



— Clerk's Office —

NOTICE:

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

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

You may also view the meeting via a zoom webinar (Password: 157641):
<https://zoom.us/j/92509379790?pwd=YWJWUzZYUWNGOTB3eWJSZjV0b0M3dz09>

Or iPhone one-tap: 1-301-715-8592, 92509379790#, 1#, 157641# or 1-312-626-6799, 92509379790#, 1#, 157641#

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

Webinar ID: 925 0937 9790

If you have a question or would like to submit a public comment, but are unable to attend the City Council meeting due to concerns about COVID-19, please call 515-962-5240 immediately before the public comment or public hearing or submit the form on the next page to:

cityclerk@indianolaiowa.gov

or

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

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

Forms received by 4:00 pm on the day of the meeting will be distributed to the Mayor and City Council prior to the meeting. Comment forms received during the City Council meeting must be emailed to cityclerk@indianolaiowa.gov and contain your name and address.

If you plan on attending the meeting, please RSVP cityclerk@indianolaiowa.gov.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to enter an electronic public comment with the City Council please take the following steps:

- Please turn in this completed form to cityclerk@indianolaiowa.gov.
- Comments received by 4:00 pm the day of a council meeting will be distributed to the Mayor and City Council prior to the meeting.
- Comments received after the deadline or during the meeting will be sent to the Mayor and City Council during the meeting.

Please complete the following information:

Your Name: _____

Address: _____

City Council Meeting Date: _____

City Council Agenda Item: _____

Example: 5A is the Consent to approve the agenda. If the comment does not relate to a specific agenda item, then please indicate "4, Public Comment".

Please provide a short summary of the topic you wish to address with the City Council. (complete a new form for each agenda item)



CITY OF INDIANOLA COUNCIL MEETING

July 6, 2020

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public comment
5. Consent
 - A. Approval of agenda
 - B. **Page 7** June 15, 2020 Minutes.
 - C. **Page 12** June 24, 2020 minutes.
 - D. Applications
 1. **Page 14** A new class E Liquor, Class C Beer, Class B Wine and Sunday Sales Privileges for I Towner Stop located at 403 W 2nd Avenue.
 2. **Page 15** A new Class C Beer, Class B Wine and Sunday Sales Privileges for Feed and Foster, located at 103 N Buxton Avenue.
 - E. **Page 16** Resolution approving a supplemental agreement with Snyder and Associates for completion of the Stormwater Master Plan.
 - F. **Page 19** Resolution approving a Professional Services Agreement with Telum for Biosolids Land Application.
 - G. **Page 26** Resolution approving a Professional Services Agreement with HR Green for Fiscal Year 2021 for general wastewater engineering services.
 - H. **Page 40** Resolution suspending enforcement of the three-hour parking limitation in and around the City's Square.

- I. **Page 43** Third consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District (Woda Cooper Development).
- J. **Page 45** Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, and approving the Final Plat for Autumn Ridge Plat 3.
- K. **Page 67** Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, and approving the Final Plat for Heritage Hills Plat 10.
- L. **Page 81** Resolution approving and accepting the development agreements and easements for the East Iowa Avenue Paving Project.
- M. **Page 130** Resolution setting July 20, 2020, as a Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- N. **Page 136** Receive and file the HIRTA 2021 Business Plan.
- O. **Page 157** Resolution setting the Fiscal Year 21 meeting schedule for the Indianola City Council.
- P. **Page 160** Prior and final approval on Urban Revitalization Designations.
- Q. **Page 161** Resolution setting July 20, 2020, as a second public hearing on community development block grant funding.
- R. **Page 164** Resolution approving salaries.
- S. **Page 166** Approval of pay application Number 1 from Williams Brothers for work at the Water Resource Recovery Facility.
- T. **Page 190** Resolution approving change order Number 2 for the Traffic Signal System Timing Updates Project in an amount of \$3296.00.
- U. **Page 194** Claims on the computer printout for July 6, 2020.
- 6. Council Reports
 - A. **Page 204** Consideration of the nomination of Josh Weitzel to the Hometown Pride Committee from July 1, 2020 to June 30, 2022.
 - B. **Page 207** Consideration of the nomination of Emily Roush-Bobolz to the Hometown Pride Committee from July 1, 2020 to June 30, 2022.
 - C. **Page 212** Consideration of the application of Jessica Schneider to serve on the Hometown Pride Committee from July 1, 2020 to June 30, 2022.
- 7. Mayor's Report - Kelly B. Shaw
 - A. Community Update

8. Public Consideration
 - A. Old Business
 1. **Page 216 Annexation**
 - a. **Page 223** Public Hearing to establish the zoning district boundaries regarding the request from Jon F. and Mary H. Peterson for annexation into the City of Indianola.
 - b. **Page 225** First consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola.
 2. **Page 228 Summercrest Hills**
 - a. **Page 230** Third consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District (DR Horton development).
 - b. **Page 233** Resolution approving the preliminary plat for the Summercrest Subdivision (DR Horton development).
 3. **Page 253 Fiscal Year 21 Budget Amendment**
 - a. **Page 254** Public Hearing on the Fiscal Year 21 Budget Amendment.
 - b. **Page 255** Resolution approving an amendment to the Fiscal Year 21 budget.
9. Other Business
 - A. City Manager's Report — Ryan Waller
 1. **Page 259** Discussion and direction on the investment committee.
 2. **Page 261** Receive and file the Fiscal Year 21/22 budget calendar.
 3. **Page 264** Discussion and direction regarding participation in a Community Development Block Grant funded program.
 4. **Page 267** Discussion and direction regarding a request from Warren County and the 5th Judicial Branch.
 5. **Page 269** Receive and file correspondence from June 12, 19 and 26, 2020, weekly updates from City Manager, Ryan Waller.
 - B. **Page 337** 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.
 - C. **Page 338** After the closed session, the City Council may take action on any matter discussed in closed session.

10.

Adjourn

Subject

June 15, 2020 Minutes.

Information

Fiscal Impact

Attachments

Minutes

Regular Session – June 15, 2020

The City Council met in regular session at 6:00 p.m. on June 15, 2020, in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greta Southall, Greg Marchant and via phone, Mayor Shaw. Absent: None.

John Neal, 501 S 1st Street, asked the Council to consider changing the ordinance on chickens within City limits.

The following items were pulled from the consent agenda: Item H - Second consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District; Item P – Resolution setting salaries for Fiscal Year 21; Item Q – Resolution approving salaries; and Item U – Claims on the computer printout for June 15, 2020.

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

- Approval of agenda
- June 1, 2020 Minutes.
- A renewal Class E Liquor, Class C Beer, Class B Wine and Sunday Sales Privilege license for Jiffy Express, located at 311 N Jefferson.
- A new Cigarette Permit application for I-Towner Stop, located at 403 W 2nd Avenue.
- A renewal of a refuse hauling permit for Waste Connections Inc.
- Resolution 2020-125 adopting the 2020 Strategic Plan.
- Resolution 2020-126 authorizing the recommended small business recovery grant awards.
- Third consideration of an ordinance adopting the 2020 revised Code of Ordinances of the City of Indianola, Iowa (Codification Project).
- Second consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.
- Resolution 2020-127 approving a waiver of the sidewalk requirement and installation covenant for New Heights Church for 309 East Hillcrest Avenue.
- Receive and file the Fiscal Year 21 Community Development Work Program.
- Resolution 2020-128 Setting Public Hearing on Consideration of Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- Resolution 2020-129 Setting Public Hearing on Consideration of Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Benefited District.
- Resolution 2020-130 authorizing the replacement of manhole E302.
- Resolution 2020-131 approving an amendment to the Employee Handbook regarding the clothing reimbursement policy.
- Resolution 2020-132 approving liability, auto, property, worker's compensation and machinery and equipment replacement insurance for Fiscal Year 21.

- Resolution 2020-135 authorizing the temporary suspension of various administrative and penalty charges for an additional 30 days for City provided utilities.
- Resolution 2020-136 increasing ambulance rates and readopting the fee schedule in whole, effective July 1, 2020.
- Approval of Pay Application #3 from Vanderpool Construction for the Quail Meadows 3 Lift Station and Sewer Improvements Project in an amount of \$155,531.62.

Southall moved and Kling seconded to approve Item H - second consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: Schroder. Whereas the Mayor declared the motion passed.

Items P& Q - Resolution 2020-133 setting salaries for Fiscal Year 21 and Resolution 2020-134 approving salaries was introduced on a motion by Parker and seconded by Southall. Council Member Kling abstained, citing a conflict of interest. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Kling. Whereas the Mayor declared the motion passed.

A motion was made by Marchant and seconded by Hulen to approve Item U – Claims on the computer printout for June 15, 2020. Council Member Parker stated he would abstain due to a conflict of interest. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Parker. Whereas the Mayor declared the motion passed.

Finance Director Andrew Lent gave the Treasurer's Report for April 2020. Marchant moved and Parker seconded to receive and file the April 2020 City Treasurer's Report. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved and Kling seconded to receive and file the April 2020 EMS Billing Activity Report. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-137 condemning racism and other hateful acts and reaffirming commitment to fighting for justice and human and civil rights for all was introduced on a motion by Kling and seconded by Parker. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Southall and seconded by Parker to approve Resolution 2020-138 adopting the City Council Rules of Procedure. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The re-nomination of Erin Freeberg to the Planning and Zoning Commission, effective July 1, 2020- June 30, 2025 was introduced on a motion by Kling and seconded by Schroder. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The nomination of Heidi Levine to the Hometown Pride Committee from July 1, 2020 - June 30, 2022 was introduced on a motion by Southall and seconded by Parker. On roll call, the vote was AYES:

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

Council Member Schroder inquired about the open position on the IMU Board of Trustees; Mayor Shaw stated he would look into setting up a meeting soon.

Council Member Parker reported the Greater Des Moines Convention and Visitors Bureau budget will be discussed at their upcoming meeting.

Council Member Kling stated the Metro Advisory Committee has been reviewing upcoming legislation that may have an impact on cities. Kling also provided an update on how the pandemic has affected Bravo.

As part of the Mayor's community update, he stated that he has been working with Council Member Southall on starting the Human Rights Commission.

Mayor Shaw presented an Entrepreneurialism and LaunchPad65 Proposal.

A motion was made by Kling and seconded by Southall to approve the nomination of Emmet Konrad to the Library Board of Trustees. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-139 approving a professional services agreement with Confluence for various code updates was introduced on a motion by Southall and seconded by Kling. In discussion, Community and Economic Development Director Dissell stated the updates would be a two-year process and would begin with zoning ordinances. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Finance Director, Andrew Lent, gave a presentation on COVID-19 related financial planning for various City departments. Council directed staff to honor non-profit contributions for Fiscal Year 21 but let those organizations know that funds may not be available next year.

City Manager, Ryan Waller, led a discussion about the parking ordinance around the square and the positive and negative impacts it has on businesses and visitors. Council directed staff to work with legal counsel on creating a resolution establishing a moratorium on the parking time limit ordinance with rules for contractor parking off the square and then start conversations with interested parties on a new ordinance.

Southall moved and Kling seconded a motion to receive and file correspondence from May 29 and June 5, 2020, weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Parker at 7:40 pm to 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. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Parker to exit closed session at 8:12 pm. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Meeting adjourned at 8:12 pm on a motion by Parker and seconded by Marchant.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Subject

June 24, 2020 minutes.

Information

Fiscal Impact

Attachments

Minutes

Special Session – June 24, 2020

The City Council met in special session at 9:30 a.m. on June 24, 2020, in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll call the following members were present: Heather Hulen, Bob Kling, Gwen Schroder, Greta Southall and Greg Marchant and present via phone: John Parker and Mayor Shaw. Absent: None.

A motion was made by Marchant and seconded by Kling to approve the consent agenda. The Wellness Center transfer was discussed. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor declared the motion approved. The consent agenda was as follows:

- Approval of Agenda.
- Claims on the computer printout for June 24, 2020.
- Resolution approving year-end transfers.

Council Member Parker suggested that staff reach out to IMU to give an annual presentation to the Council as required by Code. Council concurred and City Manager, Ryan Waller stated staff would make the arrangements.

Council Member Southall requested that staff use the website or magazine to highlight the Police Department's policies in a citizen-friendly way to show that City policies also condemn racism. All Council members were in favor of this.

It was moved by Marchant and seconded by Southall at 9:45 am to 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. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Shaw left the meeting and Council Member Southall served as Mayor Pro Tem.

It was moved by Marchant and seconded by Kling to exit closed session at 10:32 a.m. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor pro tem declared the motion carried unanimously.

Meeting adjourned at 10:33 a.m. on a motion by Marchant and seconded by Parker .

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/Finance Director

Meeting Date: 07/06/2020

Subject

A new class E Liquor, Class C Beer, Class B Wine and Sunday Sales Privileges for I Towner Stop located at 403 W 2nd Avenue.

Information

This is a new liquor license for I Towner Stop located at 403 W 2nd Avenue. The owner is Singh Sukhjinder. All paperwork is in order and staff has approved.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/06/2020

Subject

A new Class C Beer, Class B Wine and Sunday Sales Privileges for Feed and Foster, located at 103 N Buxton Avenue.

Information

Council will need to consider a new Class C Beer, Class B Wine and Sunday Sales Privileges for Feed and Foster, located at 103 N Buxton Avenue. The owners are Erin Freeberg and Jane Whalen. All paperwork is in order and staff has approved.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/06/2020

Subject

Resolution approving a supplemental agreement with Snyder and Associates for completion of the Stormwater Master Plan.

Information

In the FY2021 budget, the City Council approved an amount of \$10,000 to continue the work by Snyder & Associates to complete the Stormwater Master Plan. This is the final year of the plan work and a presentation is currently scheduled on it for the Council Study Session on Monday, July 20, 2020.

Fiscal Impact

Attachments

Resolution Approving Agreement
Supplemental Agreement

RESOLUTION 2020-

**RESOLUTION APPROVING SUPPLEMENTAL AGREEMENT WITH SNYDER & ASSOCIATES FOR
STORMWATER MASTER PLAN 2020**

WHEREAS, the City of Indianola hired Snyder & Associates to complete a Stormwater Master Plan, and

WHEREAS, work on the plan will continue in FY2021, and

WHEREAS, the attached supplemental agreement is for said work not to exceed an amount of \$10,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the supplemental engineering agreement with Snyder & Associates for the Stormwater Master Plan is approved and the City Manager is authorized to sign the agreement on behalf of the City.

Passed and approved this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Supplemental Agreement No. 24
A Supplement to the
City of Indianola, IA & Snyder & Associates, Inc.
Professional Services Agreement

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

PROJECT NAME:

City of Indianola, Stormwater Master Plan 2020

PROJECT DESCRIPTION:

Develop a stormwater master planning guide to set priorities and direct decisions.

SCOPE OF WORK:

Snyder & Associates proposes to initiate a stormwater master plan including the following tasks.

1. Develop the process, schedule, and budget for storm sewer system data collection and for incorporating this information into a GIS database.
2. Develop a recommended schedule, budget, and approach for the development of a stormwater modeling program to identify drainage infrastructure that does not perform according to current design standards when analyzed using current design storms.
3. Develop a budget, schedule, and process for assessment of all streams within the City.
4. Identify up to ten known priority drainage projects and propose conceptual solutions and budgets for ongoing implementation during the data acquisition and study phases of the stormwater plan. Document these projects in a one page summary.
5. Develop a tabular annual summary of the proposed cost expenditures.
6. Provide an executive summary of the Stormwater Master Plan program needs, costs, and schedule for implementation.
7. Up to two meetings with city staff to review project progress and solicit input.
8. This agreement is for the development of a planning document and does not include data collection, detailed design, construction plans, or stream assessment.

SCHEDULE:

Snyder & Associates will complete the above work within six months of a notice to proceed.

COMPENSATION:

Snyder & Associates will complete the above work program for a lump sum fee of \$10,000

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

CITY OF INDIANOLA

By: _____
(Authorized signature)

(Title)

Date:

SNYDER & ASSOCIATES, INC.

By:  _____
(Authorized signature)

President
(Title)

Date: June 23, 2020

Meeting Date: 07/06/2020

Subject

Resolution approving a Professional Services Agreement with Telum for Biosolids Land Application.

Information

Fiscal Impact

Attachments

Telum Memorandum
Resolution Approving Agreement
Telum Agreement



— WATER RESOURCE RECOVERY FACILITY —

June 12, 2020

To: Honorable Mayor and City Council

CC: Ryan J. Waller, City Manager

From: Rick Graves, WRRF Supt.

Re: Bio Solids Land Application Contract

Before I started here five years ago the city went out for bids for the land application of the biosolids and awarded a three-year contract to a company that had the lowest bid. I did not have very good luck with them as they never completely hauled and cleaned the storage tanks or digesters. After their contract was up, I sent out RFP's and received two bids. The low bid was selected and at the time I thought we had a good company as I knew the owner and have dealt with them before. As it turned out they did not perform as they were supposed to and the city terminated the contract with them after 2 ½ years.

As the biosolid tanks and digesters still needed to be cleaned to avoid violations from IDNR due to the high effluent ammonia, I google searched for nearby sludge haulers and came across TELUM out of West Des Moines. I emailed the president, Jared Burma, and asked if they could haul the sludge to get both tanks and one digester cleaned this spring before the crops were planted. Mr. Burma said that wouldn't be an issue and with council approval on May 4, 2020, I informed them that they could start. When they showed up a week or so later it only took them 11 days to complete the task and they hauled 1.7mg of sludge to the fields. The prior contractor took three months to haul out 1.5mg and they still didn't get anything completely cleaned out. TELUM's hard work is going to make WPC's staff job a lot easier and less stressful not having to deal with running out of storage room for the sludge.

I asked Mr. Burma, TELUM, if he would be interested in a three-year contract. He said he would and the cost for this would be \$.052 per gallon of sludge hauled to any field. The prior three-year contract the contractor was charging the city \$.0495 per gallon to haul to fields within a 4-mile radius and \$.0516 per gallon to haul to fields within a 10-mile radius. Reminder that the prior company did not perform the work like they were supposed to.

This service falls under the Professional Services Agreement and is an exception to the Competitive Bidding process of the Purchasing Policy.

My recommendation is to hire TELUM for a 3-year contract to haul the city's bio solids.

RESOLUTION NO. 2020-_____
RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TELUM FOR BIOSOLIDS
LAND APPLICATION

WHEREAS, the City Indianola, Iowa, is in need of engaging a company to provide Biosolids Land Application for the City (hereinafter referred to as "Services"); and

WHEREAS, the Services are to include all testing, removal, transportation, and injection of bio-solids produced at the Indianola Water Resource Recovery Facilities; and

WHEREAS, the Agreement is from July 1, 2020 to December 31, 2020 and shall automatically renew for two additional one-year periods; and

WHEREAS, after a review of the fees the City Council believes it to be in the best interest of the City to engage Telum for the Biosolids Land Application; and

WHEREAS, it is the determination of the City Council that the City should enter into a Professional Services Agreement with Telum in the form attached as Exhibit A.

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

1. The Professional Services Agreement with Telum for the Services is in the public interest of the citizens of the City of Indianola and is hereby approved.
2. The Mayor or City Manager is authorized and directed to execute the Professional Services Agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City.

PASSED this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

AGREEMENT

This agreement made and entered into this 5 day of June, 2020, by and between the City of Indianola, Iowa and Customized Environmental Solutions DBA Telum.

For the consideration set forth in this Agreement, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Purpose- To provide for all testing, removal, transportation, and injection of bio-solids produced at the City of Indianola, Iowa Water Pollution Control Facilities. All responsibility for said bio-solids, after removal from the Facility, shall be the sole responsibility of the Contractor and the City shall assume no responsibility.

Duration- This Agreement shall commence on **July 1, 2020**, and continue through **December 31, 2020**. This Agreement shall automatically renew for two (2) additional one (1) year periods unless the City gives written notice of termination at least thirty (30) days before the end of the then current period.

Compensation- The Contractor shall provide for the soil and bio-solids testing, removal, transportation and disposal of bio-solids through injection from the Facility at the following rates:

\$.052 /gallon of liquid bio-solids applied to field.

\$200.00 /hour for wash down minus water from city.

The price per gallon is inclusive of all Contractors cost including, but not limited to: testing, labor, vehicles, materials, supplies equipment and miscellaneous expenses.

The contract will be for gallons of liquid bio-solids applied to farm field(s). The City produces between 1,000,000 and 2,000,000 gallons of bio-solids per year. The volume of the bio-solid holding tanks, primary and secondary digesters will determine the gallons of solids. The holding tank volume is 631,500 gallons per side or 60,000 gallons per foot and 15,750 gallons per sump (4 ea.) pit. The digesters holds 201,000 gallons or approximately 9,400 gallon per foot and 18,100 gallons in cones. The contractor shall clean holding tanks and digesters to concrete surface or to the City's satisfaction.

The contractor will furnish: all labor, equipment, vehicles, materials, supplies and miscellaneous expenses to mix tank contents, clean, load, transport, and apply all bio-solids.

The contractor shall begin work within 10 calendar days following the earlier of the removal of crops or the service of a notice to proceed from the city. The contractor shall thereafter remove and dispose of bio-solids in a timely manner.

At the completion of the project, the contractor shall provide all information relating to the application including but not limited to:

- Type of application: injection or surface applied.
- Load sheets
- Gallons applied and gallons per acre applied
- Acres covered with location
- Drawing of area covered
- Date of application
- Other information deemed necessary

The contractor shall complete all bio-solids and soil testing prior to application and grab samples of bio-solids being loaded during application process and provide analysis of percent solids with appropriate laboratory protocol prior to application.

The contractor shall apply the bio-solids in accordance with all federal, state, and local laws not to exceed the agronomic rates or as directed by the city. The contractor will be responsible for any penalties, fines, citations, and judgments issued to the contractor.

The contractor shall inject bio-solids unless otherwise directed by the city and in a manner to avoid odors or odor complaints.

The contractor shall obtain and carry insurance throughout the term with a reputable company, acceptable to the city and allowed to do business in the State of Iowa, with the following minimum limits:

- Workers Compensation as provided by law.
- Public Liability and Property Damage of not less than \$1,000,000, with single limits for personal injury and property damage.
- Vehicle and equipment in the amount of \$1,000,000 for bodily injury and property damage.

The contractor shall furnish the city with proof of insurance. Each policy shall require a 30-day notice of cancellation.

