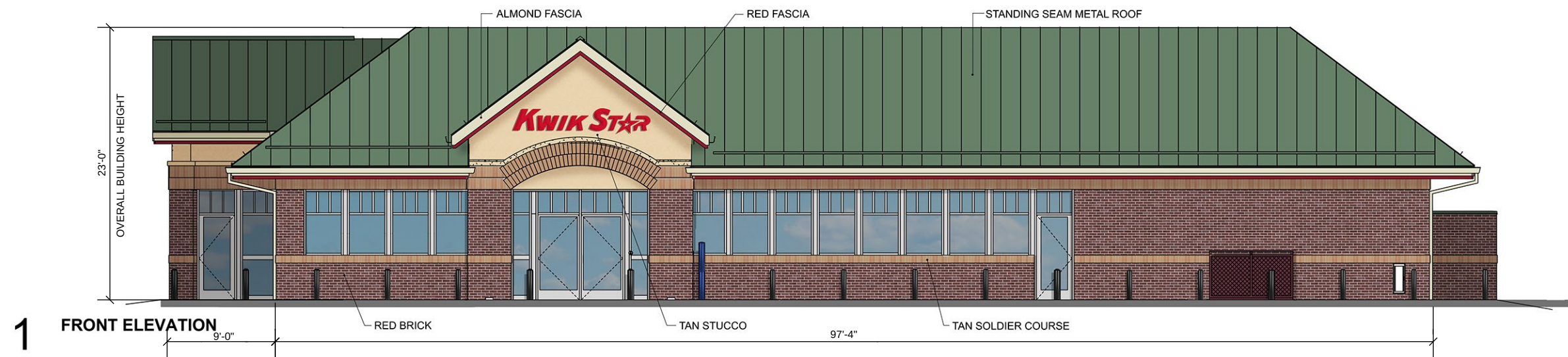
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INSITES 24-002 PM N.B.



1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION

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City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING A SITE PLAN FOR KWIK-STAR
(2103 NORTH JEFFERSON WAY)**

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly organized Municipal Organization; and

WHEREAS, the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Site Plan for Kwik-Star on October 8, 2024; and

WHEREAS, the Site Plan for Kwik-Star is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Kwik-Star is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Kwik-Star is in general conformance with section §165.09 – *Building Design Standards* of the Indianola Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, on this 21st day of October, 2024, that the Site Plan for Kwik-Star be approved subject to remaining staff comments.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: October 21, 2024

Subject: Enter into closed session in accordance with Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

Recommendation: Roll call to enter and exit the closed session is in order.

Attachments: None