The City of Indianola and the contractor agree that if any of the terms herein stated are breached (an "Event of Default"), the other party, may take any one or more of the following actions after the giving of ten (10) days' written notice by the non-defaulting party to the other party of the Event of Default, but only if the Event of Default has not been cured within said ten (10) days, or if the Event of Default cannot reasonably be cured within ten (10) days and the defaulting party does not provide assurances reasonably satisfactory to the non-defaulting party that the Event of Default will be cured as soon as reasonably possible:

- a. Either party may suspend its performance under this Agreement until it receives assurances from the defaulting party, which appear to reasonably establish that the defaulting party will cure its default and continue its performance under this Agreement;

- b. Terminate this Agreement;
- c. Either party may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of other party, as the case may be, under this Agreement.

No remedy herein conferred upon or reserved to either party is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

IN WITNESS WHEREOF, the parties sign this Agreement as of the date first above written.

CITY OF INDIANOLA, IOWA

CONTRACTOR

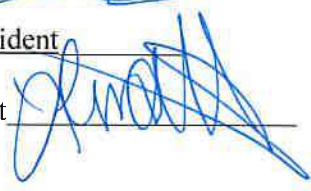
By _____

By Jared Burma 

Title _____

Title President

Attest _____

Attest 

Meeting Date: 07/06/2020

Subject

Resolution approving a Professional Services Agreement with HR Green for Fiscal Year 2021 for general wastewater engineering services.

Information

Fiscal Impact

Attachments

Memorandum

Resolution Approving Agreement

Professional Services Agreement



— WATER RESOURCE RECOVERY FACILITY —

July 6, 2020

To: Honorable Mayor and City Council

CC: Ryan J. Waller, City Manager

From: Rick Graves, WRRF Supt.

re: FY21 General Wastewater Engineering Services

HR Green has submitted their Professional Services Agreement for the 2020-2021 General Engineering Services Agreement. Here are a few of the services they will offer from this document:

- Rate reviews – not complete rate studies
- Permitting assistance
- Attend Council meetings as needed to support staff
- Assistance for minor projects (generally projects less than \$100,000 in construction costs) where the City directly selects or is the contractor and does not require full Contract Documents and a letting
- Assisting with selection of replacement equipment
- Reviewing technical proposals
- Assistance on a minor aspect of a large major project not designed by HR Green (example- provide construction staking, construction observation, review of electrical service requirements, etc)
- Minor GIS & GPS services
- Capital improvements planning for treatment and collection system improvements
- Wastewater treatment plant optimization
- Infiltration and inflow elimination programming and recommendations
- Assistance with pilot testing of wastewater equipment/technologies
- Assistance with subcontractors to provide geotechnical or surveying services
- Other requested services by CLIENT

I recommend the Professional Services Agreement for the General Wastewater Engineering Services that HR Green has submitted.

RESOLUTION NO. 2020-_____

**RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN FOR FISCAL YEAR
2021 GENERAL WASTEWATER ENGINEERING SERVICES**

WHEREAS, the City Indianola, Iowa, is in need of engaging a contractor to provide general engineering services for the City's Water Resource Recovery Department; and

WHEREAS, after a review of the services, the City Council believes it to be in the best interest of the City to engage HR Green for wastewater general engineering services; and

WHEREAS, the Professional Service Agreement will have a maximum value of \$50,000; and

WHEREAS, it is the determination of the City Council that the City should enter into a Professional Services Agreement with HR Green in the form attached as Exhibit A.

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

1. The Professional Services Agreement for Wastewater General Engineering Services for the Water Resource Recovery Department between the City of Indianola and HR Green in an amount not to exceed \$50,000 is in the public interest of the citizens of the City of Indianola and is hereby approved; and
2. The Mayor or City Manager is authorized and directed to execute the Professional Services Agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City.

PASSED this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO



PROFESSIONAL SERVICES AGREEMENT

For

2021 General Wastewater Engineering Services

HR Green Project Number: 200923

City of Indianola
110 North 1st Street
Indianola, Iowa 50125-0299
(515) 961-9410

Joe Frankl, Project Manager
HR Green, Inc.
5525 Merle Hay Road
Johnston, IA 50131

June 29, 2020

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1.0	PROJECT UNDERSTANDING
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6.0	TERMS AND CONDITIONS

THIS **AGREEMENT** is between City of Indianola, Iowa (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT has retained COMPANY to provide general engineering services to support their wastewater needs.

This agreement is intended to be for ongoing engineering services support and therefore does not have a defined scope of services. The following Engineering Services identifies services that may be provided by the COMPANY upon request but is not intended to be inclusive of all services that may be provided. Additional related engineering services not identified below may also be provided upon request.

It is anticipated that separate agreements, outside of this general engineering services agreement, will be executed for individual projects or tasks where the anticipated total hours of effort will exceed 80 hours of services.

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

General Wastewater Services

- Evaluation of infrastructure and condition assessments
- Advisory services regarding IDNR regulations and positions
- Development assistance and consulting
- Project financing assistance
- Rate reviews – not complete rate studies
- Permitting assistance
- Attend Council meetings as needed to support staff
- Assistance for minor projects (generally projects less than \$100,000 in construction costs) where the City directly selects or is the contractor and does not require full Contract Documents and a letting
- Assisting with selection of replacement equipment
- Reviewing technical proposals
- Assistance on a minor aspect of a large major project not designed by HR Green (example- provide construction staking, construction observation, review of electrical service requirements, etc)
- Minor GIS & GPS services
- Capital improvements planning for treatment and collection system improvements
- Wastewater treatment plant optimization
- Infiltration and inflow elimination programming and recommendations
- Assistance with pilot testing of wastewater equipment/technologies
- Assistance with subcontractors to provide geotechnical or surveying services
- Other requested services by CLIENT

3.0 Items not included in Agreement/Supplemental Services

Supplemental services not included in the agreement can be provided by COMPANY under separate agreement, if desired.

4.0 Client Responsibilities

CLIENT must authorize COMPANY to do work by specific task up to the maximum value of this agreement. Authorization must be in written form.

5.0 Professional Services Fee

5.1 Fees

Since this agreement does not have a defined scope of services, accordingly this agreement will have a maximum value of \$50,000.00 but will be based on hourly rates and applicable expenses as indicated below for ongoing services requested by the Client.

First 80 Hours of Service Per Month

In order to recognize the Client's commitment to this ongoing relationship, the fee for the first forty (40) hours of HR Green's Project Manager time will be invoiced at a reduced rate of \$160.00 per hour and the first forty (40) of Project Engineer or Project Staff below the project manager level will be invoiced at a discounted rate of \$110.00 per hour. The Discounted Billing Rate Schedule is effective July 1, 2020 through June 30, 2021.

Service Per Month Exceeding First 80 Hours

The fee for general engineering services beyond the first eighty (80) hours will be according to HR Green Inc.'s Standard Billing Rate Schedule. The Standard Billing Rate Schedule effective through June 30, 2021 is attached.

5.2 Term of Agreement

This agreement regarding general engineering services will be in affect from the date of this agreement until June 30, 2021, unless terminated in accordance with the terms of this agreement.

The fee for services will be based on COMPANY standard hourly rates current at the time the agreement is signed. These standard hourly rates are subject to change upon 30 days' written notice. Non salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the work is done.

5.3 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 15 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to

the CLIENT, suspend or terminate the performance of services. The retainer shall be credited on the final invoice. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorney's fees.

5.4 Extra Work

Any work required but not included as part of this contract shall be considered extra work. Extra work will be billed on a Time and Material basis with prior approval of the CLIENT.

5.5 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These work items are considered extra and are billed separately on an hourly basis.

5.6 Payment

The CLIENT agrees to pay COMPANY on the following basis:

Per current Rate Schedule as delineated in Section 5.1 of this agreement.

6.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

6.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

6.2 Entire Agreement

This Agreement, and its attachments, constitutes the entire understanding between CLIENT and COMPANY relating to professional engineering services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this Agreement shall be in writing and signed by the parties to this Agreement. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra work or services pursuant to this Agreement, CLIENT will pay for the additional services even though an additional written Agreement is not issued or signed.

6.3 Time Limit and Commencement of Work

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The work will be commenced immediately upon receipt of this signed Agreement.

6.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this Agreement, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this Agreement upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this Agreement, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

6.5 Book of Account

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

6.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage arising from the negligent performance by COMPANY's employees of the functions and services required under this Agreement.

6.7 Termination or Abandonment

Either party has the option to terminate this Agreement. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this Agreement may be terminated upon seven days written notice. If any portion of the work is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the work not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

6.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

6.9 Severability

If any provision of this Agreement is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this Agreement shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

6.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this Agreement shall be made without written consent of the parties to this Agreement.

6.11 Third-Party Beneficiaries

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this Agreement are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this Agreement or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this project to carry out the intent of this provision.

6.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Iowa without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

6.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

Arbitration. In the event the parties to this Agreement are unable to reach a settlement of any dispute arising out of the services under this Agreement, involving an amount of less than \$50,000, in Mediation, then such disputes shall be settled by binding arbitration by an arbitrator to be mutually agreed upon by the parties, and shall proceed in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. If the parties cannot agree on a single arbitrator, then the arbitrator(s) shall be selected in accordance with the above-referenced rules.

6.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this Agreement, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

6.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

6.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorney's fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

6.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of services. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

6.18 Opinion of Probable Construction Cost

COMPANY shall submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be

considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

6.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's expressed written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorney's fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30 day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the submitted electronic materials shall be subject to separate AGREEMENT. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

6.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this contract unless indicated in the Scope of Work.

6.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice.

In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

6.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and subconsultants at a construction site, shall relieve the General Contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the General Contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the General Contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the General Contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

6.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional engineering services. The compensation to be paid COMPANY for said professional engineering services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors, employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S scope of services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this Agreement shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

6.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a Design Professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

6.25 Limitation of Liability

The CLIENT agrees, to the fullest extent permitted by law, to limit the liability of COMPANY and COMPANY's officers, directors, partners, employees, shareholders, owners and subconsultants to the CLIENT for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of COMPANY and its officers, directors, partners, employees, shareholders, owners and subconsultants to all those named shall not exceed COMPANY'S total fee received for services rendered on this project or \$50,000.00, whichever is less. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Work cannot begin until COMPANY receives a signed agreement. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.


James R. Rasmussen, Vice President

June 29, 2020

Date

CITY OF INDIANOLA

Accepted by: _____

Printed/Typed Name: _____

Title: _____ Date: _____



HR GREEN
Billing Rate Schedule
Effective January 1, 2020

Professional Services	Billing Rate Range
Principal	\$215- \$300
Senior Professional	\$195- \$295
Professional	\$125- \$200
Junior Professional	\$85- \$145
Senior Technician	\$120- \$160
Technician	\$75- \$130
Senior Field Personnel	\$130- \$195
Field Personnel	\$90- \$170
Junior Field Personnel	\$50- \$100
Administrative Coordinator	\$65-\$110
Administrative	\$60- \$115
Corporate Admin	\$80- \$145
Operators/Interns	\$50- \$120

Reimbursable Expenses

1. All materials and supplies used in the performance of work on this project will be billed at cost plus 10%.
2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service. Survey and construction vehicle mileage will be charged on the basis of \$0.85 per mile or \$65.00 per day.
3. Charges for sub-consultants will be billed at their invoice cost plus 15%.
4. A rate of \$6.00 will be charged per HR Green labor hour for a technology and communication fee.
5. All other direct expenses will be invoiced at cost plus 10%.

Meeting Date: 07/06/2020

Subject

Resolution suspending enforcement of the three-hour parking limitation in and around the City's Square.

Information

Fiscal Impact

Attachments

Square Parking Memorandum
Resolution Suspending Parking



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: June 29, 2020
Re: Resolution approving a suspension of enforcement of Section 71.05 of the Code
Of Ordinances of the City of Indianola, Iowa

At its meeting on June 15th, the City Council discussed the recent increase of enforcement of the three (3) hour parking limit on the Public Square and on each street intersecting with the Public Square for a distance of one block from the intersection of the street with the Public Square. As the Council will recall, with construction to the Warren County Justice Center beginning, the Square has seen additional vehicles parked from construction workers. After concern was raised from multiple business owners on the Square indicating that the three-hour parking limit negatively effects their business operations, the City Council asked staff to draft a resolution temporally suspending enforcement the three (3) hour parking limit on the Public Square and on each street intersecting with the Public Square. The proposed resolution is attached. The resolution states four (4) items:

1. That City Staff, the Indianola Chamber of Commerce and the business owners work together to make a recommendation of possible changes Section 71.05 to the City Council;
2. Enforcement of Section 71.05 be suspended until further notice;
3. The Community Development Department is authorized to reserve parking spaces in front of businesses who have an active permit for work related to said permit; and
4. Individuals associated with the construction of the Warren County Justice Center are directed to park vehicles on the interior side of the Square, as directed by the Community and Economic Development Director, and in the parking lot that is leased by the City of Indianola for a public parking lot that is owned by Trinity United Presbyterian Church and First Baptist Church located at the southwest corner of East 1st Avenue and South 1st Street.

I will attend the July 6th Council meeting if you have any questions.

RESOLUTION NO. 2020-_____

RESOLUTION APPROVING A SUSPENSION OF ENFORCEMENT OF SECTION 71.05 OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA

WHEREAS, Section 71.05 of the Code of Ordinances of the City Indianola, Iowa, states that it is unlawful to park any vehicle for a continuous period of more than three (3) hours, between the hours of eight o'clock (8:00) a.m. and six o'clock (6:00) p.m. on each weekday, except on Sunday or a national holiday, on the public square or on each street intersecting with the public square for a distance of one block from the intersection of the street with the public square; and

WHEREAS, the City of Indianola, Iowa, has received feedback from business owners on the public square and for one block from the intersection of the street with the public square that the current three-hour limitation conflicts with their business operations.

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

1. City Staff, the Indianola Chamber of Commerce and the business owners on the public square and for one block from the intersection of the street with the public square shall review Section 71.05 of the Code of Ordinances of the City Indianola, Iowa, and make a recommendation of possible changes to the City Council;
2. Enforcement of Section 71.05 of the Code of Ordinances of the City Indianola, Iowa, shall be suspended until further notice on the public square and for one block from the intersection of the street with the public square;
3. The Community Development Department is authorized to reserve parking spaces in front of businesses who have an active permit through the Community Development Department for work related to said permit; and
4. Individuals associated with the construction of the Warren County Justice Center are directed to park vehicles on the interior side of the Square, as directed by the Community and Economic Development Director, and in the parking lot that is leased by the City of Indianola for a public parking lot that is owned by Trinity United Presbyterian Church and First Baptist Church located at the southwest corner of East 1st Avenue and South 1st Street.

APPROVED this 6th of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 07/06/2020

Subject

Third consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District (Woda Cooper Development).

Information

Council will need to consider an ordinance to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. 2020 - _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE M-2 GENERAL INDUSTRIAL ZONING DISTRICT TO THE R-4, MULTIPLE FAMILY (RESIDENTIAL) ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District for real property described as the South 170.52' of Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C in Section 19, Township 76 North, Range 23 West of the 5th P.M., 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 M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District for real property described as the South 170.52' of Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C in Section 19, Township 76 North, Range 23 West of the 5th P.M., 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 _____ 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

First reading: _____

Second reading: _____

Third reading: _____

Publication Date: _____

Meeting Date: 07/06/2020

Subject

Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, and approving the Final Plat for Autumn Ridge Plat 3.

Information

Fiscal Impact

Attachments

Autumn Ridge Memorandum
Staff Report
Plat Map
ABACI Document
Trail Easement
Detention Basin Easement
Lot Tie Agreement
MBE Exhibit
Resolution - Autumn Ridge



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: June 30, 2020
Re: Resolution Accepting Public Improvements and Four-Year Maintenance Bonds
for Sanitary Sewer, Storm Sewer, Water and Streets, Accepting Street Lots, and
Approving the Final Plat for Autumn Ridge Plat 3

As the City Council may recall, the preliminary plat for Autumn Ridge Plat 3 was approved by the Council on October 15th, 2018. The construction plans for Autumn Ridge Plat 3 were approved by staff on November 19th, 2018, and since that time, all required improvements have been installed. On June 15th, 2020, City staff inspected the improvements and provided the Developer with a punchlist of items that needed to be corrected prior to the City accepting the improvements.

On June 26th, 2020, City staff did a final follow-up inspection. Additionally, the engineer on this project for the developer, Mark McMurphy, has submitted a letter stating that the construction is in substantial compliance with the approved construction plans and specifications, and that letter is attached. As such, Staff is recommending that the City Council approve and accept the public improvements, including all streets, sanitary sewer, storm sewer and water infrastructure. The City Clerk is in receipt of four (4) year maintenance bonds for all streets; however, at the time of this memo, the City was still awaiting the four (4) year maintenance bonds for sanitary sewer, storm sewer and water infrastructure that has been installed as part of Autumn Ridge Plat 3. Staff anticipates that bond will be in hand by the Council meeting, and recommends the Council accept those maintenance bonds. This plat further notes that the right-of-way (60') for North O Street, West Lincoln Place and North O Court will be dedicated to the City of Indianola. Staff recommends the Council accept dedication of these street lots.

Attached to this agenda item is a Recreational Trail Easement, Detention Basin Easement, Lot Tie Agreement and Minimum Basement Elevations (MBE) Exhibit that are all to be recorded with this final plat. The recreational trail easement is to be dedicated to the City for the purposes of constructing a recreational trail in conformance with the City's trails master plan. The detention basin easement gives the City the right, but not the obligation, to remove any unauthorized structures, obstructions and plantings placed or erected on the Easement Area, and to improve, repair, and maintain the Easement in whatever manner necessary and consistent with its purpose. This agreement further states that any work done by the City may be assessed back to the property owners. The lot tie agreement ties Lot 20 to Outlot W, Lot 21

to Outlot X, Lot 22 to Outlot Y, and Lot 23 to Outlot Z. Those outlots were created mainly to separate the undevelopable portions of this area, as well as the floodplain, from the developable portions of the lots. This agreement will assure that the lots are permanently tied together. Lastly, the MBE exhibit shows that the minimum elevations for Lots 20-23 are at least one-foot above the elevation of the 100-year floodplain. Staff recommends these items be recorded with the final plat.

Additionally, through the development of this subdivision, there has been noted concern on the areas on Lots 8, 9, 22 and 23 that are in the Storm Water Flowage Easement. Staff wants to assure that the established grades in these areas are maintained through construction of single-family dwellings, sidewalks, and driveways. To assure such, staff recommends that no Certificate of Occupancy be issued for those lots until it is verified by the Building and Zoning Official and City Engineer that the established grade has been maintained.

On May 12th, 2020, the Planning and Zoning Commission recommended approval of the final plat with the following conditions:

1. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.
2. A recreational trail easement be shown on the final plat and dedicated to the City.
3. A note be placed on the final plat stating that lot tie agreements tying Lot 20 to Outlot W, Lot 21 to Outlot X, Lot 22 to Outlot Y and Lot 23 to Outlot Z shall be recorded with the final plat.
4. A note be placed on the final plat stating that Lots 20-23 shall be designed by a geotechnical engineer prior to issuance of a building permit.

I will attend the July 6th Council meeting if you have any questions.



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: June 9, 2020

Agenda Item: 7.C. Consider recommendation on request for approval of a Final Plat for Autumn Ridge Plat 3.

Application Type: Final Subdivision Plat

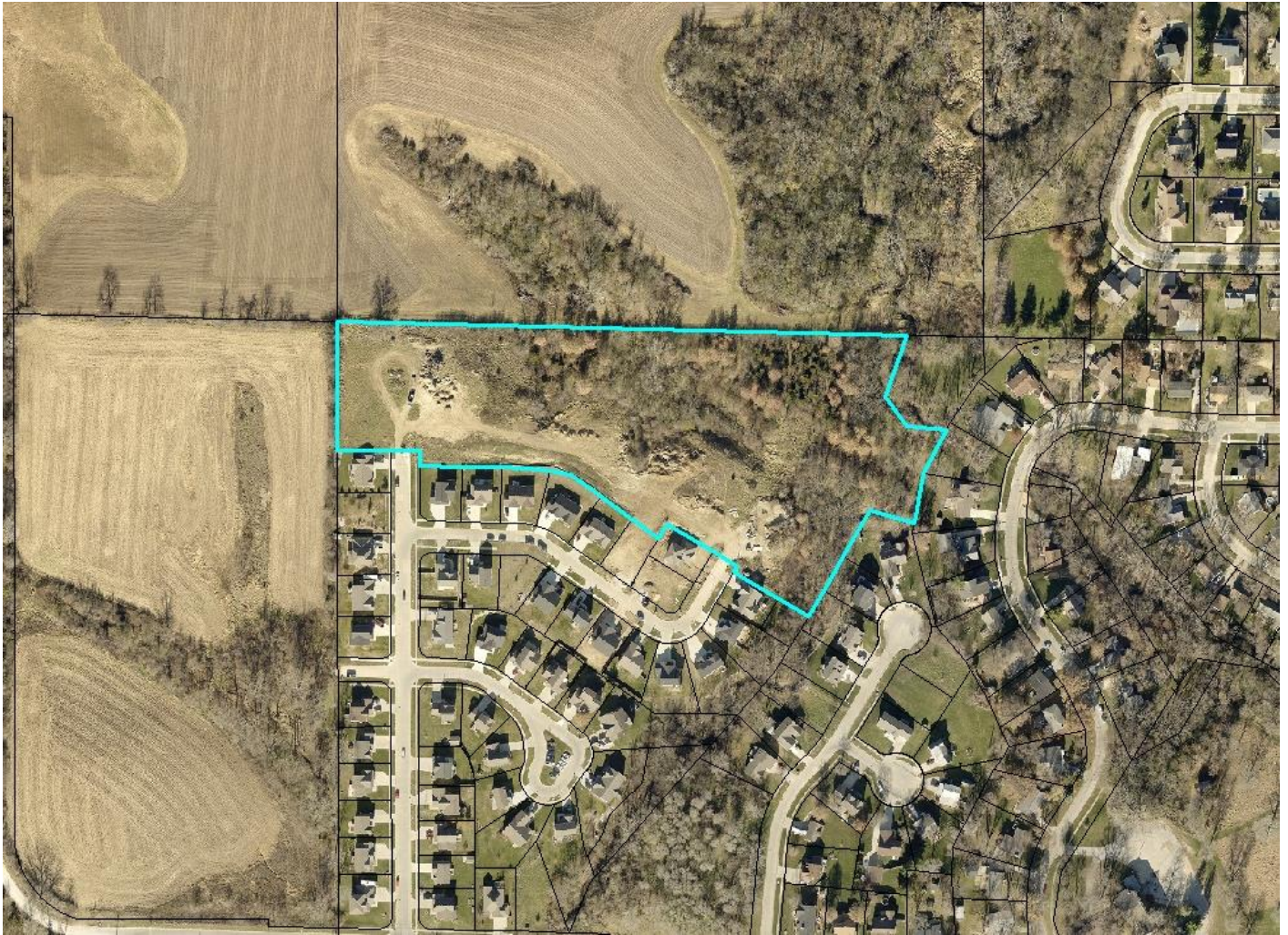
Applicant: Vince Piagentini of Abaci Consulting, Inc.

Zoning: R-1, Single-Family Residential

Comprehensive Plan Designation: Low Density Residential (2011 Comprehensive Plan)

Application Summary: Request for final plat approval of a 23-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

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

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

1. It may include all or only part of the preliminary plat.

2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a 23-lot residential subdivision. The preliminary plat of this subdivision was approved by the City Council on October 15, 2018, and the final plat matches that preliminary plat that was approved. The plat includes an extension of North O Street, where it will terminate in a dead-end on the north end of the development awaiting future development, as well as an extension of North N Court, where it will terminate in a cul-de-sac. The plat includes a new road, West Lincoln Place, which will terminate in a dead-end on the west side, awaiting future development, as well as terminating in a cul-de-sac on the east side. The plat has various outlots on its east side, mainly located in floodplain. Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision.

All improvements, including grading, utilities and paving have been completed for this subdivision. As of publication of this report, City staff has not yet done a final inspection of the improvements. Furthermore, staff is awaiting a maintenance bond for the sewer and water improvements.

Letters were mailed to property owners within 200 feet of this property on May 29, 2020.

ALTERNATIVES

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

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

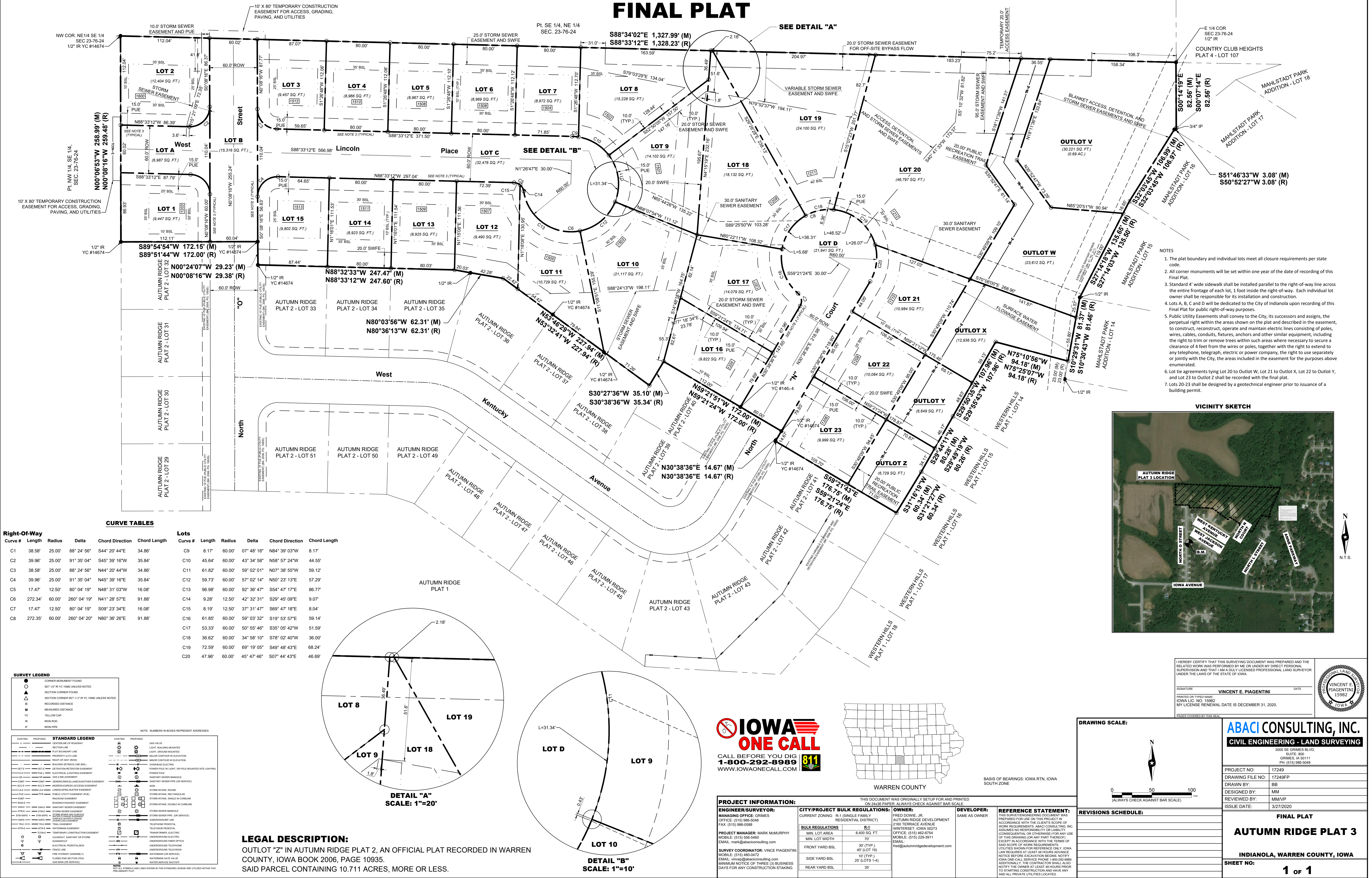
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final plat, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning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

RECOMMENDATION

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

1. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.

AUTUMN RIDGE PLAT 3 FINAL PLAT



ABACI CONSULTING, INC

CIVIL ENGINEERING • LAND SURVEYING

3000 SE Grimes Blvd, Ste 800, Grimes, Iowa 50111

Ph: 515-986-5048 • Fax: 515-986-0588

E-mail: Abaci@AbaciConsulting.com

June 26, 2020

Charlie Dissell
City of Indianola
110 N 1st St.
Indianola, IA 50125

Re: Autumn Ridge Plat 3, Certificate of Completion

Dear Mr. Dissell:

I am writing to notify you that the public improvements: sanitary sewer, storm sewer, water main and public streets have been constructed in accordance with the approved plans. The approved plans are: "Proposed Construction Plans, Autumn Ridge Plat 3" as prepared by Abaci Consulting, Inc. These plans were certified by Jay Koester, PE, Iowa #21923 on 11/9/2018.

I now hereby state and certify that the planned improvements have been constructed in substantial conformance with the plans.

Sincerely,



Mark A. McMurphy, PE, PLS.

President

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.

 6/30/2020
MARK A. MCMURPHY, IOWA LIC. NO. 14874 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES COVERED BY THIS SEAL (NONE UNLESS
INDICATED HERE): _____

Preparer Information: Timothy R. Williams, 505 5th Avenue, Suite 535, Des Moines, Iowa 50309, 515-280-3300
Return to: City Clerk, City of Indianola, 110 N. 1st Street, Indianola, Iowa 50125

RECREATIONAL TRAIL EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Autumn Ridge Development, L.C., hereinafter referred to as "Grantor", does hereby sell, grant and convey unto the City of Indianola, Iowa, a municipal corporation, in the County of Warren, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See attached Exhibit "A" ("Easement Area")

That the above described easement is granted unto the City of Indianola, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Recreational Trail

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.

2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused the negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement area, the property abutting said Easement area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents, and representatives harmless against any loss, damage, injury, or any claim or lawsuit for loss, damage, or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents, or representatives.

6. Maintenance. The City shall be responsible for all trail inspections and cleaning including trash removal and sweeping, snow removal, landscaping, and panel replacement. The Grantor shall avoid parking on the trail, avoid planting and landscaping that encroaches on the trail and avoid placing debris, including grass clippings and snow piles on the trail.

7. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees and the public.

8. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be

herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, I have hereunto affixed my hand this ____ day of _____, 2020.

Autumn Ridge Development, L.C.

By: _____
Fred J. Dowie, Manager

STATE OF IOWA, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared **Fred J. Dowie, manager of Autumn Ridge Development, L.C.** to me known to be the person named in and who executed the foregoing instrument to which is attached; and acknowledged that he executed the instrument as his voluntary act and deed.

Notary Public in and for the State of Iowa

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andy Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.
Signed this ____ day of _____, 2020.

Andy Lent, City Clerk of the City of Indianola, Iowa

EXHIBIT "A"
RECREATIONAL TRAIL EASEMENT AREA

The portions of Outlots W, X, Y, and Z in Autumn Ridge Plat 3, Indianola, Warren County, Iowa, designated on the final plat as trail.

Prepared by: Timothy R. Williams, 505 5th Avenue, Suite 535 Des Moines, IA 50309 515-280-3300
Return to: City Clerk, City of Indianola, 110 N 1st St, Indianola, IA 50125

DETENTION BASIN EASEMENT AND MAINTENANCE AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, **AUTUMN RIDGE DEVELOPMENT, L.C.**, an Iowa limited liability company (“Grantor”), developer of Autumn Ridge Plat 3, an Official Plat in Indianola, Warren County, Iowa, and owner of the Easement Area hereinafter described, in consideration of the approval by the City of Indianola, Iowa (the “City”) of the subdivision plat, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby establish, grant and convey a permanent and perpetual and detention basin easement (the “Easement”) and right-of-way upon, over, under, through, across and within the real property described in **Exhibit “A”** (the “Easement Area”) for the purpose of Grantor locating and constructing a detention basin together with all necessary storm sewer pipes, inlet and outlet control structures and appurtenances thereto to accommodate drainage and detention of storm water runoff for the benefit of **Autumn Ridge, L.C.** and its grantees and successors to use, reconstruct, repair, replace, enlarge, inspect, grade, dredge and maintain the Easement and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area, and to further allow the City access to enter upon the Easement Area to maintain the improvements at its discretion whenever necessary within the Easement Area. This Easement is granted for the benefit of and may be enforced by Grantor, and/or the City, and may not be terminated, modified or amended without the written approval of the City.

This Easement shall be subject to the following terms and conditions:

1. **CONSTRUCTION OF DETENTION BASIN FACILITIES.** Grantor hereby agrees and covenants that it shall be entirely responsible to design, install and construct the detention basin facilities in compliance with the engineering plans and specifications approved by the City to meet any storm water management plan on file with the City (the “Approved

Plans”).

2. **OBSTRUCTIONS PROHIBITED.** No fence, building, structure, improvement or other obstruction of any kind whatsoever shall be erected or permitted upon or within the Easement Area which could reasonably be expected to obstruct or impair usage of the Easement for its intended purpose. No trees, shrubs or other plantings shall be planted or allowed to grow within the Easement Area other than those plantings allowed or required under the Approved Plans.

3. **ENVIRONMENTAL HAZARDS PROHIBITED.** No hazardous substance, pollutant or contaminant, or hazardous waste, including, but not limited to, asbestos and/or urea formaldehyde, or any pollutants or toxic pollutants as defined by state, federal or local law shall be discharged into the storm water detention facilities by any party.

4. **CHANGE OF GRADE PROHIBITED.** No change to the grade, elevation or contour of any part of the Easement Area shall be made in any manner which could reasonably be expected to obstruct or impede usage of the Easement for its intended purpose. The grading, elevations and contour of the Easement Area, including drainage way and detention basin improvements, shall be maintained in accordance with the Approved Plans. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor, its successors or assigns.

5. **MAINTENANCE.** Grantor hereby covenants and agrees that Grantor, its grantees and successors shall be responsible for inspection, replacement, reconstruction, repair, grading, dredging and maintenance of the Easement Area as necessary to keep and preserve the Easement in good repair, condition and function at all times, and shall maintain the Easement Area free and clear of trees, shrubs, bushes, brush, weeds, undergrowth, trash, litter, debris, objects, landscape elements, dirt fill and other vegetative growth and obstructions which might reasonably be expected to obstruct or impair usage of the Easement, and shall not affect grades in any manner which may interfere, obstruct or impede the flow of water or affect required detention basin volumes in the Easement Area. The record title owner of each lot in Autumn Ridge Plat 3 having a detention basin area, as described in Exhibit "A" attached hereto, shall be solely responsible for the maintenance of the detention basin area contained on said lot.

If the City deems it necessary to protect and preserve the Easement, the City may perform maintenance of the Easement or Easement Area and assess its costs for such work to the lot owner or owners for the lot or lots in question. The nature and purpose of this Easement requires the free flow of water over and across the Easement Area and, in the event that the City undertakes any work in the Easement Area, the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs).

6. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary from property adjacent thereto for the right, but not the obligation, to remove any unauthorized structures, obstructions and plantings placed or erected on the Easement Area, and to improve, repair, and maintain the Easement in whatever manner necessary and consistent with its purpose.

7. **LIABILITY.** Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor and its successor and assigns shall indemnify and hold the City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor, its employees, agents or representatives and its successors and assigns.

8. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, the Grantor, and the subsequent owners of the property within Autumn Ridge Plat 3.

9. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

Grantor does hereby covenant that Grantor holds the real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and that Grantor covenants to warrant and defend the Easement Area against the lawful claims of all persons whomsoever.

Words and phrases herein including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated _____, 2020.

Autumn Ridge, L.C.,
an Iowa limited liability company

By: _____
Fred J. Dowie, Manager

STATE OF IOWA, COUNTY OF _____:

This record was acknowledged before me on _____, 2020, by Fred J. Dowie, Manager of Autumn Ridge, L.C..

By: _____
Notary Public

EXHIBIT "A"
DETENTION BASIN EASEMENT AREA

The portions of Lots 8, 10, 11, and 20 in Autumn Ridge Plat 3, Indianola, Warren County, Iowa, designated on the final plat as detention basins.

LOT TIE AGREEMENT

Recorder's Cover Sheet

Preparer Information (Name and Complete Address):

Timothy R. Williams 505 5th Avenue, Suite 535 Des Moines, IA 50309 515/280-3300

Taxpayer Information (Name and Complete Address):

Return Document to (Name and Complete Address):

Timothy R. Williams
505 5th Avenue, Suite 535
Des Moines, IA 50309

GRANTORS

Fred J. Dowie, Jr.

GRANTEES

The Public

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

LOT TIE AGREEMENT

Autumn Ridge Development, L.C. hereby certifies that it is the owner of the following properties in Warren County, Iowa, to-wit:

Lot 20 and adjoining Outlot W; Lots 21 and adjoining Outlot X; Lot 22 and adjoining Outlot Y; and Lot 23 and adjoining Outlot Z, all in Autumn Ridge Plat 3, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

Each lot and adjoining outlot described above shall be combined and held as a single parcel and the undersigned covenants and agrees that it will hold each parcel and adjoining outlot as one parcel and maintain common ownership and control thereof and no parts or interests of any lot and adjoining outlot will be sold or transferred separately. Each lot and adjoining outlot will comprise a single building site that cannot be separated.

This agreement runs with the land and shall be binding upon the undersigned, any future owners, their grantees, successors and assigns. All terms, covenants, conditions, restrictions and agreements contained herein are made for the direct, mutual and reciprocal benefit of each and every part of the above-described properties and are intended to be equitable servitudes and burdens on the said properties.

Dated this ____ day of _____, 2020.

Autumn Ridge Development, L.C.

By: _____
Fred J. Dowie, Jr., Manager

STATE OF IOWA

COUNTY OF _____



SS:

On this ____ day of _____, 2020, before me, a Notary Public, personally appeared **Fred J. Dowie, Jr.**, to me personally known, who, being by me duly sworn, did say that he is Manager of *AUTUMN RIDGE DEVELOPMENT, L.C.* an Iowa limited liability company, executing the within and foregoing instrument; that no seal has been procured by the said company; and that said instrument was signed on behalf of the said company, by authority of its managers and members, and that the said **Fred J. Dowie, Jr.** acknowledged the execution of said instrument to be the voluntary act and deed of said company by it voluntarily executed.

NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

Exhibit 'A'

Autumn Ridge Plat 3

Indianola, Iowa

Minimum Basement Elevations (MBE)

LOT	MBE
Lot 20	861.00
Lot 21	862.00
Lot 22	863.00
Lot 23	864.00

Note: The project elevation reference benchmark for Autumn Ridge Plat 3 is a bury bolt of fire hydrant at the SE corner of the intersection of North O Street and West Jackson Avenue with an Elevation of 906.17.

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.

Mark A. McMurphy 6-24-2020
Mark A. McMurphy, IOWA LIC. NO. 14674 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES COVERED BY THIS SEAL: THIS PAGE



RESOLUTION NO. 2020-_____

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND FOUR-YEAR
MAINTENANCE BONDS FOR SANITARY SEWER, STORM SEWER, WATER AND
STREETS, ACCEPTING STREET LOTS AND EASEMENTS, AND APPROVING THE
FINAL PLAT FOR AUTUMN RIDGE PLAT 3**

WHEREAS, a final plat for Autumn Ridge Plat 3 has been submitted to the City of Indianola; and,

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

WHEREAS, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which approves the plat subject to the following conditions:

1. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.
2. A recreational trail easement be shown on the final plat and dedicated to the City.
3. A note be placed on the final plat stating that lot tie agreements tying Lot 20 to Outlot W, Lot 21 to Outlot X, Lot 22 to Outlot Y and Lot 23 to Outlot Z shall be recorded with the final plat.
4. A note be placed on the final plat stating that Lots 20-23 shall be designed by a geotechnical engineer prior to issuance of a building permit; and,

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

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

WHEREAS, the Council finds that all the requirements of the Code of Ordinances, Indianola, Iowa, regarding subdivision regulations and the final plat for Autumn Ridge Plat 3 have been met.

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

1. All public improvements installed as part of the approved construction documents for Autumn Ridge Plat 3 are hereby approved and accepted.
2. All applicable maintenance bonds have been received and are hereby accepted.
3. Lots A, B, C and D are hereby accepted.
4. All attachments as required by Section 354.11 of the Iowa Code shall be reviewed by staff prior to recordation and then recorded with the final plat.
5. The Recreational Trail Easement is hereby accepted and shall be recorded with the final plat.

6. The Detention Basin Easement and Maintenance Agreement shall be recorded with the final plat.
7. The Lot Tie Agreement shall be recorded with the final plat.
8. The Minimum Basement Elevations (MBE) exhibit shall be recorded with the final plat.
9. The areas on Lots 8, 9, 22 and 23 that are in the Storm Water Flowage Easement maintain their established grades and no Certificate of Occupancy be issued for those lots until its is verified by the Building and Zoning Official and City Engineer that the established grade has been maintained.
10. The final plat for Autumn Ridge Plat 3 is hereby approved.

APPROVED this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 07/06/2020

Subject

Resolution accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, and approving the Final Plat for Heritage Hills Plat 10.

Information

Fiscal Impact

Attachments

Heritage Hills Memorandum
Staff Report
Plat Map
Certification Letter
Easement
Resolution - Heritage Hills



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: June 30, 2020
Re: Resolution Accepting Public Improvements and Four-Year Maintenance Bonds for Sanitary Sewer, Storm Sewer, Water and Streets, Accepting Street Lots, and Approving the Final Plat for Heritage Hills Plat 10

As the City Council may recall, the preliminary plat for Heritage Hill Plat 10 was approved by the Council on August 19th, 2019. The construction plans for Heritage Hills Plat 10 were approved by staff on October 8th, 2019, and since that time, all required improvements have been installed. On June 5th, 2020, City staff inspected the improvements and provided the Developer with a punchlist of items that needed to be corrected prior to the City accepting the improvements.

On June 30th, 2020, City staff did a final follow-up inspection. Additionally, the engineer on this project for the developer, Paul Clausen, has submitted a letter stating that the construction is in substantial compliance with the approved construction plans and specifications, and that letter is attached. As such, Staff is recommending that the City Council approve and accept the public improvements, including all streets, sanitary sewer, storm sewer and water infrastructure. The City Clerk is in receipt of four (4) year maintenance bonds for all street, sanitary sewer, storm sewer and water infrastructure that has been installed as part of Heritage Hills Plat 10. Staff recommends the Council accept those maintenance bonds. This plat further notes that the right-of-way (60') for Trail Ridge Road will be dedicated to the City of Indianola. Staff recommends the Council accept dedication of this street lot.

Attached to this agenda item is a Private Storm Sewer, Overland Flowage and Detention Easement that is to be recorded with this final plat. This easement gives the City the right, but not the obligation, to remove any unauthorized structures, obstructions and plantings placed or erected on the Easement Area, and to improve, repair, and maintain the Easement in whatever manner necessary and consistent with its purpose. This agreement further states that any work done by the City may be assessed back to the property owners. Staff recommends this item be recorded with the final plat.

On May 12th, 2020, the Planning and Zoning Commission recommended approval of the final plat with the condition that the City Council review its recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.

I will attend the July 6th Council meeting if you have any questions.



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: June 9, 2020

Agenda Item: 7. B. Consider recommendation on request for approval of a Final Plat for Heritage Hills Plat 10

Application Type: Final Subdivision Plat

Applicant: Paul Clausen of Civil Engineering Consultants, Inc.

Zoning: R-5, Planned Residential

Comprehensive Plan Designation: Mixed Residential (2011 Comprehensive Plan)

Application Summary: Request for final plat approval of a 10-lot townhome residential subdivision

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

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

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

1. It may include all or only part of the preliminary plat.

2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a 10-lot townhome residential subdivision, where 20 units are proposed. The preliminary plat of this subdivision was approved by the City Council on August 19, 2019, and the final plat matches that preliminary plat that was approved. The plat includes an extension of Trail Ridge Road to the west, where it will terminate in a dead-end on the west end of the development awaiting future development.

Grading, paving and utilities have been completed for this subdivision, and City staff is scheduled to inspect improvements on June 5. All maintenance bonds for the improvements have been received.

Letters were mailed to property owners within 200 feet of this property on May 29, 2020.

ALTERNATIVES

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

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

RECOMMENDATION

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

1. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.



Civil Engineering Consultants, Inc.

June 26, 2020

Attention: Mr. Charlie E. Dissell, AICP
Director of Community and Economic Development
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Heritage Hills Plat 10

Dear Mr. Dissell:

This letter is to certify that we have inspected the construction in Heritage Hills Plat 10 and we find the construction to be in substantial compliance with the approved construction plans and specifications.

Should you have any questions or comments, Please contact our office.

Sincerely,
CIVIL ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink that reads 'Paul Clausen'.

Paul Clausen, PE

Cc: Kalen Ludwig, Mark Trost, and David Brown

Prepared by: Jake Oeth, Hogan Law Office, 3101 Ingersoll Ave., Suite 103, Des Moines, IA 50312 515-279-9059

Return to: City Clerk, City of Indianola, 110 N 1st St, Indianola, IA 50125

**PRIVATE STORM SEWER, OVERLAND FLOWAGE
AND DETENTION EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, **GROUND BREAKER HOMES, LLC**, an Iowa limited liability company (“Grantor”), developer of Heritage Hills Village Townhomes, a Horizontal Property Regime to be located upon Heritage Hills Plat 10, an Official Plat in Indianola, Warren County, Iowa (“Heritage Hills Village Townhomes”), and owner of the Easement Area hereinafter described, in consideration of the approval by the City of Indianola, Iowa (the “City”) of the subdivision plat, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby establish, grant and convey a permanent and perpetual storm sewer, overland flowage and detention easement (the “Easement”) and right-of-way upon, over, under, through, across and within the real property described in **Exhibit “A”** (the “Easement Area”) for the purpose of Grantor locating and constructing a storm water detention basin together with all necessary storm sewer pipes, inlet and outlet control structures and appurtenances thereto to accommodate drainage and detention of storm water runoff for the benefit of **Heritage Hills Village Townhomes** and thereafter to allow **Heritage Hills Village Townhomes Association, Inc.**, an association organized pursuant to Chapter 504 of the Code of Iowa (the “Association”), under that certain Declaration of Submission to Horizontal Property Regime for Heritage Hills Village Townhomes to use, inspect, reconstruct, repair, replace, enlarge, inspect, grade, dredge and maintain the Easement and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area, and to further allow the City access to enter upon the Easement Area to maintain the improvements at its discretion whenever necessary within the Easement Area. This Easement is granted for the benefit of and may be enforced by Grantor, the Association and the City, and may not be terminated, modified or amended without the written approval of the City.

This Easement shall be subject to the following terms and conditions:

1. **CONSTRUCTION OF STORM WATER DETENTION FACILITIES.** Grantor hereby agrees and covenants that it shall be entirely responsible to design, install and construct the storm water detention facilities in compliance with the engineering plans and specifications approved by the City to meet any storm water management plan on file with the City (the “Approved

Plans”).

2. **OBSTRUCTIONS PROHIBITED.** No fence, building, structure, improvement or other obstruction of any kind whatsoever shall be erected or permitted upon or within the Easement Area which could reasonably be expected to obstruct or impair usage of the Easement for its intended purpose. No trees, shrubs or other plantings shall be planted or allowed to grow within the Easement Area other than those plantings allowed or required under the Approved Plans.

3. **ENVIRONMENTAL HAZARDS PROHIBITED.** No hazardous substance, pollutant or contaminant, or hazardous waste, including, but not limited to, asbestos and/or urea formaldehyde, or any pollutants or toxic pollutants as defined by state, federal or local law shall be discharged into the storm water detention facilities by any party.

4. **CHANGE OF GRADE PROHIBITED.** No change to the grade, elevation or contour of any part of the Easement Area shall be made in any manner which could reasonably be expected to obstruct or impede usage of the Easement for its intended purpose. The grading, elevations and contour of the Easement Area, including drainage way and detention basin improvements, shall be maintained in accordance with the Approved Plans. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.

5. **MAINTENANCE.** Grantor hereby covenants and agrees that the Association shall be responsible for inspection, replacement, reconstruction, repair, grading, dredging and maintenance of the Easement as necessary to keep and preserve the Easement in good repair, condition and function at all times, and shall maintain the Easement Area free and clear of trees, shrubs, bushes, brush, weeds, undergrowth, trash, litter, debris, objects, landscape elements, dirt fill and other vegetative growth and obstructions which might reasonably be expected to obstruct or impair usage of the Easement, and shall not affect grades in any manner which may interfere, obstruct or impede the flow of water or affect required detention basin volumes in the Easement Area.

If the City deems it necessary to protect and preserve the Easement, the City may perform maintenance of the Easement or Easement Area and assess its costs for such work to the owners of the property within Heritage Hills Village Townhomes, a Horizontal Property Regime. The nature and purpose of this Easement requires the free flow of water over and across the Easement Area and, in the event that the City undertakes any work in the Easement Area, the City’s duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs).

6. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary from property adjacent thereto for the right, but not the obligation, to remove any unauthorized structures, obstructions and plantings placed or erected on the Easement Area, and to improve, repair, and maintain the Easement in whatever manner necessary and consistent with its purpose.

7. **LIABILITY.** Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold the City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

8. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, the Association, and the owners of the property within Heritage Hills Village Townhomes.

9. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

Grantor does hereby covenant that Grantor holds the real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and that Grantor covenants to warrant and defend the Easement Area against the lawful claims of all persons whomsoever.

Words and phrases herein including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated _____, 2020.

GROUND BREAKER HOMES, LLC,
an Iowa limited liability company

By: _____
Steve Bruere, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on _____, 2020, by Steve Bruere, Manager of Ground Breaker Homes, LLC.

By: _____
Notary Public

EXHIBIT "A"
PRIVATE STORM SEWER, OVERLAND FLOWAGE AND DETENTION EASEMENT

OUTLOT Z, HERITAGE HILLS PLAT 10, AN OFFICIAL PLAT RECORDED AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF INDIANOLA, WARREN COUNTY, IOWA.

AND

PART OF LOT 10, HERITAGE HILLS PLAT 10, AN OFFICIAL PLAT RECORDED AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF INDIANOLA, WARREN COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 10, SAID NE CORNER ALSO BEING THE NW CORNER OF LOT 6, HERITAGE HILLS PLAT 7 AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 8080 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S14°20'54"E, 140.72 FEET ALONG THE EAST LINE OF SAID LOT 10, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID LOT 6 OF HERITAGE HILLS PLAT 7, TO THE SE CORNER OF SAID LOT 10, SAID SE CORNER ALSO BEING THE SW CORNER OF SAID LOT 6 OF HERITAGE HILLS PLAT 7; THENCE S65°56'21"W, 48.00 FEET ALONG THE SOUTH LINE OF SAID LOT 10; THENCE N03°04'35"W, 151.62 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET AND A CHORD BEARING OF N75°15'41"E, AN ARC LENGTH OF 17.72 FEET ALONG SAID NORTH LINE OF LOT 10 TO THE POINT OF BEGINNING.

RESOLUTION NO. 2020-_____

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND FOUR-YEAR MAINTENANCE BONDS FOR SANITARY SEWER, STORM SEWER, WATER AND STREETS, ACCEPTING STREET LOTS, AND APPROVING THE FINAL PLAT FOR HERITAGE HILLS PLAT 10

WHEREAS, a final plat for Heritage Hills Plat 10 has been submitted to the City of Indianola; and,

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

WHEREAS, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which approves the plat subject to the following condition:

1. The City Council review the recommendation of approval after all improvements have been inspected and approved by staff, and all maintenance bonds have been secured.

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

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

WHEREAS, the Council finds that all the requirements of the Code of Ordinances, Indianola, Iowa, regarding subdivision regulations and the final plat for Heritage Hills Plat 10 have been met.

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

1. All public improvements, including all streets, sanitary sewer, storm sewer and water infrastructure installed as part of the approved construction documents for Heritage Hills Plat 10 are hereby approved and accepted.
2. All applicable maintenance bonds have been received and are hereby accepted.
3. Lot A is hereby accepted.
4. All attachments as required by Section 354.11 of the Iowa Code shall be reviewed by staff prior to recordation and then recorded with the final plat.
5. The Private Storm Sewer, Overland Flowage and Detention Easement shall be recorded with the final plat.
6. The final plat for Heritage Hills Plat 10 is hereby approved.

APPROVED this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 07/06/2020

Subject

Resolution approving and accepting the development agreements and easements for the East Iowa Avenue Paving Project.

Information

Fiscal Impact

Attachments

Iowa Ave Memorandum
MO Valley Agreement
Trueblood Agreement
Trueblood Easement - Public Utility
Easement Plat
Trueblood Easement - Storm Sewer
Storm Drainage Plat
Trueblood Temporary Easement
Diligent Agreement
Diligent Utility Easement Agreement
Diligent Utility Easement Plat
Diligent Storm Sewer Agreement
Diligent Storm Sewer Easement
Diligent Temporary Easement
Resolution - Iowa Avenue Agreements



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: June 29, 2020
Re: Resolution Approving and Accepting Development Agreements and Easements
for the East Iowa Avenue Paving Project

As the City Council is aware, the City is in the process of finalizing the plans and specifications for the East Iowa Avenue Paving Project. Those, plus the form of contract and notice to bidders, is scheduled to be released in late summer of 2020, with a bid opening and potential award of contract in the fall of 2020.

As part of this project, the Council adopted a preliminary assessment schedule on March 2nd, 2020, that identified the possible use of special assessments on five properties. To date, the City has received three (3) signed development agreements as it relates to those special assessments. Those three (3) development agreements are attached. Additionally, as part of this project, various easements for public utilities, storm sewer and overland flowage, and temporary construction are also needed. To date, the City has received six (6) of those nine (9) necessary signed easements. Those six (6) easements are attached.

Additionally, as the City Council is aware, the City has been provided with a grant from the U.S. Department of Commerce, Economic Development Administration. As part of the process required by the grant, the City is required to get a title opinion on limits of the construction of the East Iowa Avenue Paving Project. The easements necessary to complete a satisfactory title opinion are included in the six (6) that the City has received to date.

Staff will continue to work with the property owners to secure the remaining two (2) development agreements and three (3) easements and will bring them forward to Council at a later date for approval. I will attend the July 6th Council meeting if you have any questions.

When Recorded Return to:

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266

Phone: 515-274-1450

**DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF INDIANOLA AND MISSOURI VALLEY ELECTRICAL JOINT
APPRENTICESHIP & TRAINING FUND**

WHEREAS, the City of Indianola, Iowa (hereinafter the "City") and Missouri Valley Electrical Joint Apprenticeship & Training Fund (hereinafter "DEVELOPER") have agreed that the paving and improvements along Iowa Avenue from 15th Street to the East City limits and along 17th Street from Iowa Avenue to the entrance of DEVELOPERS property are mutually beneficial to the City and to DEVELOPER for the development of the Missouri Valley Training Facility; and

WHEREAS, the City finds that the City expenditure required for the proposed paving and infrastructure improvements provides a general benefit to the City and its citizens.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, DEVELOPER and the City hereby agree as follows:

1. DEVELOPER and City agree that Iowa Avenue will be paved in accordance with the City standards, including infrastructure improvements. The City shall design and construct all paving and infrastructure improvements. Said paving and infrastructure improvements shall be in compliance with plans approved by the City Engineer of the City of Indianola and all applicable local, state and federal laws. The total paving and infrastructure improvements project is currently estimated at \$1,545,588.63 as shown on Exhibit "A".
2. DEVELOPER agrees to install the improvements to 17th Street as part of DEVELOPER's project. Upon acceptance of the improvements to 17th Street and receipt by the City of a four (4) year maintenance bond for the improvements, which shall take place no later than December 1, 2020, DEVELOPER shall receive credit against any assessment for Iowa Avenue in the amount of \$77,776.25, which includes 1/2 of the cost of construction for 17th Street (current bid estimate of \$79,052.50, as shown on Exhibit "B"), and 1/2 the value of the right-of-way for 17th Street (3.06 acres at \$25,000/acre).
3. DEVELOPER shall transfer 5.14 acres of right of way for Iowa Avenue, 17th Street, and 15th Street by Warranty Deed within ten (10) days of a written request from the City. In addition, DEVELOPER shall grant easements as necessary to accommodate the construction, location and

maintenance of the paving and infrastructure improvements. Upon receipt of the Warranty Deed and required easements by the City, DEVELOPER shall receive credit against any assessment for Iowa Avenue in the amount of \$37,250, which includes the cost of the right-of-way for 15th Street (1.49 acres at \$25,000/acre).

4. Any assessment to Developer for the East Iowa Avenue paving project shall not exceed \$115,026.25.
5. In consideration of the execution of this Agreement and the construction of the paving and infrastructure improvements, DEVELOPER hereby waives the public hearing on the adoption of the Resolution of Necessity and the mailing and publication of notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of the improvements where the expense of such improvements is to be assessed against private property. DEVELOPER hereby expressly waives each and every question of jurisdiction, benefit and need, the intention of the DEVELOPER being to authorize and direct said City to construct the improvements for the benefit of the DEVELOPER without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications and if the City assesses the cost of the improvements by special assessment, that the City shall make assessments against the property proportionately, and that said assessments so made shall be a lien upon the DEVELOPER'S property, and the DEVELOPER hereby agrees to pay the amount that is assessed against said property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed, subject only to the rights of the DEVELOPER reserved herein. The DEVELOPER hereby expressly waives every objection to said final assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the DEVELOPER within the time provided by statute for the payment of such special assessments for such improvements. DEVELOPER, if entitled to agricultural deferment under the Code of Iowa, hereby waives its right to such deferral.

DEVELOPER hereby authorizes the City Council to pass any resolution requisite or necessary to order or secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, subject only to the right of the DEVELOPER reserved herein, and any such resolution may contain recitals that said improvements are ordered or made by the Council without petition of DEVELOPER; without in any way qualifying this petition or releasing the DEVELOPER from obligations to pay the assessments levied against its property

for the cost of said improvements and to issue improvement bonds payable out of said assessment as herein provided.

DEVELOPER warrants that the property is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. DEVELOPER further agrees to subordinate its property to the terms of this Petition and Waiver, and upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder, designated below, by execution of this Petition and Waiver, agrees and consents that its lien shall be subordinated to the lien of the assessments levied pursuant hereto.

5. This Agreement shall be governed by the laws of the State of Iowa.
6. In the event a party hereto fails to perform its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, any other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 10 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance
7. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.
8. All agreements, covenants, representations and warranties made herein are intended to survive until termination of this Agreement.
9. Any uncertainty or ambiguity existing herein shall not be interpreted against a party because such party prepared any portion of this Agreement, but shall be interpreted according to the application of rules of interpretation of contracts generally.
10. Performance of the Agreement shall be complete, and this Agreement shall terminate, when each of the parties has satisfied its respective covenants and obligations hereunder.
11. Each party will, whenever it shall be reasonably requested to do so by another party, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances and consents as may be necessary or proper, in order to effectuate the covenants and agreements herein provided. Each party will cooperate in good faith with the other parties and shall execute, acknowledge, and deliver any and all documents or requests in order to satisfy the conditions set forth therein and carry out the intent and purposes of this Agreement.
12. Any consent or approval required herein shall not be unreasonably withheld; provided, however, that this Agreement is subject to the approval of the City Council of the City of Indianola, Iowa.
11. Neither the method of computation of funding nor any other provisions contained in this Agreement nor any acts of any party shall be deemed or construed by DEVELOPER or by any

third person to create the relationship of partnership or joint venture or of any association between the parties.

12. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by DEVELOPER and the City Council of the City of Indianola, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of DEVELOPER and the City.
13. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.
14. All notices or requests under this Agreement shall be given by certified mail, postage prepaid, return receipt requested, to the addresses shown below.

City:

DEVELOPER:

City of Indianola
110 North 1st Street
Indianola, IA 50125
Attn: City Manager

Missouri Valley Electrical Joint Apprenticeship &
Training Fund
1707 N 14th St
Indianola IA 50125

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or DEVELOPER shall have the right to send notices by overnight delivery which notice shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representatives on this the ____ day of _____ 2020.

THE CITY OF INDIANOLA, IOWA

Kelly B. Shaw, Mayor

I, Andrew J. Lent, City Clerk of the City of Indianola Iowa do hereby certify that the within and foregoing Development Agreement was duly approved and accepted by the City Council of said City of Indianola by Resolution No. _____ passed on the ____ day of _____ 2020 and this certificate is made pursuant to authority contained in said Resolution.

Signed the ____ day of _____ 2020.

Andrew J. Lent, City Clerk

STATE OF IOWA, COUNTY OF WARREN, ss:

On the ____ day of _____ 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Andrew J. Lent, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Kelly B. Shaw and Andrew J. Lent acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

[Stamp or Seal]

Notary Public in and for the State of Iowa

_____, President
Missouri Valley Electrical Joint Apprenticeship
& Training Fund

STATE OF IOWA, COUNTY OF WARREN, ss:

On the _____ day of _____ 2020, before me , the undersigned, a Notary in and for the said State, personally appeared _____, to me personally known, who being duly sworn, did say that he is the President of Missouri Valley Electrical Joint Apprenticeship & Training Fund; the instrument was signed on behalf of the corporation; and that he as President acknowledges execution of the instrument to be the voluntary act and deed of the corporation by it and by him voluntarily executed.

[Stamp or Seal]

Notary Public in and for the State of Iowa

When Recorded Return to:,

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266

Phone: 515-274-1450

**DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF INDIANOLA AND TRUEBLOOD FARMS LLC**

WHEREAS, the City of Indianola, Iowa (hereinafter the "City") and Trueblood Farms LLC (hereinafter "PROPERTY OWNER") have agreed that the paving and improvements along East Iowa Avenue from North 15th Street to the East City limits are mutually beneficial to the City and to PROPERTY OWNER; and

WHEREAS, the City finds that the City expenditure required for the proposed paving and infrastructure improvements provides a general benefit to the City and its citizens.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, PROPERTY OWNER and the City hereby agree as follows:

1. PROPERTY OWNER and City agree that East Iowa Avenue will be paved in accordance with the City standards, including infrastructure improvements. The City shall design and construct all paving and infrastructure improvements. Said paving and infrastructure improvements shall be in compliance with plans approved by the City Engineer of the City of Indianola and all applicable local, state and federal laws. The total paving and infrastructure improvements project is currently estimated at \$1,545,588.63 as shown on Exhibit "A".
2. PROPERTY OWNER agrees that the right of way for East Iowa Avenue is currently held by the City through a road easement. PROPERTY OWNER shall transfer the 0.44 acres of right of way by warranty within ten (10) days of a written request from the City. City shall prepare any Acquisition Plat necessary for the transfer of the existing right of way. In addition, PROPERTY OWNER shall grant temporary easements as necessary to accommodate the construction, location and maintenance of the paving and infrastructure improvements within ten (10) days of a written request from the City. City shall be responsible for preparing all easement documentation.
3. In consideration of the execution of this Agreement and the construction of the paving and infrastructure improvements, PROPERTY OWNER hereby expressly waives each and every question of jurisdiction, benefit and need, the intention of the PROPERTY OWNER being to authorize and direct said City to construct the improvements for the benefit of the PROPERTY OWNER without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications and if the City assesses the cost of the improvements by special assessment, that the City shall make assessments against the property proportionately, and that said assessments so made shall be a lien upon the PROPERTY OWNER'S property, and the PROPERTY OWNER hereby agrees to pay the amount that is assessed against said property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed, subject only to the rights of the PROPERTY OWNER reserved herein. The PROPERTY OWNER hereby expressly waives every objection to said final assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the PROPERTY OWNER within the time provided by statute for the payment of such special assessments for such improvements. PROPERTY OWNER, if entitled to agricultural deferment under the Code of Iowa, hereby waives its right to such deferral.

PROPERTY OWNER hereby authorizes the City Council to pass any resolution requisite or necessary to order or secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, subject only to the right of the PROPERTY OWNER reserved herein, and any such resolution may contain recitals that said improvements are ordered or made by the Council without petition of PROPERTY OWNER; without in any way qualifying this petition or releasing the PROPERTY OWNER from obligations to pay the assessments levied against its property for the cost of said improvements and to issue improvement bonds payable out of said assessment as herein provided.

PROPERTY OWNER warrants that the property is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. PROPERTY OWNER further agrees to subordinate its property to the terms of this Petition and Waiver, and upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder, designated below, by execution of this Petition and Waiver, agrees and consents that its lien shall be subordinated to the lien of the assessments levied pursuant hereto.

4. This Agreement shall be governed by the laws of the State of Iowa.
5. In the event a party hereto fails to perform its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, any other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 10 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance.
6. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.
7. All agreements, covenants, representations and warranties made herein are intended to survive until termination of this Agreement.

8. Any uncertainty or ambiguity existing herein shall not be interpreted against a party because such party prepared any portion of this Agreement, but shall be interpreted according to the application of rules of interpretation of contracts generally.
9. Performance of the Agreement shall be complete, and this Agreement shall terminate, when each of the parties has satisfied its respective covenants and obligations hereunder.
10. Each party will, whenever it shall be reasonably requested to do so by another party, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances and consents as may be necessary or proper, in order to effectuate the covenants and agreements herein provided. Each party will cooperate in good faith with the other parties and shall execute, acknowledge, and deliver any and all documents or requests in order to satisfy the conditions set forth therein and carry out the intent and purposes of this Agreement.
11. Any consent or approval required herein shall not be unreasonably withheld; provided, however, that this Agreement is subject to the approval of the City Council of the City of Indianola, Iowa.
12. Neither the method of computation of funding nor any other provisions contained in this Agreement nor any acts of any party shall be deemed or construed by PROPERTY OWNER or by any third person to create the relationship of partnership or joint venture or of any association between the parties.
13. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by PROPERTY OWNER and the City Council of the City of Indianola, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of PROPERTY OWNER and the City.
14. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.
15. All notices or requests under this Agreement shall be given by certified mail, postage prepaid, return receipt requested, to the addresses shown below.

City:

City of Indianola
110 North 1st Street
Indianola, IA 50125
Attn: City Manager

PROPERTY OWNER:

Trueblood Farms LLC
1515 Shasta Drive #1505
Davis, CA 95616

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or PROPERTY OWNER shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representatives on this the ____ day of _____ 2020.

THE CITY OF INDIANOLA, IOWA

Kelly B. Shaw, Mayor

I, Andrew J. Lent, City Clerk of the City of Indianola Iowa do hereby certify that the within and foregoing Development Agreement was duly approved and accepted by the City Council of said City of Indianola by Resolution No. _____ passed on the ____ day of _____ 2020 and this certificate is made pursuant to authority contained in said Resolution.

Signed the ____ day of _____ 2020.

Andrew J. Lent, City Clerk

STATE OF IOWA, COUNTY OF WARREN, ss:

On the ____ day of _____ 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Andrew J. Lent, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Kelly B. Shaw and Andrew J. Lent acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

[Stamp or Seal }

Notary Public in and for the State of Iowa

PROPERTY OWNER

Hope Goldie, Manager

STATE OF _____, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared **Hope Goldie**, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that she is manager of Trueblood Farms, LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

WHEN RECORDED RETURN TO:

Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Trueblood Farms LLC, hereinafter referred to as "Grantor", in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby sell, grant and convey unto the City of Indianola, Iowa, a municipal corporation, in the County of Warren, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See attached Exhibit "A"

That the above-described easement is granted unto the City of Indianola, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Public Utility Easement

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.

2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused the negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement area, the property abutting said Easement area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents, and representatives harmless against any loss, damage, injury, or any claim or lawsuit for loss, damage, or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents, or representatives.

6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees and the public.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

8. Consent and Subordination of Mortgage Holder(s). By signing this Agreement, the undersigned lender, its successors and assigns consents to the terms of this easement agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.

9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of _____, 2020.

PROPERTY OWNER

Hope Goldie, Manager

STATE OF _____, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared Hope Goldie, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that she is manager of Trueblood Farms, LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

Andrew J. Lent, City Clerk of the City of Indianola, Iowa

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NW1/4 SW1/4
& PT. NE1/4 SW1/4
SEC. 20-76-23
REQUESTED BY:
CITY OF INDIANOLA

EASEMENT PLAT

PUBLIC UTILITY EASEMENT DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL C AS FILED IN PLAT OF SURVEY INSTRUMENT NUMBER 2018-01472 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE NORTH 09°00'45" EAST ALONG THE EAST LINE OF SAID PARCEL C, 33.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 09°00'45" EAST ALONG SAID EAST LINE, 15.14 FEET; THENCE SOUTH 88°43'55" EAST, 544.69 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°21'22" EAST ALONG SAID EAST LINE, 15.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE; THENCE NORTH 88°43'55" WEST ALONG SAID WEST LINE, 547.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES (8,189 S.F.).

LINE TABLE

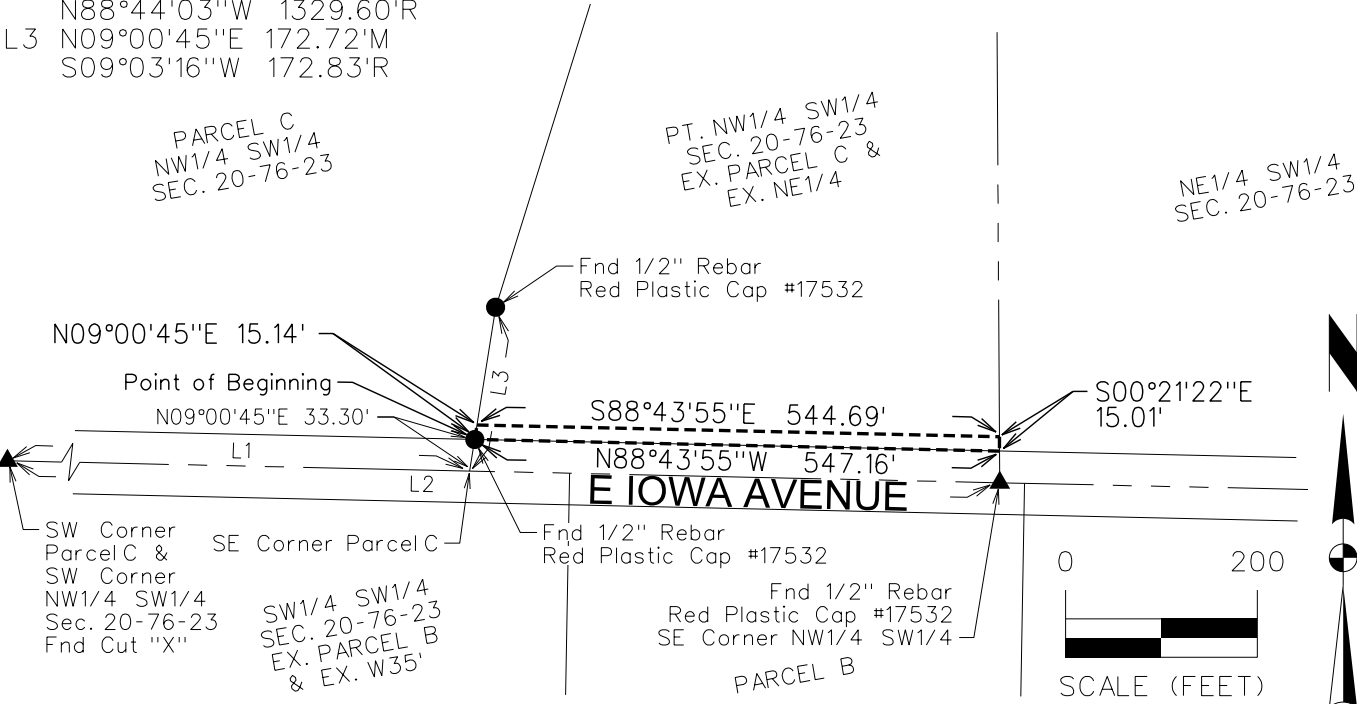
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N88°44'03"W 776.85'R
L2 S88°43'55"E 1329.54'M
N88°44'03"W 1329.60'R
L3 N09°00'45"E 172.72'M
S09°03'16"W 172.83'R

DATE OF SURVEY

DECEMBER 20, 2019

OWNER

TRUEBLOOD FARMS LLC
1515 SHASTA DRIVE #1505
DAVIS, CA 95616



LEGEND

Survey

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

Found

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D
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Set

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○



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

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:

Sheet 1 of 1.

PARCEL 2

PUBLIC UTILITY EASEMENT PLAT



SNYDER
& ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 1

PN: 1191077

FLD BK: PG:

DATE: 03/13/20

PM/TECH: EDG/SGK

WHEN RECORDED RETURN TO:

Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

STORM SEWER & OVERLAND FLOWAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Trueblood Farms LLC, hereinafter referred to as "Grantor", in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby sell, grant and convey unto the City of Indianola, Iowa, a municipal corporation, in the County of Warren, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See attached Exhibit "A"

That the above-described easement is granted unto the City of Indianola, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Storm Sewer and Overland Flowage

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.

2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

8. Consent and Subordination of Mortgage Holder(s). By signing this Agreement, the undersigned lender, its successors and assigns consents to the terms of this easement agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.

9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of

_____, 2020.

PROPERTY OWNER

Hope Goldie, Manager

STATE OF _____, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared Hope Goldie, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that she is manager of Trueblood Farms, LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

Andrew J. Lent, City Clerk of the City of Indianola, Iowa

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NW1/4 SW1/4
SEC. 20-76-23
REQUESTED BY:
CITY OF INDIANOLA

EASEMENT PLAT

STORM SEWER & DRAINAGE EASEMENT DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL C AS FILED IN PLAT OF SURVEY INSTRUMENT NUMBER 2018-01472 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE NORTH 09°00'45" EAST ALONG THE EAST LINE OF SAID PARCEL C, 33.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE; THENCE SOUTH 88°43'55" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 16.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°16'05" EAST, 25.00 FEET; THENCE SOUTH 88°43'55" EAST, 20.00 FEET; THENCE SOUTH 01°16'05" WEST, 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE; THENCE NORTH 88°43'55" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (500 S.F.).

LINE TABLE

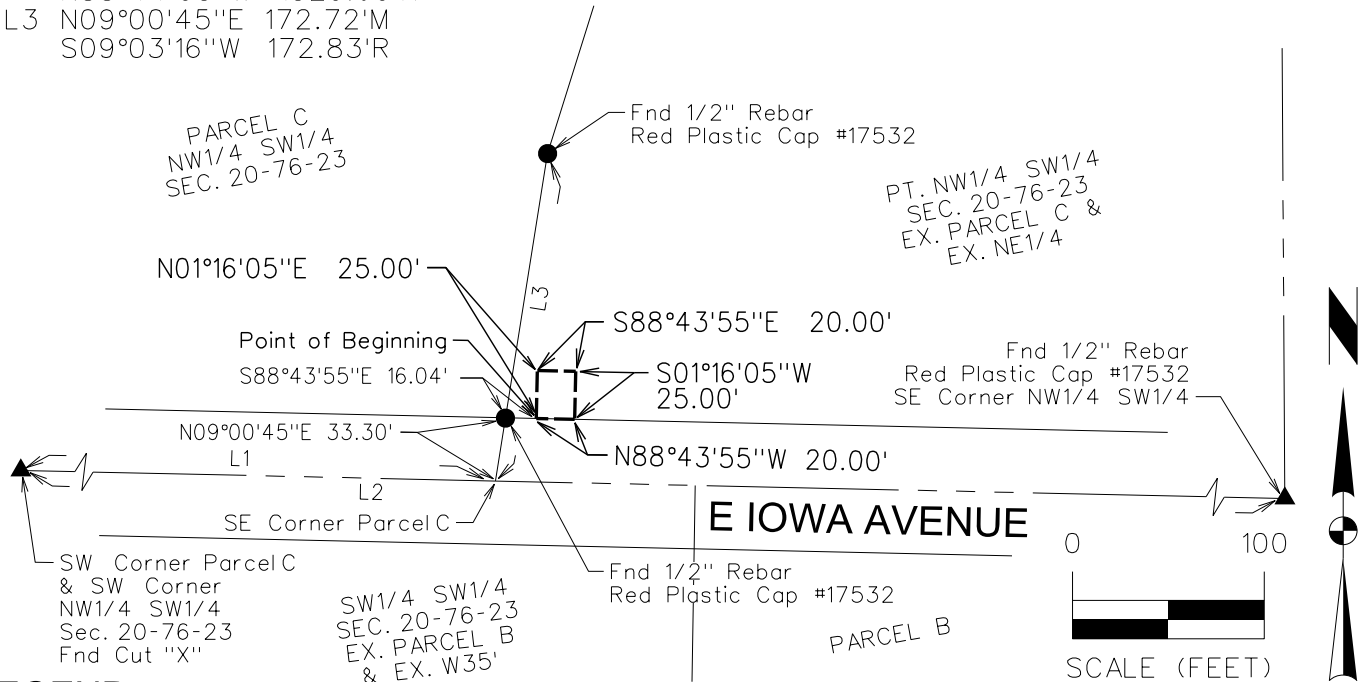
L1 S88°43'55"E 776.95'M
N88°44'03"W 776.85'R
L2 S88°43'55"E 1329.54'M
N88°44'03"W 1329.60'R
L3 N09°00'45"E 172.72'M
S09°03'16"W 172.83'R

DATE OF SURVEY

DECEMBER 20, 2019

OWNER

TRUEBLOOD FARMS LLC
1515 SHASTA DRIVE #1505
DAVIS, CA 95616



LEGEND

Survey

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

Found

▲
●
I
+
P
M
R
D
C

Set

△
○



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

Erin D. Griffin, PLS _____ Date _____

License Number 19710

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:
Sheet 1 of 1.

PARCEL 2

STORM SEWER & DRAINAGE EASEMENT PLAT



SNYDER
& ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	1 OF 1
PN:	1191077
FLD BK:	PG:
DATE:	03/17/20
PM/TECH:	EDG/SDB

WHEN RECORDED RETURN TO:

Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

**TEMPORARY EASEMENT FOR CONSTRUCTION AND
CONSTRUCTION-RELATED ACTIVITIES**

That the undersigned, Trueblood Farms LLC (hereinafter referred to as the "Grantor"), in consideration of Ten and No/100 Dollars (\$10.00) to be paid by the City of Indianola, Iowa, upon final approval and acceptance of this Temporary Easement by the City, does hereby convey unto the City of Indianola, Iowa, a municipal corporation, (hereinafter referred to as the "City"), a Temporary Easement for Construction under, over, through and across the following described property:

TEMPORARY EASEMENT DESCRIPTION:

A PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL C AS FILED IN PLAT OF SURVEY INSTRUMENT NUMBER 2018-01472 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE NORTH 09°00'45" EAST ALONG THE EAST LINE OF SAID PARCEL C, 48.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 09°00'45" EAST ALONG SAID EAST LINE, 32.29 FEET; THENCE SOUTH 88°43'55" EAST, 54.65 FEET; THENCE SOUTH 01°16'05" WEST, 22.00 FEET; THENCE SOUTH 88°43'55" EAST, 485.41 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°21'22" EAST ALONG SAID EAST LINE, 10.00 FEET; THENCE NORTH 88°43'55" WEST, 544.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES (6,674 S.F.),

AND

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°21'22" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°21'22" WEST ALONG SAID WEST LINE, 15.01 FEET; THENCE SOUTH 88°43'55" EAST, 149.30 FEET; THENCE SOUTH 01°16'05" WEST, 15.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE; THENCE NORTH 88°43'55" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 148.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (2,236 S.F.).

(hereinafter referred to as the "Easement Area") Said Easement allows the City, its agents, contractors and employees, and other permitted parties including but not limited to electric, cable and telecommunications utilities and their respective agents, contractors and employees, a right of entry in, upon and onto the above described Easement Area, which purpose includes any and all construction-related activities.

It is understood that, upon completion of this project, the City shall restore the Easement Area to its original condition as reasonably possible, including but not limited to restoration of lawns by sodding or seeding, replacement of concrete or asphalt driveways removed for grading or access purposes, and replacement of fences or other structures that may be removed or damaged by the City and/or permitted parties during the course of construction, except that the following items shall not be restored by the City or permitted parties but are instead compensated for the consideration paid for in this Easement by the City as set forth above. (List items below or state "none").

NONE

It is further understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

It is further understood that the foregoing Easement and release shall be null and void and of no effect whatsoever unless accepted by the City of Indianola and shall be subject to the following terms and conditions to which the City, upon acceptance of this instrument by the City, shall be deemed and to have stipulated and agreed:

1. **DURATION.** It is understood and agreed that this Easement allowing entry in, upon and onto the Easement Area described shall be in effect beginning on the date that the Grantor signs this document until completion of construction of this improvement above described and the City's performance of its obligation hereunder. This Easement shall be binding on Grantor and on Grantor's successors and assigns during construction of this improvement.
2. **GRANTOR'S REPRESENTATION AS TO TENANTS.**
The Grantor states and warrants that there are no tenants on the property where the Property Interests are located, except as listed below:

Allen Henry

Except for the tenant identified herein, Grantor shall convey the Property free and clear of leasehold interests and leasehold claims and shall indemnify City against any such claims as a result of this project, unless the claim is due to City's gross negligence.

3. **REMOVAL OF EQUIPMENT.** It is further understood and agreed that the City and/or permitted parties will remove all of said materials and equipment from the above described premises within 10 days after the above described project has been completed.
4. **SPECIAL PROVISIONS.** NONE

IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of _____, 2020.

PROPERTY OWNER

Hope Goldie, Manager

STATE OF _____, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared Hope Goldie, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that she is manager of Trueblood Farms, LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

Andrew J. Lent, City Clerk of the City of Indianola, Iowa

When Recorded Return to:,

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266

Phone: 515-274-1450

**DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF INDIANOLA AND DILIGENT PRAIRIE GLYNN LLC**

WHEREAS, the City of Indianola, Iowa (hereinafter the "City") and Diligent Prairie Glynn LLC (hereinafter "PROPERTY OWNER") have agreed that the paving and improvements along East Iowa Avenue from North 15th Street to the East City limits are mutually beneficial to the City and to PROPERTY OWNER; and

WHEREAS, the City finds that the City expenditure required for the proposed paving and infrastructure improvements provides a general benefit to the City and its citizens.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, PROPERTY OWNER and the City hereby agree as follows:

1. PROPERTY OWNER and City agree that East Iowa Avenue will be paved in accordance with the City standards, including infrastructure improvements. The City shall design and construct all paving and infrastructure improvements. Said paving and infrastructure improvements shall be in compliance with plans approved by the City Engineer of the City of Indianola and all applicable local, state and federal laws. The total paving and infrastructure improvements project is currently estimated at \$1,545,588.63 as shown on Exhibit "A". Provided, however, that the PROPERTY OWNER and the City acknowledge that the City is applying for an EDA grant from the State of Iowa. In the event the City receives grant funds to apply to the improvements, the project costs assessed to PROPERTY OWNER will be adjusted in accordance with PROPERTY OWNER'S proportionate share of the total assessed properties.
2. PROPERTY OWNER agrees that the right of way for East Iowa Avenue is currently held by the City through a road easement. PROPERTY OWNER shall transfer the 0.64 acres of right of way by warranty within ten (10) days of a written request from the City. City shall prepare any Acquisition Plat necessary for the transfer of the existing right of way. In addition, PROPERTY OWNER shall grant temporary easements as necessary to accommodate the construction, location and maintenance of the paving and infrastructure improvements within ten (10) days of a written request from the City. City shall be responsible for preparing all easement documentation.
3. In consideration of the execution of this Agreement and the construction of the paving and infrastructure improvements, PROPERTY OWNER hereby expressly waives each and every question of jurisdiction, benefit and need, the intention of the PROPERTY OWNER being to

authorize and direct said City to construct the improvements for the benefit of the PROPERTY OWNER without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications and if the City assesses the cost of the improvements by special assessment, that the City shall make assessments against the property proportionately, and that said assessments so made shall be a lien upon the PROPERTY OWNER'S property, and the PROPERTY OWNER hereby agrees to pay the amount that is assessed against said property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed, subject only to the rights of the PROPERTY OWNER reserved herein. The PROPERTY OWNER hereby expressly waives every objection to said final assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the PROPERTY OWNER within the time provided by statute for the payment of such special assessments for such improvements.

PROPERTY OWNER hereby authorizes the City Council to pass any resolution requisite or necessary to order or secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, subject only to the right of the PROPERTY OWNER reserved herein, and any such resolution may contain recitals that said improvements are ordered or made by the Council without petition of PROPERTY OWNER; without in any way qualifying this petition or releasing the PROPERTY OWNER from obligations to pay the assessments levied against its property for the cost of said improvements and to issue improvement bonds payable out of said assessment as herein provided.

PROPERTY OWNER warrants that the property is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. PROPERTY OWNER further agrees to subordinate its property to the terms of this Petition and Waiver, and upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder, designated below, by execution of this Petition and Waiver, agrees and consents that its lien shall be subordinated to the lien of the assessments levied pursuant hereto.

4. PROPERTY OWNER and City agree that the City shall be responsible for all roadside trail snow removal. The PROPERTY OWNER shall responsible for mowing adjacent to the roadside trail, avoid parking on the roadside trail, avoid planting and landscaping that encroaches on the roadside trail and avoid placing debris, including grass clippings and snow piles on the roadside trail.
5. This Agreement shall be governed by the laws of the State of Iowa.
6. In the event a party hereto fails to perform its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, any other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 10 days from the date of notice, the party not

in default may exercise all remedies available at law, or in equity, including specific performance.

7. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.
8. All agreements, covenants, representations and warranties made herein are intended to survive until termination of this Agreement.
9. Any uncertainty or ambiguity existing herein shall not be interpreted against a party because such party prepared any portion of this Agreement, but shall be interpreted according to the application of rules of interpretation of contracts generally.
10. Performance of the Agreement shall be complete, and this Agreement shall terminate, when each of the parties has satisfied its respective covenants and obligations hereunder.
11. Each party will, whenever it shall be reasonably requested to do so by another party, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances and consents as may be necessary or proper, in order to effectuate the covenants and agreements herein provided. Each party will cooperate in good faith with the other parties and shall execute, acknowledge, and deliver any and all documents or requests in order to satisfy the conditions set forth therein and carry out the intent and purposes of this Agreement.
12. Any consent or approval required herein shall not be unreasonably withheld; provided, however, that this Agreement is subject to the approval of the City Council of the City of Indianola, Iowa.
13. Neither the method of computation of funding nor any other provisions contained in this Agreement nor any acts of any party shall be deemed or construed by PROPERTY OWNER or by any third person to create the relationship of partnership or joint venture or of any association between the parties.
14. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by PROPERTY OWNER and the City Council of the City of Indianola, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of PROPERTY OWNER and the City.
15. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.
16. All notices or requests under this Agreement shall be given by certified mail, postage prepaid, return receipt requested, to the addresses shown below.

City:

City of Indianola
110 North 1st Street
Indianola, IA 50125
Attn: City Manager

PROPERTY OWNER:

Diligent Prairie Glynn LLC
12119 Stratford Drive Suite B
Clive, IA 50325

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or PROPERTY OWNER shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representatives on this the ____ day of _____ 2020.

THE CITY OF INDIANOLA, IOWA

Kelly B. Shaw, Mayor

I, Andrew J. Lent, City Clerk of the City of Indianola Iowa do hereby certify that the within and foregoing Development Agreement was duly approved and accepted by the City Council of said City of Indianola by Resolution No. _____ passed on the ____ day of _____ 2020 and this certificate is made pursuant to authority contained in said Resolution.

Signed the ____ day of _____ 2020.

Andrew J. Lent, City Clerk

STATE OF IOWA, COUNTY OF WARREN, ss:

On the ____ day of _____ 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Andrew J. Lent, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Kelly B. Shaw and Andrew J. Lent acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

[Stamp or Seal]

Notary Public in and for the State of Iowa

PROPERTY OWNER

DILIGENT PRAIRIE GLYNN LLC,
an Iowa limited liability company

By: Diligent Development Group, LLC,
an Iowa limited liability company

Its: Manager

By: _____
Steve Bruere, Manager

STATE OF IOWA, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared **Steve Bruere**, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that he is the manager of Diligent Prairie Glynn LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

WHEN RECORDED RETURN TO:

Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Diligent Prairie Glynn LLC, hereinafter referred to as "Grantor", in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby sell, grant and convey unto the City of Indianola, Iowa, a municipal corporation, in the County of Warren, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See attached Exhibit "A"

That the above-described easement is granted unto the City of Indianola, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Public Utility Easement

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.

2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused the negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement area, the property abutting said Easement area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents, and representatives harmless against any loss, damage, injury, or any claim or lawsuit for loss, damage, or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents, or representatives.

6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees and the public.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

8. Consent and Subordination of Mortgage Holder(s). By signing this Agreement, the undersigned lender, its successors and assigns consents to the terms of this easement agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.

9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of _____, 2020.

DILIGENT PRAIRIE GLYNN LLC,
an Iowa limited liability company

By: Diligent Development Group, LLC,
an Iowa limited liability company

Its: Manager

By: _____
Steve Bruere, Manager

STATE OF IOWA, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared **Steve Bruere**, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that he is the manager of Diligent Prairie Glynn LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

Andrew J. Lent, City Clerk of the City of Indianola, Iowa

INDEX LEGEND

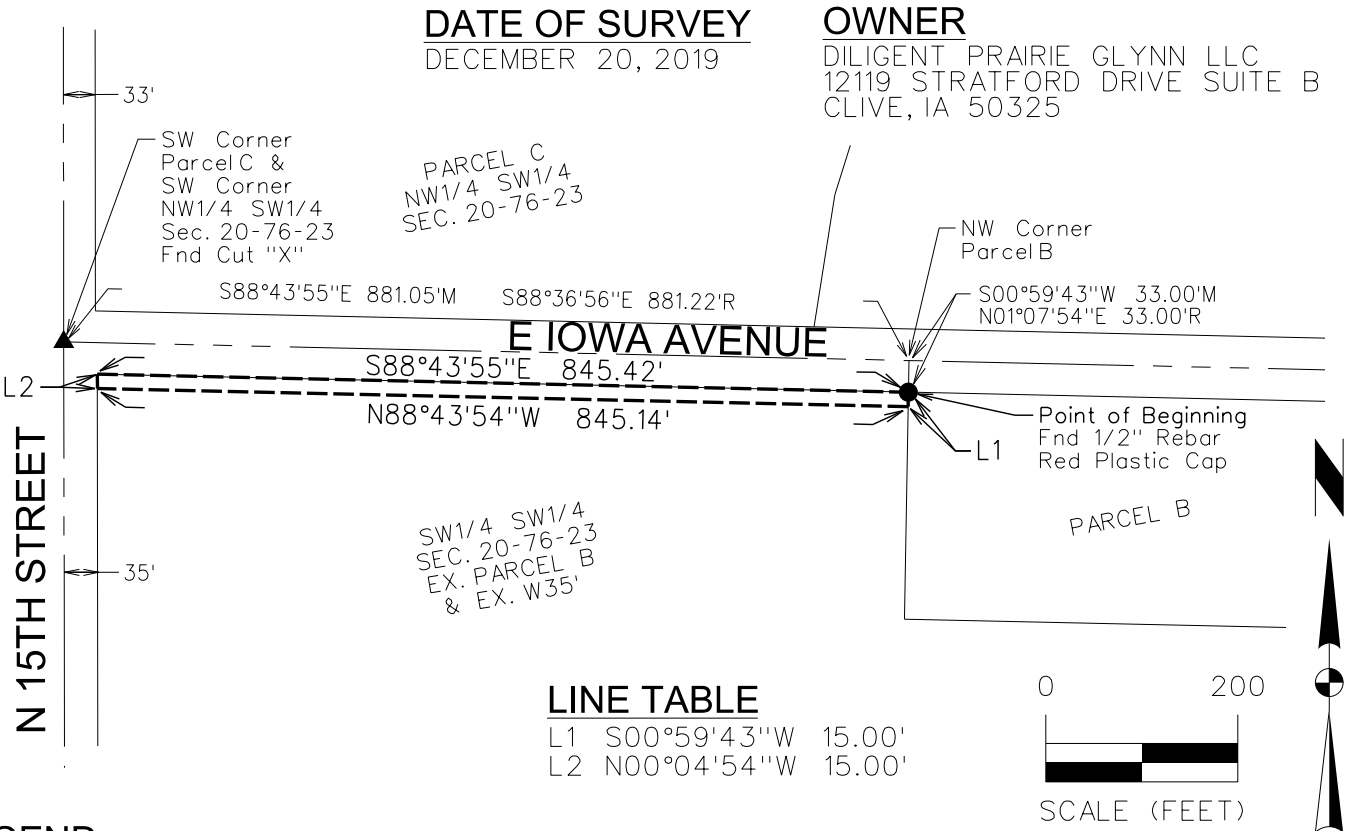
SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. SW1/4 SW1/4
SEC. 20-76-23
REQUESTED BY:
CITY OF INDIANOLA

EASEMENT PLAT

PUBLIC UTILITY EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL B AS FILED IN BOOK 2013, PAGE 541 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°59'43" WEST ALONG THE WEST LINE OF SAID PARCEL B, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE AND TO THE POINT OF BEGINNING; THENCE SOUTH 00°59'43" WEST ALONG SAID WEST LINE OF PARCEL B, 15.00 FEET; THENCE NORTH 88°43'54" WEST, 845.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. 15TH STREET; THENCE NORTH 00°04'54" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 15.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE; THENCE SOUTH 88°43'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 845.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES (12,677 S.F.).



LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	■	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	

LICENSED PROFESSIONAL LAND SURVEYOR

ERIN D. GRIFFIN

19710

IOWA

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

Erin D. Griffin, PLS

Date

License Number

19710

My License Renewal Date is

December 31, 2021

Pages or sheets covered by this seal:

Sheet 1 of 1.

PARCEL 3
PUBLIC UTILITY EASEMENT PLAT

S

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	1 OF 1
PN:	1191077
FLD BK:	PG:
DATE:	03/16/20
PM/TECH:	EDG/SDB

WHEN RECORDED RETURN TO:

Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

STORM SEWER & OVERLAND FLOWAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Diligent Prairie Glynn LLC, hereinafter referred to as "Grantor", in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby sell, grant and convey unto the City of Indianola, Iowa, a municipal corporation, in the County of Warren, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

See attached Exhibit "A"

That the above-described easement is granted unto the City of Indianola, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Storm Sewer and Overland Flowage

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.

2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

8. Consent and Subordination of Mortgage Holder(s). By signing this Agreement, the undersigned lender, its successors and assigns consents to the terms of this easement agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.

9. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

That the Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of _____, 2020.

DILIGENT PRAIRIE GLYNN LLC,
an Iowa limited liability company

By: Diligent Development Group, LLC,
an Iowa limited liability company

Its: Manager

By: _____
Steve Bruere, Manager

STATE OF IOWA, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared **Steve Bruere**, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that he is the manager of Diligent Prairie Glynn LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

Andrew J. Lent, City Clerk of the City of Indianola, Iowa

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. SW1/4 SW1/4
SEC. 20-76-23
REQUESTED BY:
CITY OF INDIANOLA

EASEMENT PLAT

STORM SEWER & DRAINAGE EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA A

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE SOUTH 88°43'55" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 289.67 FEET; THENCE SOUTH 01°16'05" WEST, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE AND TO THE POINT OF BEGINNING; THENCE SOUTH 88°43'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 27.58 FEET; THENCE SOUTH 42°14'36" EAST, 28.26 FEET; THENCE SOUTH 47°45'24" WEST, 20.00 FEET; THENCE NORTH 42°14'36" WEST, 47.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (755 S.F.).

AREA B

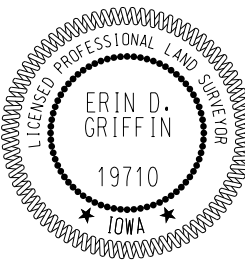
COMMENCING AT THE NORTHWEST CORNER OF PARCEL B AS FILED IN BOOK 2013, PAGE 541 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°59'43" WEST ALONG THE WEST LINE OF SAID PARCEL B, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE AND TO THE POINT OF BEGINNING; THENCE NORTH 88°43'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 67.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°40'38" WEST, 64.10 FEET; THENCE NORTH 55°19'22" WEST, 25.00 FEET; THENCE NORTH 34°40'38" EAST, 47.61 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. IOWA AVENUE; THENCE SOUTH 88°43'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 29.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,396 S.F.).

DATE OF SURVEY
DECEMBER 20, 2019

OWNER
DILIGENT PRAIRIE GLYNN LLC
12119 STRATFORD DRIVE SUITE B
CLIVE, IA 50325

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	■	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	_____	
1/4 Section Line	_____	
1/4 1/4 Section Line	_____	
Easement Line	-----	



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

Erin D. Griffin, PLS

Date

License Number 19710

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:

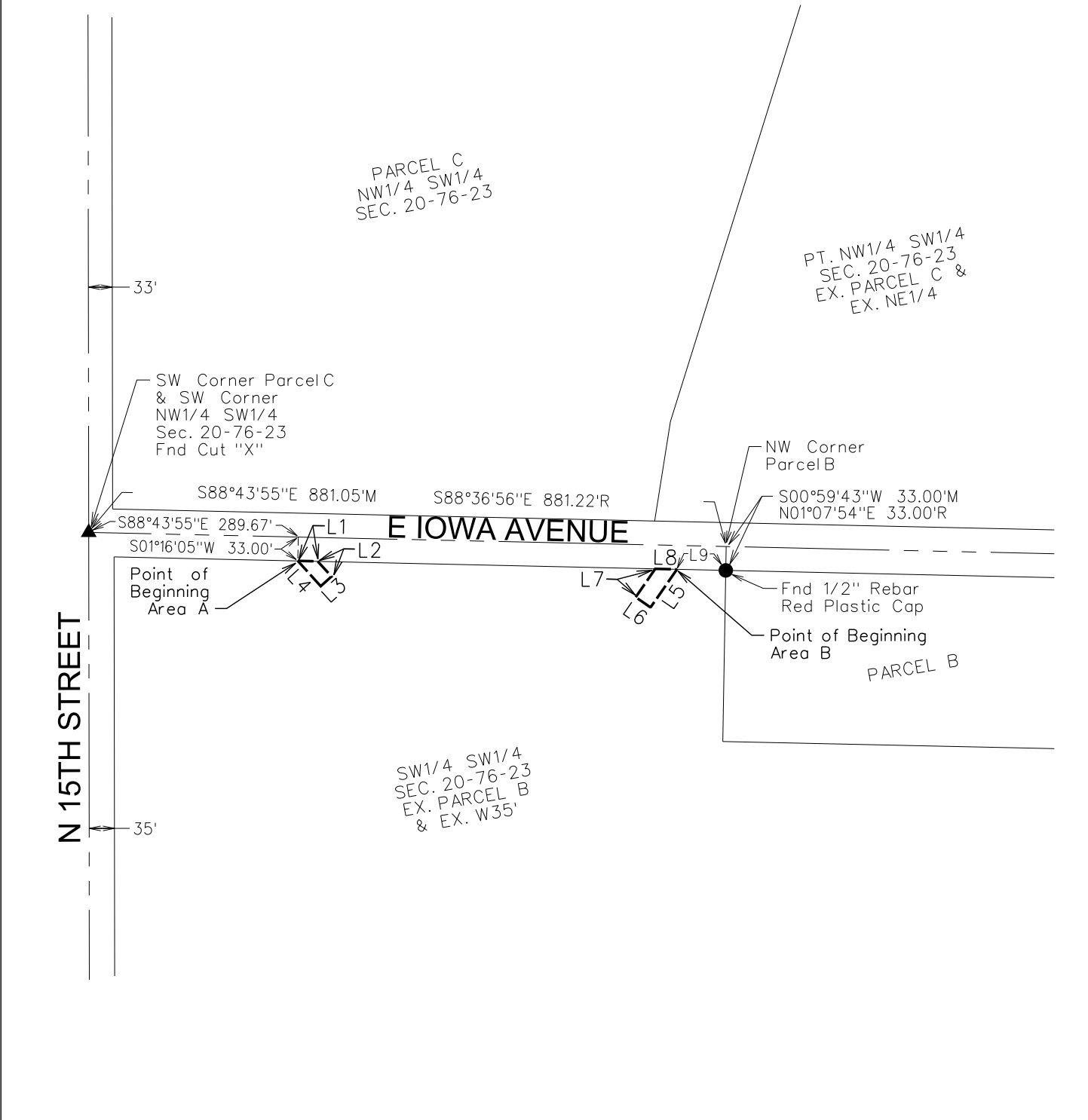
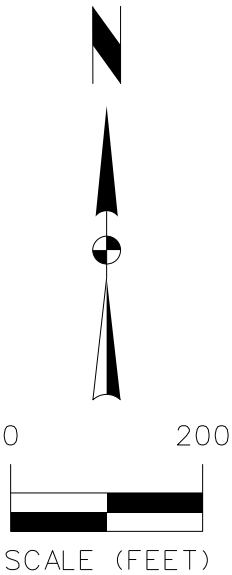
Sheet 1 of 1.

PARCEL 3	SHEET 1 OF 2
STORM SEWER & DRAINAGE EASEMENT PLAT	PN: 1191077
 SNYDER & ASSOCIATES	FLD BK: PG:
	DATE: 03/17/20
	PM/TECH: EDG/SDB

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

LINE TABLE

L1	S88°43'55"E	27.58'
L2	S42°14'36"E	28.26'
L3	S47°45'24"W	20.00'
L4	N42°14'36"W	47.25'
L5	S34°40'38"W	64.10'
L6	N55°19'22"W	25.00'
L7	N34°40'38"E	47.61'
L8	S88°43'55"E	29.95'
L9	N88°43'55"W	67.45'



PARCEL 3		SHEET 2 OF 2	
STORM SEWER & DRAINAGE EASEMENT PLAT		PN: 1191077	
 SNYDER & ASSOCIATES 2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020		FLD BK: PG:	
		DATE: 03/17/20	
		PM/TECH: EDG/SDB	

WHEN RECORDED RETURN TO:

Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

**TEMPORARY EASEMENT FOR CONSTRUCTION AND
CONSTRUCTION-RELATED ACTIVITIES**

That the undersigned, Diligent Prairie Glynn LLC (hereinafter referred to as the "Grantor"), in consideration of Ten and No/100 Dollars (\$10.00) to be paid by the City of Indianola, Iowa, upon final approval and acceptance of this Temporary Easement by the City, does hereby convey unto the City of Indianola, Iowa, a municipal corporation, (hereinafter referred to as the "City"), a Temporary Easement for Construction under, over, through and across the following described property:

TEMPORARY EASEMENT DESCRIPTION:

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL B AS FILED IN BOOK 2013, PAGE 541 OF THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°59'43" WEST ALONG THE WEST LINE OF SAID PARCEL B, 48.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°59'43" WEST ALONG SAID WEST LINE, 10.00 FEET; THENCE NORTH 88°43'55" WEST, 68.85 FEET; THENCE SOUTH 01°16'05" WEST, 32.00 FEET; THENCE NORTH 88°43'55" WEST, 70.00 FEET; THENCE NORTH 01°16'05" EAST, 32.00 FEET; THENCE NORTH 88°43'55" WEST, 395.00 FEET; THENCE SOUTH 01°16'05" WEST, 17.00 FEET; THENCE NORTH 88°43'55" WEST, 45.00 FEET; THENCE NORTH 01°16'05" EAST, 17.00 FEET; THENCE NORTH 88°43'55" WEST, 266.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. 15TH STREET; THENCE NORTH 00°04'54" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 10.01 FEET; THENCE SOUTH 88°43'54" EAST, 845.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES (11,457 S.F.).

(hereinafter referred to as the "Easement Area") Said Easement allows the City, its agents, contractors and employees, and other permitted parties including but not limited to electric, cable and telecommunications utilities and their respective agents, contractors and employees, a right of entry in, upon and onto the above described Easement Area, which purpose includes any and all construction-related activities.

It is understood that, upon completion of this project, the City shall restore the Easement Area to its original condition as reasonably possible, including but not limited to restoration of lawns by sodding or seeding, replacement of concrete or asphalt driveways removed for grading or access purposes, and replacement of fences or other structures that may be removed or damaged by the City and/or permitted parties during the course of construction, except that the following items shall not be restored by the City or permitted parties but are instead compensated for the consideration paid for in this Easement by the City as set forth above. (List items below or state "none").

NONE

It is further understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

It is further understood that the foregoing Easement and release shall be null and void and of no effect whatsoever unless accepted by the City of Indianola and shall be subject to the following terms and conditions to which the City, upon acceptance of this instrument by the City, shall be deemed and to have stipulated and agreed:

1. **DURATION.** It is understood and agreed that this Easement allowing entry in, upon and onto the Easement Area described shall be in effect beginning on the date that the Grantor signs this document until completion of construction of this improvement above described and the City's performance of its obligation hereunder. This Easement shall be binding on Grantor and on Grantor's successors and assigns during construction of this improvement.

2. **GRANTOR'S REPRESENTATION AS TO TENANTS.**

The Grantor states and warrants that there are no tenants on the property where the Property Interests are located, except as listed below:

Donald Peffers

Furthermore, Grantor shall convey the Property free and clear of leasehold interests and leasehold claims and shall indemnify City against any such claims as a result of this project, unless the claim is due to City's gross negligence.

3. **REMOVAL OF EQUIPMENT.** It is further understood and agreed that the City and/or permitted parties will remove all of said materials and equipment from the above described premises within 10 days after the above described project has been completed.

4. **SPECIAL PROVISIONS.** NONE

IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of _____, 2020.

DILIGENT PRAIRIE GLYNN LLC,
an Iowa limited liability company

By: Diligent Development Group, LLC,
an Iowa limited liability company

Its: Manager

By: _____
Steve Bruere, Manager

STATE OF IOWA, _____ COUNTY, ss:

On this ____ day of _____, 2020, before me, a Notary Public in and for said State, the undersigned personally appeared **Steve Bruere**, to me known to be the person named in and who executed the foregoing instrument to which is attached; and who did say that he is the manager of Diligent Prairie Glynn LLC; and that said instrument was signed on behalf of said limited liability company by authority of its managers; and acknowledged that he executed the instrument as her voluntary act and deed.

Notary Public

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

I, Andrew J. Lent, City Clerk of the City of Indianola, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2020, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2020.

Andrew J. Lent, City Clerk of the City of Indianola, Iowa

RESOLUTION NO. 2020-_____

A RESOLUTION APPROVING AND ACCEPTING DEVELOPMENT AGREEMENTS AND EASEMENTS FOR THE EAST IOWA AVENUE PAVING PROJECT

WHEREAS, the City Council of Indianola, Iowa finds it necessary to enter into development agreements with property owners identified in the Preliminary Assessment Schedule for the East Iowa Avenue Paving Project, which was adopted by the City Council on March 2, 2020; and

WHEREAS, the City of Indianola is in need of certain easements in order to complete the East Iowa Avenue Paving Project; and

WHEREAS, the City Council believes it to be in the best interest of the City to approve and accept the development agreements and easement agreements for purposes of completing said project.

BE IT, THEREFORE, RESOLVED by the City of Indianola, Iowa, that the following are hereby approved and accepted:

1. Missouri Valley Line Constructors Joint Apprenticeship & Training Fund
 - a. Development Agreement by and Between the City of Indianola and Missouri Valley Line Constructors Joint Apprenticeship & Training Fund
2. Trueblood Farms LLC
 - a. Development Agreement by and Between the City of Indianola and Trueblood Farms LLC
 - b. Public Utility Easement
 - c. Storm Sewer & Overland Flowage Easement
 - d. Temporary Easement for Construction and Construction-Related Activities
3. Diligent Prairie Glynn LLC
 - a. Development Agreement by and Between the City of Indianola and Diligent Prairie Glynn LLC
 - b. Public Utility Easement
 - c. Storm Sewer & Overland Flowage Easement
 - d. Temporary Easement for Construction and Construction-Related Activities

BE IT FURTHER RESOLVED that the Mayor and the City Clerk, if required by the development agreements and easement agreements, are hereby authorized to execute said Agreements on behalf of the City of Indianola, Iowa.

DATED this ____ day of ____ 2020.

Kelly B. Shaw, MAYOR

ATTEST:

Andrew J. Lent, CITY CLERK

Meeting Date: 07/06/2020

Subject

Resolution setting July 20, 2020, as a Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

Information

Fiscal Impact

Attachments

Grace Church Sign Memorandum
Exemption Request
Sign
Public Hearing Notice
Resolution Setting Hearing



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: June 26, 2020
Re: Resolution setting July 20th, 2020 as a Public Hearing for a sign exemption request from Jim Oskam of Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.

At its meeting on July 6th, the City Council will be asked to set a public hearing for a sign exemption request from Jim Oskam of Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way, who proposes to place a ground sign that would not meet the front setback requirement of 20'. An elevation of the proposed sign is enclosed.

No such exemption shall be granted by the Council without a public hearing. Notice thereof shall be given at least four (4) days but no more than twenty (20) days in advance of the hearing by a single publication in a newspaper of general circulation within the City. Staff requests the public hearing take place on July 20th and will work to have notice published on July 15th.

I will attend the July 6th Council meeting if you have any questions.



oskam *Signs*
515-868-6311
2008 E 2nd Ave
Indianola, IA
50125

City of Indianola
City Council

I am submitting this application for an exemption to sign code set back
A ground sign between 2' and 10' shall be set back 20' from property line.
The property concerned 108 N Jefferson Way Grace Church.
Asking for a set back from property line to a distance of 10'
which would be similar to your own signage across the street from said property.
I will attach plot plan, sign permit application, & elevation of sign
The sign is flagged at south west island of property.

Respectfully,



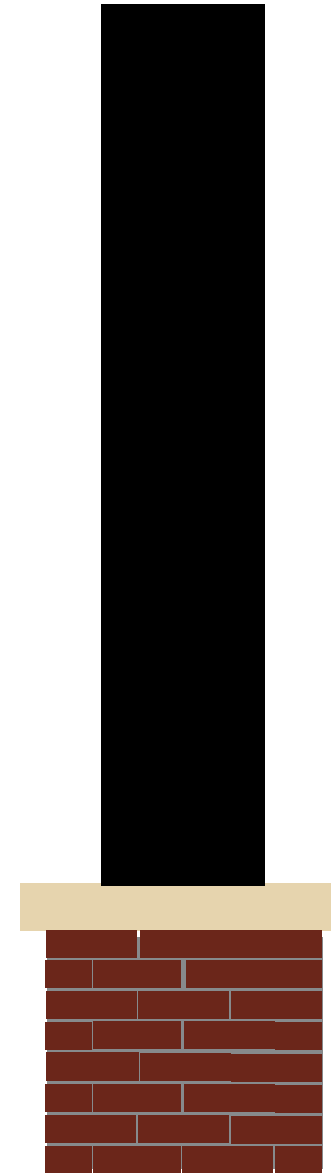
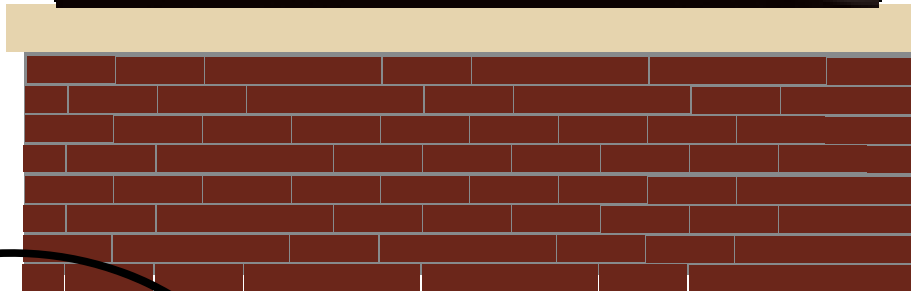
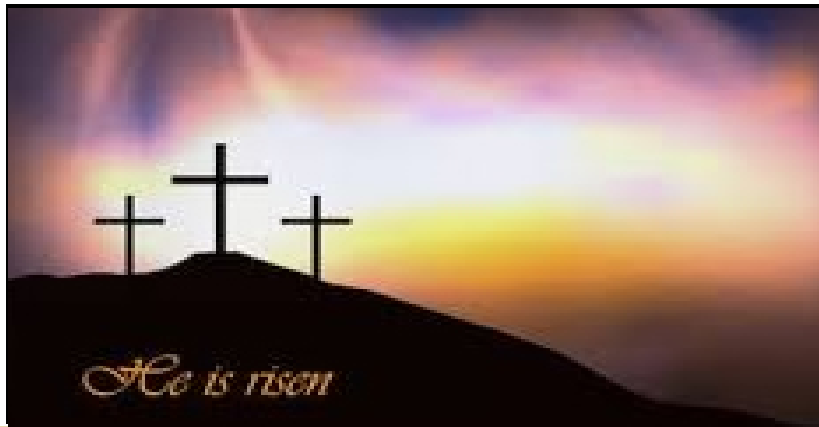
Jim Oskam

Oskam Signs
2008 E 2nd Ave
Indianola IA
515-868-6311

6'-00"



6'-00"



oskamSigns
515-868-6311 2008 E. 2nd Ave
Indianola IA
Manufacturing • Service • Install
oskamsigns@gmail.com

THIS SKETCH & DISPLAY IDEA IS THE EXCLUSIVE PROPERTY OF OSKAM SIGNS LLC
UNTIL PURCHASED AS A FINISHED PRODUCT

**NOTICE OF PUBLIC HEARING ON APPLICATION FOR EXEMPTION OF SIGN
CODE AT 108 NORTH JEFFERSON WAY, INDIANOLA, IOWA**

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on July 20, 2020, the City Council of the City of Indianola, Iowa (The “City”) will hold a public hearing to consider an application for an exemption of the sign code at 108 North Jefferson Way, Indianola, Iowa

A copy of the proposed exemption is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://zoom.us/j/91912393539?pwd=M0lrdFY0WkRpMDRwVUMxdUxicFJ2UT09>

Password: 157641

Or iPhone one-tap: 1-301-715-8592, 91912393539#, 0#, 157641# or 1-312-626-6799, 91912393539#, 0#, 157641#

Or Telephone Dial: 1-301-715-8592 or 1-312-626-6799 or 1-646-558-8656 or 1-253-215-8782 or 1-346-248-7799 or 1-669-900-9128 Webinar ID: 919 1239 3539

All comments submitted will become a part of the published hearing. The Council may take action to adopt the revised Code of Ordinances after said hearing.

This Notice is published by order of the City Council of the City of Indianola, Iowa on July 6, 2020.

\s\ ANDREW J. LENT, City Clerk

RESOLUTION NO. 2020-_____

**RESOLUTION SETTING PUBLIC HEARING ON APPLICATION FOR EXEMPTION
OF SIGN CODE AT 108 NORTH JEFFERSON WAY, INDIANOLA, IOWA**

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

WHEREAS, Jim Oskam of Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way, has requested an exemption to the front setback requirement for a ground sign;

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

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the proposed sign exemption is hereby set for the 20th day of July 2020, at 6:00 o'clock p.m. in the Council Chambers of the Municipal Building in Indianola, Iowa.

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

APPROVED this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 07/06/2020

Subject

Receive and file the HIRTA 2021 Business Plan.

Information

The attached business plan was adopted by the HIRTA Board.

Fiscal Impact

Attachments

HIRTA Business Plan

HIRTA 2021 AND BEYOND

Business Plan





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INTRODUCTION

- The Heart of Iowa Regional Transit Agency (HIRTA) experienced significant reductions in revenues in FY2017 through FY2020. Due to circumstances beyond HIRTA's control, it is necessary to restructure the organization. Restructuring the organization will allow HIRTA to create a sustainable model in how to provide services in 2021 and Beyond. This plan will serve as a guide for staff, inform stakeholders and give consistency to the region. Having a sustainable business model is crucial for any organization, especially during these unprecedented times.
- Financial Sustainability is a top priority. Financial assistance can be broken down to operating assistance and capital funds.
 - Operating assistance is derived from a variety of sources including Federal Transit Assistance (FTA), State Transit Assistance (STA), Local Tax (County and / or City), Contract Revenues, Passenger Fare, Donations and Other. FTA is limited and can only be used to supplement up to 50% of operating expenses. STA is also limited, however can be used in conjunction with FTA. Because these funding streams are limited, and fluctuate, it is crucial that HIRTA secures additional local support.
 - Capital funds are most commonly used to replace HIRTA's fleet and generally federal dollars and require a local match. Each grant may vary in the percentage of local assistance; however federal participation averages 85% of the cost of a replacement vehicle. Capital funds can be used for the purchase of land, building facilities and other large items and HIRTA staff will research current viable options as part of this plan.
- Service delivery, service expansion and community engagement will be imperative to reaching our sustainability goals.

The plan will be separated into seven sections:

1. Executive Summary
2. Company Overview
3. Business Description
4. Market Analysis
5. Operating Plan
6. Marketing and Sales Plan
7. Financial Plan

1. EXECUTIVE SUMMARY

Public transportation is a vital component of quality of life to those in the counties and cities within HIRTA's seven-county region. In addition to providing access to employment, education and other essentials, HIRTA provides mobility for the seniors, people with disabilities and offers an alternative to the single occupant vehicle. We also contribute to economic vitality and community cohesion.

This business plan represents HIRTA's commitment in improving and providing a safe, reliable and affordable service that is financially sustainable today and in the years to come.

- **Provide sustainable service:** Provide and redesign service throughout the region in an equitable way. Though it wouldn't be effective to serve the whole region exactly the same, how to serve each county equitably should be the major focus, including how to do that within the funding HIRTA receives for transit in each area. This will include designing a service with fewer vehicles on the road, using more of a micro-transit model, while maintaining door to door services for those who need it. CyRide operates services within the City of Ames. Due to the unique needs and other community resources, some sections of this plan may not apply to Story County.
- **Preserve capacity:** To keep pace with population growth and remain viable as a transportation option, HIRTA must keep pace with growth in the communities.
Increase revenue: HIRTA must increase and diversify revenue streams while simultaneously contain costs and allow for future service expansion. HIRTA leadership has secured and will continue to explore more ways to increase revenue and contain costs. HIRTA's ability to increase revenue and contain costs will have a major impact on its ability to preserve and expand service in the coming years.
- **Prepare for growth through improvements in capital, technology, and business processes:** HIRTA's ability to keep pace with community expectations and demand will depend on its ability to maintain and improve vehicles, technology and business processes which improve the customer experience. HIRTA will continue to work with community partners to enhance transit effectiveness, ridership and revenue. While continuing to nurture existing relationships, HIRTA will work to expand its network of partners. This includes the business community, social and health service providers, employers, and others. HIRTA leadership will continue to advocate for transit at the local, state and national level. HIRTA cannot take current funding levels for granted and must work with local, state and national government to seek funding for projects in which there is shared interest, and to advance policies that allow transit to thrive.
- **Marketing, Education and Outreach:** It is imperative that HIRTA do more marketing, education and outreach throughout our service area. We need to identify specific markets which are either underserved or not being served, as well as

additional partnerships and funding resources. We also need educate those in the communities we serve about what HIRTA can do, the cost of providing service and how it will affect those dependent on transit services if we remain underfunded. We will involve our partners to help advocate for public transit, and use piggyback marketing efforts. We will promote and market how essential HIRTA was during the pandemic, spotlighting the importance of being an essential service. In restructuring positions, and what would be most beneficial to HIRTA, we will look at hiring a Community Outreach Coordinator to achieve these goals.

2. COMPANY OVERVIEW

HIRTA was developed in 1981, to provide public transportation in Iowa Department of Transportation (DOT) region 11, serving Boone, Dallas, Jasper, Madison, Marion, Story and Warren Counties.

Public transportation eliminates barriers to necessary services and is an essential asset to the communities we serve. When people cannot access a service, the service doesn't exist for them. We strive to be the transportation provider of choice in our communities.

HIRTA has an impact on local communities. Our employees live, eat, shop, and seek healthcare in the areas they work. HIRTA drivers are the heartbeat of who we are; they assist the public, many of which are the most vulnerable in our rural communities.

- **Mission statement:** Provide customer-focused community transportation with a commitment to excellence in safety and service promoting independent lifestyles for central Iowa residents.
- **Vision Statement:** To become the transit provider of choice making a positive difference by enhancing community livability through safe, innovative, sustainable regional transportation options and promoting independent lifestyles for central Iowa residents.
- **Company history:** Between 2017 and 2019, HIRTA experienced revenue reductions however attempted to continue to put people first. In our desire to provide service to everyone, HIRTA exhausted a reserve of \$1.5 Million. HIRTA will take this opportunity to reinvest in HIRTA, ensuring a sustainable operating budget, streamlining services and making sure communities are not left behind.
- **Markets and services:** HIRTA is designated to serve the general public, placing an emphasis on those who are elderly or disabled. Providing services in a diverse and innovative way will ensure public transportation continues to be an essential asset and keeps the community moving forward.
- **Operational structure:** Drivers report to the Operations Manager. Dispatch and Customer service reports to the communications supervisor. Accounting functions are overseen by the business manager. The Executive Director reports directly to the HIRTA Board of Directors.
- **Financial goals:** HIRTA's funding fluxes from year to year, largely determined by outside factors. In order to become financially sustainable, HIRTA will need a consistent funding model where local stakeholders have an established mechanism determining the level of service received. HIRTA's goal is to operate services within the financial support received, allowing for some reserve funds to be established.

3. BUSINESS DESCRIPTION

HIRTA forms part of the larger structured public transportation industry in the State of Iowa. We are a regional rural system operating in a seven county region surrounding the Des Moines metro. Our services are open to the general public, however, in the past we have specifically focused on serving the needs of the elderly and those with disabilities. Older Americans make up a larger portion of rural populations (17%) than urban populations (13%) and rural residents with disabilities rely on public transit and take about 50% more public transit trips than people who are not-impaired. HIRTA will continue to focus serving our most vulnerable populations, however, to stay sustainable we must look at diversifying our services, reaching other demographics, such as services for commuters and educational institutes.

The overriding objective for HIRTA is to provide public transportation services to a wide variety of populations, including both residents of and visitors to the region.

The keys to success are operating as a cohesive region, including:

- All drivers trained and evaluated to the same safety standards
- Dependable, convenient, consistent and diverse service
- Region-wide fare structure
- Standard scheduling and dispatching procedures through one central call-center, which to ensure easily accessible and accurate information, as well as increased options, including online payment, scheduling app, and email. These options are not currently offered by contracted providers
- Efficient routes servicing mixed land use, including residential, commercial, and institutional to provide a larger diverse passenger base, including both rural and small city populations who need or desire transit services
- Services targeting specific market segments
- Connecting our region to the Des Moines metro and/or other service areas
- Experienced staff who understand logistics, technology and creating successful partnerships within the community, such as businesses, service providers and elected officials

Opportunity: The future of the public transportation industry faces numerous challenges. The challenges are mainly attributed to low financial margins. We need to continue to promote rural public transportation is an important component in supporting local economies by connecting residents (especially non-drivers) with local businesses and job opportunities. We will request and encourage local government and community agencies and businesses to invest in the services HIRTA provides.

We must continue to think outside of our transit box, which includes:

- creating more local partnerships
- find ways to share the cost of services
- continue to find the most economical and efficient methods of operating services
- utilize the strengths and talents of our staff to best benefit HIRTA
- market and promote public transit as the vital and essential serve from how we serve people daily to how we serve them during a pandemic

4. MARKET ANALYSIS

HIRTA's market is the general public in Boone, Dallas, Jasper, Madison, Marion, Story and Warren Counties. HIRTA has the experience and expertise to provide the service across the region. Challenges include changing the way staff, stakeholders and community members think of HIRTA.

Historically, HIRTA has been very generous in the way services are delivered. When a need was expressed the HIRTA staff would make operational adjustments in order to meet the requests of the community. A new approach will be adopted, allowing HIRTA to deliver sustainable services and work through community outreach to communicate the new platform. Critical to the approach will be HIRTA staff, community partners, customers and stakeholders embracing the alterations.

- Industry type:** Public Transportation has many Federal and State regulations. In providing rural transportation, there has been an opportunity to blend funding sources allowing for cost sharing and growth of HIRTA reserves. Public transportation has a variety of service modes for example fixed route, high speed rail, trolley, demand response, van pools, deviated route and more. HIRTA has primarily provided door to door services on a demand response basis although there is a known higher cost and risk. Through market analysis, HIRTA will pilot new service modes, including but not limited to volunteer drivers, van pools and micro transit services.
- Market segmentation:** In the fall of 2019, HIRTA worked with Community Transportation Association of America (CTAA) to conduct a research and training project undertaking a service redesign development. Demographics, psychographics and socioeconomics are key factors in determining market segmentation, service delivery types and service frequency. The service redesign tools derived from the project created a guide for HIRTA to use over the next three years. Research has shown identifying stable market segments can help increase ridership by marketing to specific segments. Increases may include frequency of riding and attraction of new riders, increase use of new modes in our market, efficiency in allocated resources and enhanced image, reputation and public support for funding.
- Competition:** HIRTA has a unique position as the Iowa DOT designates state transit systems, ensuring there is no duplication of services. While all businesses compete in some way, HIRTA strives to partner with adjoining transit systems as well as, ensures we are good stewards of tax payer dollars. These partnerships can include connectivity with our boundary transit systems, extension of van pool services, contracting for paratransit programs or other progressive approaches. HIRTA will build upon existing services while piloting service modes and then implement services throughout the region in a diligent and meaningful way. Another focus will

be integrating economic development, housing, education, employment and tourism sectors ensuring our communities flourish with new transit modes.

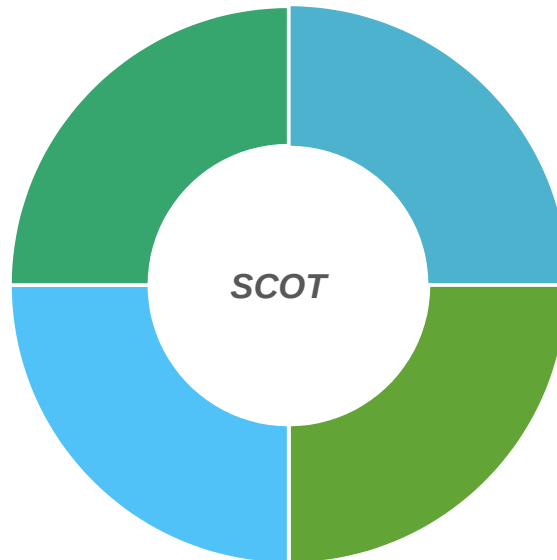
- **SCOT Analysis:** Used to determine internal and external factors directly influencing HIRTA, the results are summarized below:

STRENGTHS

- Affordable and Accessible Service
- Customer Loyalty
- Convenient
- Diverse employee knowledge base
- Leadership Strength

OPPORTUNITIES

- Use of technology
- Advertising on vehicles
- New customers
- New service modes
- Educating stakeholders



Challenges

- Employee Retention
- Limited financial resources
- Connectivity between locations
- Misperception of public transportation

THREATS

- Few management level staff
- Uncertainty of funding streams
- Employee pay
- Strenuous hiring process

5. OPERATING PLAN

Previous funding streams and community requests determined the feel of HIRTA's service mode, frequency, hours of operation and staffing levels. Understanding the changes in funding levels experienced in the last three years, operational levels must be lower to ensure financial viability.

A service mode allowing for fewer vehicles to be in service will greatly reduce operating expenses. The maximum number of vehicles in service will be determined by the overall funding HIRTA receives each fiscal year. In areas where higher funding levels exist, more vehicles may be in service on a daily basis. HIRTA must only operate vehicles within the funding parameters available.

Due to COVID19, social distancing in the office will continue until a vaccine is created. Beginning June 1, 2020, the Executive Director will begin bringing office staff back into the building. A calendar will be created where specific employees work from home some days and are in the office on others. The calendar will be published on a monthly basis so staff expectations can be shared to all pertinent parties.

- **Service:** HIRTA will implement a hybrid service where micro transit and demand response transportation co-exist in the communities. Some communities have expressed the desire for commuter and/or van pool transportation, indicating the need for service varies within the region and transit modes will need to be adaptable to meet these needs. HIRTA has identified each community's service mode and included details in exhibit 1.
- **Funding:** A variety of funding streams have been identified, including Federal, State, Local (City and County), Fare box, Contract and Other. Funding is limited and restricted for services, so HIRTA will continue to grant seek, create partnerships and diversify revenue streams.
- **Technology:** As a regional system, our geographical service area is quite large, having employees in multiple locations. Technology is an integral part of operations and has many elements. Radio equipment, computers, tablets and software are regularly in need of support and replacement. Additionally, technology plays a key role in our emergency plan and pandemic procedures, allowing the ability to work for any of our various locations and many office employees to work from home. It is imperative to budget for ongoing technology updates and equipment replacement, while regularly evaluating the software and equipment needs. Specifically, with scheduling software, a multitude of new products have become available in the market which are more economical than the current product used at HIRTA. Staff will research options with similar features to the current software and determine if a change in vendors would be cost effective while maintaining current features such as pre and post trip inspections, online payment options and smart phone applications.

Due to the COVID19 pandemic, technology infrastructure will be reviewed and suggested updates with estimates will be available in the future.

- **Key customers:** Because HIRTA is an essential service within our region, we understand the need to provide service to those who are low income, persons with disabilities and older adults. With contracted service comprising 33% of overall revenues, HIRTA has determined riders for these programs are key customers as well. However, the 2021 and Beyond model accounts for some contract service riders utilizing the new hybrid service mode. While making these assumptions, we have adjusted anticipated revenues accordingly and will be approved with the FY2021 budget.
- **Key employees and organization:** The Executive Director is tenured in the region, and brings expertise and established relationships with the staff and stakeholders. The Executive Director has developed a team of four leaders, overseeing the daily operations, communication, business and financial development of HIRTA. The leadership team understands the distinctive characteristics of our region and customers, coupled with corresponding challenges and opportunities for growth. The new organizational chart can be found on exhibit 2.
- **Facilities:** All facilities are leased or owned by another party. In some areas HIRTA has indoor bus parking, however in most communities' buses are stored outside and office space is limited or non-existent. In 2021 and Beyond, HIRTA will begin researching opportunities to fund covered shelters (similar to car port parking) and potentials for construction of physical locations. While HIRTA's current facilities are adequate for business needs, they are very costly monthly expenses. The Ames and Urbandale leases are set to expire in 2021, staff is working to negotiate reduced lease rate and seeking alternate spaces. Investing in HIRTA's facilities would provide long lasting cost savings therefore strengthening long term financial stability. A facility listing can be found on exhibit 3.

6. MARKETING AND SALES PLAN

One key factor to successful marketing is getting specific messages to targeted segments, instead of a one-size-fits-all approach. Markets will include, but not be limited to:

- **Seniors.** We will continue to market to our senior population, working with Aging Resources in identifying seniors who need transportation, especially to other services they fund, such as Congregate Meals. We will target those who don't currently use HIRTA, and will work with locations, such as Senior Centers, Hair Salons, Churches, Veterinary clinic, etc. to assist in having our information available to their customers.
- **Those with disabilities.** HIRTA provides a variety of services to those with disabilities, and we will continue to do, targeting those who don't currently use HIRTA services. We will work with agencies that serve those with disabilities to ensure they have brochures and other information about how to ride HIRTA.
- **Employers** (and their employees). Over the past few years we have seen an increase in employment ridership, and we expect this trend to continue. We will develop a targeted marketing place for our Vanpool program through DART and Enterprise, and continue to work with Economic Development and employers on how HIRTA can help fulfill their need in getting people to work.
- **Youth** traveling to places of employment or recreation/entertainment. This is an increasingly important market segment for transit that see young people as potential passengers now and as they get older. Youth-oriented, internet-focused promotions, are needed to reach them.
- **Education** (school age, college, pre-school). HIRTA has been working with DMACC on the needs of those in our smaller communities, how we can assist and how those rides can be funded. We will extend these conversations to our local school systems, and elected officials, since we fill in the gap in getting children to school, where the school bus system does not provide those trips. This is different in each location due to varying programs offered by each campus.
- **Medical, Clinic and Hospital** riders. We will be stepping up our marketing, by developing a method of educating the clinics and hospitals about HIRTA, and ensuring they have information they can give out to their patients. We are working with the American Cancer Society on a program to get people to their cancer treatments, and trips are paid at 100% from a grant secured by the Cancer Society. We will be looking at additional funding sources and partnerships we can develop for getting people to their medical needs.

- New residents within the region
- We will more closely use HIRTA's Limited English Proficiency (LEP) plan, and work with our Transportation Advisory Group (TAG) on what populations we need to target, and how to best reach them. This may include translation of materials or partnering with those who work most closely with these populations.
- Marketing materials for specific trips types may include:
 - Medical Centers
 - Nutrition – Congregate Meals
 - Work, such as Vanpool
 - Education
 - Tourist / Special Events
 - Services to Veterinary Clinics for pets

We will continue promoting use of online payment methods to create convenience and reduce instances of people not having their fare when boarding. Reducing cash on vehicles is a safety enhancement, increases driver satisfaction and streamlines the financial side of operations.

- **Marketing activities:** This broader view of marketing can be linked to every aspect of our operation, from the maintenance practices and cleanliness of the vehicles, to driver training, appearance, and attitudes, to how the system responds to complaints. HIRTA's approach to marketing follows a "whole organization" philosophy, and are centered around the basics of the operation, communicating with potential customers about HIRTA's services and how to use them.

Our Marketing Campaign will include the following:

- Website
- Social Media
 - Facebook
 - Twitter
 - Instagram
 - YouTube
- Brochures
- Press Releases
- Newspaper interviews

- Flyers
- Newsletters

It is beneficial to have a one-click one-call operation where anyone can call or click on our website and get the information they need. Information regarding services, operations and fares across the region will be consistent and easy to understand.

HIRTA's fleet is its best advertisement. With 70 or more vehicles in motion around our seven-county region and Des Moines, every day, potential customers can become aware of the existence of our transit service. All of our buses are "branded" with name HIRTA Public Transit prominently displayed on both sides along with our toll-free phone number.

We have a brochure explaining our services and fares, which are stored in various locations, such as senior centers, city halls, and other human service agencies. Materials are mailed or emailed to all new customers and anyone who inquiries about more information. The brochure can also be found out our website. HIRTA staff seek opportunities to speak to service groups, and utilize advertisements on our own vehicles to publicize our services.

HIRTA posts regularly on Facebook and Twitter, and has recently developed an Instagram account to share various pictures of the transit experience or special events, etc., within our communities. In FY2021 we will have a YouTube account where we can share video of our staff and customers. We are compiling short video's which educate people how to ride HIRTA, from the first phone call to the destination drop-off and allows us to provide Travel Training via the internet for those who are hesitant to take the first step into using Public Transit.

Word of mouth is y the second most common beneficial marketing approach as existing customers and caregivers share positive feedback about HIRTA service.

7. FINANCIAL PLAN

Given HIRTA's specific financial challenges, it is necessary to create a financial plan which is sustainable, and gives stakeholders confidence in the long term future of the transit system. A full budget will be added to the plan following approval and adoption by the HIRTA Board of Directors.

- **Projected start-up costs:** Initial expenses are anticipated to be very low to deploy the new service delivery mode. HIRTA owns the vehicles needed and the operational staff is trained. HIRTA has worked with RouteMatch and will be moving our smart phone application from the original Amble platform to the new Mobility product, which was negotiated at no cost.

Bus benches and shelters are also being researched as part of the new service deployment, understanding installation will vary by community as some City Public Works may donate the installation. DMACC in Perry offers a welding program, the Provost expressed interest in taking on the benches as a class project.

- **Ongoing operating expenses:** Efficiencies attained through diversified service delivery will decrease operating expenses.
 - **New Service Mode:** Less vehicles providing door to door service will allow for a reduction in vehicles in service during peak service hours, reducing operating expenses. Increased automatization within our scheduling software application will decrease staff time spent on the scheduling process. Less staff will be required, therefore a potential to downsize the Urbandale office creating a monthly savings. The service mode was presented to ICAP, underwriters confirmed a reduction in exposure would decrease our membership fee and they encourage the new mode.
 - **Volunteer Drivers:** HIRTA is working to deploy a new volunteer driver program. This program will be piloted in Boone County, where a grant was secured to begin mileage reimbursements to drivers and a volunteer coordinator. Providing service through volunteers will reduce the number of HIRTA vehicles needed in service, allowing for reduced operating expenses.
- **Local funds:** Funding from local governments has and will continue to be tracked separately. Local funds consist of City and County funding.
 - **City Funds:** Cities are encouraged to provide funds at the rate of \$2.00 per capita. Unless specific services are being funded by the City, all City funds will be used to provide transportation within the City limits. Data and statistics of ridership and services will be provided upon request or where ongoing reporting arrangements have been established.

- **County Funds:** Community services, healthcare, employment opportunities and resources vary between counties in the region. Consideration of population, past funding levels, community needs and other unique factors guide HIRTA's request for County funding assistance. Instances where county funds are limited to unincorporated areas, services may be reduced as the operating assistance is exhausted.
- **Capital Replacement / Local Match:** HIRTA's fleet is replaced primarily with federal funds. Federal funding can fluctuate and the percentage of local funds needed to match the federal dollars fluctuates accordingly. To simply budgetary needs, for local stakeholders and HIRTA, staff will work to develop a capital replacement program. The capital replacement program will be in place for the FY2022 budget requests.

Heart of Transit: The 501c3 will continue fund raising on HIRTA's behalf. Grant seeking efforts, utilization of the Amazon Smile program, programs similar to Giving Tuesday are examples of fund-raising efforts to be expanded.

Exhibit 1 - Services

<u>County</u>	<u>Micro-transit</u>	<u>Mobility on Demand</u>	<u>Door to Door</u>	<u>Notes</u>
Boone	X	X	X	The City of Boone will have micro-transit with established pick up locations. Other, smaller communities, will have door to door service. Mobility on demand will be used as available
Dallas	X	X	X	Perry will have micro-transit with established pick up locations. Adel and Waukee will have demand response, however Waukee will be transitioned to micro-transit service once ridership increases. Other, smaller communities, will have door to door service. Mobility on demand will be used as available.
Jasper	X	X	X	The City of Newton will have micro-transit with established pick up locations. Other, smaller communities, will have door to door service. Mobility on demand will be used as available.
Madison	X	X	X	The City of Winterset will have micro-transit with established pick up locations. Other, smaller communities, will have door to door service. Mobility on demand will be used as available.
Marion	X	X	X	The Cities of Pella and Knoxville will have micro-transit with established pick up locations. Other, smaller communities, will have door to door service. Mobility on demand will be used as available.
Story		X	X	No microtransit will be available as CyRide serves the City of Ames. Smaller communities will have door to door service. Mobility on demand will be used as available.
Warren	X	X	X	The City of Indianola will have micro-transit with established pick up locations. Other, smaller communities, will have door to door service. Mobility on demand will be used as available. Norwalk will continue the JobLink pilot through FY21. Norwalk will pilot a micro-transit service after marketing and community awareness of HIRTA service is increased.

* With limited funding, small communities and/or unincorporated areas may have service limited to specific days of the week. Service will vary depending on funding availability in the particular area.

HIRTA PUBLIC TRANSIT ORGANIZATION CHART

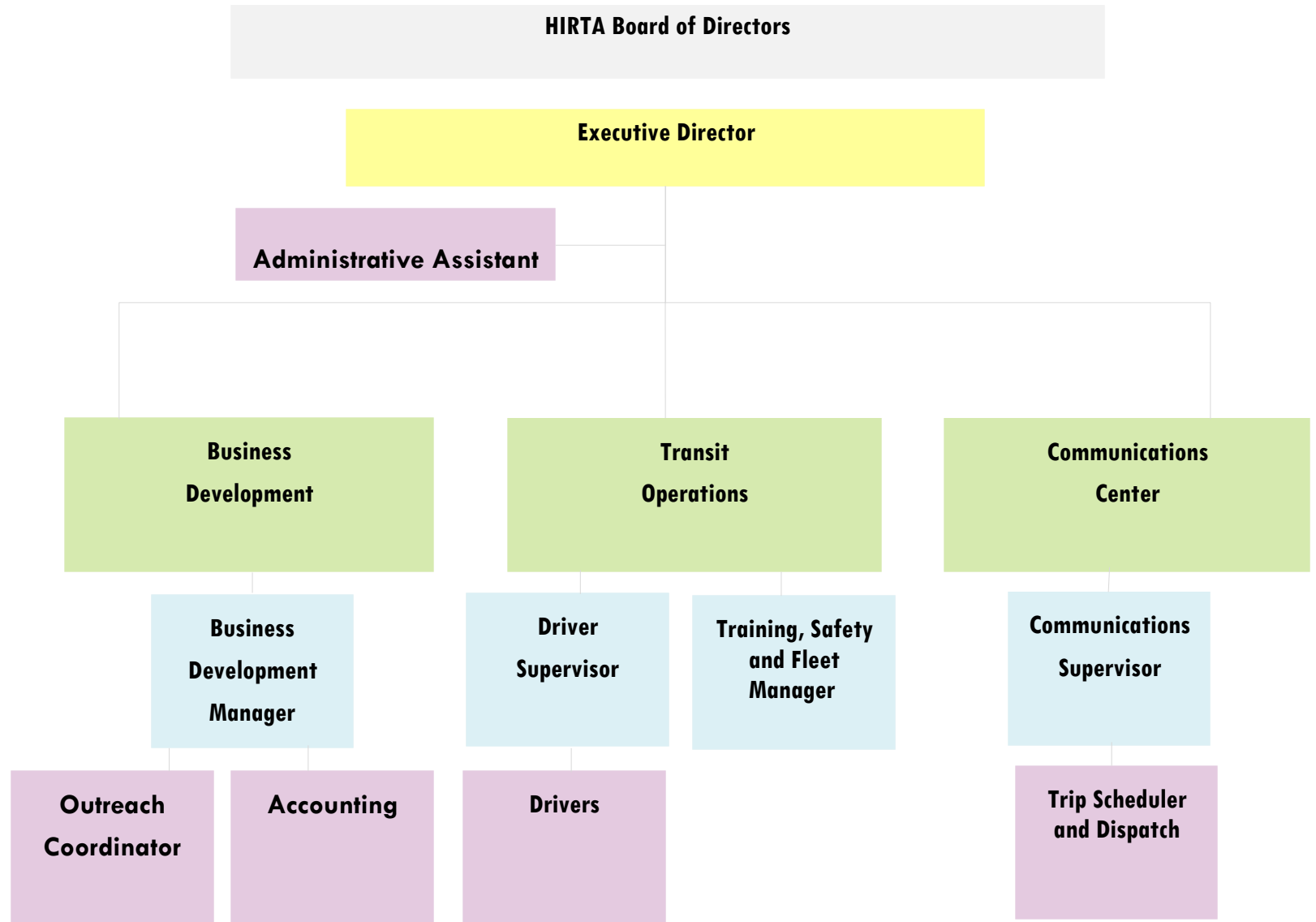


Exhibit 3 - Facilities

County	Location	Notes
Boone	Boone	The building is owned by the Boone Airport. FAA requires the airport to charge fair market value rates for the lease and must approve all lease agreements. This facility has indoor bus parking, a wash bay, maintenance bay and office space.
Dallas	None	There is no office in Dallas County. Vehicles are parked at the Perry City Park, the Adel Library and Waukee Public Works has approved a vehicle to be relocated and stored in their parking lot.
Jasper	Newton	Jasper County board of Supervisors leases office space and bus parking at the community center. This building is shared with the county senior nutrition program. The BOS has waived the lease payments for FY19 and FY20, however we anticipate the lease payments to resume for FY21.
Madison	Winterset	The Madison County board of Supervisors owns the building primarily used for the senior nutrition program. Office space and bus parking are provided in this building. No lease or fee's are currently in place.
Marion	Knoxville	The Marion County board of Supervisors owns the building primarily used for public health offices. Office space and bus parking are provided in this building. No lease or fee's are currently in place.
	Pella	Buses are parked at Central Campus, with no lease or fee's in place. Meeting space and use of restrooms are allowed.
Story	Ames	A private party owns the building used to park buses and small office space. We are working to negotiate a lower lease rate and extend the agreement for a short period of time (1-2 years) which would allow staff to find an alternate location.
Warren	Indianola	A private party owns the building which is shared with other companies, including the USDA. Office space and parking are included in the lease.
Central	Urbandale	A private party owns the building and the lease is set to expire July 2021. Staff is working to negotiate a lower lease rate, and possibly extend the agreement on a month to month basis. Staff will continue to look for alternate office space with a smaller square footage and monthly cost savings.

Meeting Date: 07/06/2020

Subject

Resolution setting the Fiscal Year 21 meeting schedule for the Indianola City Council.

Information

In your packet is a resolution setting the regular council meeting day and time. This is an annual procedure each fiscal year. Council meetings will be held the first and third Monday's at 6:00 p.m., with holiday and spring break exceptions.

A list of meeting dates, including study sessions, is in your packet.

Fiscal Impact

Attachments

Resolution Setting Meetings

Meeting Dates

RESOLUTION NO. 2020-

**RESOLUTION SETTING THE FISCAL YEAR 21 MEETING SCHEDULE FOR THE
INDIANOLA CITY COUNCIL**

WHEREAS, the Indianola City Council sets the regular meeting dates and times annually; and

WHEREAS, all meetings, which are found as Exhibit A to this Resolution, shall be open to the public, except for closed sessions held in accordance with the laws of the State of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council, that the regular meeting date of the Council shall be at 6:00 p.m. on the first and third Mondays of each month.

BE IT FURTHER RESOLVED that exceptions to this schedule shall be:

1. When the first and third Monday falls on a national holiday, in which case the meeting shall be held at 6:00 p.m. on the day following said holiday.
2. When the second meeting in March falls during Spring Break, in which case the meeting shall be held at 6:00 p.m. on the first Tuesday following break.

Introduced and adopted this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Dates	
July 6	July 20
August 3	August 17
September 8*	September 21
October 5	October 19
November 2	November 16
December 7	December 21
January 4	January 19*
February 1	February 16*
March 1	March 23*
April 5	April 19
May 3	May 17
June 7	June 21
Study Sessions	
July 20	January 19*
August 17	February 16*
September 21	March 23*
October 19	April 19
November 16	May 17
December 21	June 21
* indicates a Tuesday meeting	

Meeting Date: 07/06/2020

Subject

Prior and final approval on Urban Revitalization Designations.

Information

The following comprise a list of prior and final Urban Revitalization Designations. All paperwork is in order.

Prior:

- 605 N O Street — Spirit Building Services, LLC — SFD
- 1105 E Madison Avenue — Michael W and Sara E Richardson — SFD
- 1206 S O Street — Wade and Mallory Williams — SFD

Final:

- 405 West Salem — Thomas Daugherty — Major repairs to a SFD
- 902 Summerset Place — Doering Properties — Townhome
- 904 Summerset Place — Doering Properties — Townhome
- 906 Summerset Place — Doering Properties — Townhome
- 908 Summerset Place — Doering Properties — Townhome
- 1000 Summerset Place — Doering Properties — Townhome
- 1002 Summerset Place — Doering Properties — Townhome
- 1004 Summerset Place — Doering Properties — Townhome
- 1006 Summerset Place — Doering Properties — Townhome
- 1105 East Madison Avenue — Michael W and Sara E Richardson — SFD

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/06/2020

Subject

Resolution setting July 20, 2020, as a second public hearing on community development block grant funding.

Information

A public hearing must be held to update the public and receive comment on the purchase of two Ultraviolet Disinfectant Devices using Community Development Block Grant funds.

Fiscal Impact

Attachments

Resolution Setting Hearing

RESOLUTION NO. _____

**RESOLUTION SETTING DATE FOR SECOND PUBLIC HEARING
ON COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING**

WHEREAS, the City of Indianola has undertaken a Community Development Block Grant (CDBG) funds to purchase two Ultraviolet Disinfectant Devices, and

WHEREAS, a public hearing must be held to update the public and receive comment on the project, and

WHEREAS, the Indianola City Council wishes to set 6 PM on Monday, July 20, 2020 as the date and time for said public hearing.

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

1. A public hearing is set for 6 PM on Monday, July 20, 2020 in the Indianola City Council Chambers, 110 N 1st Street, Indianola to give an update and hear public comment on the Community Development Block Grant program to purchase two UV Disinfectant Devices.
2. The city clerk will publish the attached notice no more than 20 and no less than four days prior to July 20, 2020.

PASSED AND APPROVED by the City Council this 6 day of July, 2020.

Kelly B. Shaw, Mayor

Attest:

Andrew J. Lent, City Clerk/Finance Director

NOTICE OF PUBLIC HEARING ON THE STATUS OF FUNDED ACTIVITIES FOR THE INDIANOLA
ULTRAVIOLET DISINFECTANT DEVICE ACQUISITION PROJECT

Pursuant to the requirements of Section 508 of the Housing and Community Development Act of 1987, as amended, the Indianola City Council will hold a public hearing on July 20, 2020 at 6:00 P.M. at the Indianola City Council Chambers, 110 N 1st Street, Indianola. The purpose of the hearing will be to give the status of the Ultraviolet Disinfectant Device Acquisition Project, during which the City intends to purchase and utilize two Ultraviolet Disinfectant Devices to disinfect public safety vehicles and equipment to provide a sanitary environment for city employees and citizens in need. The need for this project is critical during this COVID-19 pandemic time period to halt the transmission of the virus. The amount of CDBG funding is \$8,130.00. The entire amount will benefit low- and moderate-income persons within the Indianola public safety service area. No relocation of any person is required for this project. The City of Indianola encourages anyone with comments, questions, or concerns to contact the City of Indianola at cityclerk@indianolaiowa.gov or by calling Indianola City Clerk Andrew Lent at 515-962-5246.

The project is being funded in through a Community Development Block Grant provided by the Iowa Economic Development Authority. If you have questions concerning the project or if you require special accommodations to attend the hearing such as handicapped accessibility or translation services, you may contact Andrew Lent at 515-962-5246. Persons interested in the status of funding or the progress of the project are welcome to attend this meeting.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://zoom.us/j/91912393539?pwd=M0lrdFY0WkRpMDRwVUMxdUxicFJ2UT09>

Password: 157641

Or iPhone one-tap: 1-301-715-8592, 91912393539#, 0#, 157641# or 1-312-626-6799, 91912393539#, 0#, 157641#

Or Telephone Dial: 1-301-715-8592 or 1-312-626-6799 or 1-646-558-8656 or 1-253-215-8782 or 1-346-248-7799 or 1-669-900-9128 Webinar ID: 919 1239 3539

All comments submitted will become a part of the published hearing. The Council may take action to adopt the revised Code of Ordinances after said hearing.

This Notice is published by order of the City Council of the City of Indianola, Iowa on July 6, 2020.

\s\ ANDREW J. LENT, City Clerk

Meeting Date: 07/06/2020

Subject

Resolution approving salaries.

Information

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

Fiscal Impact

Attachments

Resolution Approving Salaries

**RESOLUTION 2020-
APPROVING SALARIES**

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

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

Jackie Raffety, Deputy City Clerk, from \$53,095.90/year to \$55,750.70/year for a temporary 5% increase in the absence of an HR Director, effective July 5, 2020;

Anastasia O'Meara, Concessions Attendant, from \$8.75/hour to \$9.00/hour, effective July 5, 2020.

Passed and approved this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent
City Clerk / Finance Director

Meeting Date: 07/06/2020

Subject

Approval of pay application Number 1 from Williams Brothers for work at the Water Resource Recovery Facility.

Information

As of this application, Williams Brothers Construction Inc has been paid 4.6% of the contract. Items included in the application are:

- General Requirements: Division 1 requirements (Price Electric), Submittal Exchange, Mobilization, Bonds/Insurance
 - Site Work: Mass grading, Placement of Temp Drive, 6" Modified Subbase
 - 230-Grit Building: Building Excavation
 - 550-Solids Processing Building: Building Excavation
-

Fiscal Impact

Attachments

Pay Application



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

▷ HRGREEN.COM

June 23, 2020

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

**Re: Indianola Water Resource Recovery Facility (WRRF)
City Of Indianola
Contractor's Application for Payment No. 1**

Dear Rick:

Attached is an electronic copy of Payment Application No. 1 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are summarized as follows:

- **General Requirements:** Division 1 requirements (Price Electric), Submittal Exchange, Mobilization, Bonds/Insurance;
- **Site Work:** Mass grading, Placement of Temp Drive, 6" Modified Subbase;
- **100-Electrical Service Building:** Nothing this period;
- **120-Admin Vehicle Storage:** Nothing this period;
- **210-Headworks:** Nothing this period;
- **230-Grit Building:** Building Excavation;
- **250-Equalization Tank:** Nothing this period;
- **270-Peak Flow Treatment:** Nothing this period;
- **320-Oxidation Ditches:** Nothing this period;
- **350-Secondary Treatment Building:** Nothing this period;
- **380-Secondary Clarifiers:** Nothing this period;
- **420-UV Disinfection Building:** Nothing this period;
- **520-Aerobic Digester:** Nothing this period;
- **550-Solids Processing Building:** Building Excavation;
- **570-Biosolids Storage:** Nothing this period.

The total for Pay Application No. 1 is \$2,112,171.83. As of this Pay Application, WBCI has been paid 4.6% of the contract, which breaks down to work completed of 4.6% with no stored materials. As of this Pay Application, 13% of the time has been used. WBCI appear to be on schedule based on work completed and time remaining. WBCI has submitted a time extension request that has been reviewed and will be processed in a future change order.

We have reviewed Payment Application No. 1 and verified that WBCI is current with their certified payroll and has submitted the partial waiver of lien. Therefore, we recommend full payment of Payment Application No. 1 as submitted by Williams Brothers Construction Inc.. Please execute the pay application and distribute copies to all parties.



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

Sincerely,
HR Green, Inc.

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

Joseph Frankl, P.E.
Project Manager

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

\\hrgreen.com\HRG\Data\2019\191899\Construction\Payment\Pay_Estimates\#1\ltr-062220-Williams_Brothers_Pay_Request_1.docx



**WILLIAMS
BROTHERS**
CONSTRUCTION INC.

June 17, 2020

HR Green Inc.

RE: Application for payment No. 1
Indianola Water Resource Recovery Facility

Attn.: James Rusmussen

Enclosed is our Pay Application No. 1 for work completed through May 31, 2020 consisting of:

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

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

Sincerely,

WILLIAMS BROTHERS CONSTRUCTION INC.

By Misty Dietrich
Misty Dietrich

Encl.

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

TO OWNER: City of Indianola		PROJECT	Indianola Water Resource Recovery Facility	Application No.	1	Distribution to:
>> 110 N 1st Street	Telephone:			Period To:	May 30,2020	OWNER
Indianola, IA 50125	Fax:			PROJECT NOS.:		ENGINEER

FROM CONTRACTOR:	Williams Brothers Construction Inc.	VIA ENGINEER	HR Green Inc.	Phone: 515-278-2913	App'l date	May 30,2020	CONTRACTOR
	P.O. Box 1366		5525 Merle Hay Road, Suite 200	Fax:	Contract date:		
	Peoria, Illinois 61654		Johnston, IA 50131		Substantial completion date:		

CONTRACT FOR: General	Ph 309/688-0416; Fax 309/688-0891	Attn: James Rasmussen	Invoice	5 20 530 1
	email -- (misty) (anthony) @wbci.us			

CONTRACTOR'S APPLICATION FOR PAYMENT

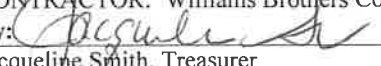
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	45,600,000.00
2. Net Change by Change Orders.....	
3. CONTRACT SUM TO DATE	(LINE 1 +2)..... 45,600,000.00
4. TOTAL COMPLETED AND STORED TO DATE.....	2,223,338.77
(Column G on G702)	
5. RETAINAGE:	
a. 5 % of 100% of Contract.....	(111,166.94)
(Columns D + E on G703)	
b. 10 % of Stored Material.....	
(Columns F on G703)	
Total Retainage (Line 5a + 5b or	0.00
Total in Column I of G703)	(111,166.94)
6. TOTAL EARNED LESS RETAINAGE	2,112,171.83
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	2,112,171.83
9. BALANCE TO FINISH, INCLUDING RETAINAGE	43,487,828.17
(Line 3 less Line 6)	

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

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

CONTRACTOR: Williams Brothers Construction Inc.

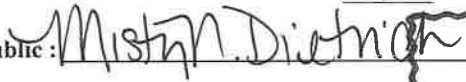
By:  Date: May 30,2020

Jacqueline Smith, Treasurer

State of: Illinois

County of: Peoria

Subscribed and sworn to before me this day of May 30,2020

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

My Commission expires: April 1, 2018

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED **2,112,171.83**

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

Engineer: HR GreenBy:  Date: 6/23/2020

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

1		CONTINUATION SHEET				Application No.	1	PER. TO:	May 30,2020			
2						APPL. DATE:	May 30,2020	ENGINEER'S PROJECT NO.:	0.00			
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
					45,600,000.00					5%		(0.00)
					0.00							
7	Div. #01	General Requirements										
8	01	0000	1	Mobilization	August Winter & Sons, Inc.	50,000.00				0%	50,000.00	0.00
9	01	0000	1	Demobilization	August Winter & Sons, Inc.	5,000.00				0%	5,000.00	0.00
10	01	0000	1	Div #1	Price Electric	177,000.00	80,000.00		80,000.00	45%	97,000.00	4,000.00
11	01	0000	1	Demobilization	Williams Brothers Const. Inc.	101,250.00				0%	101,250.00	0.00
12	01	0000	1	Submittal Exchange	Williams Brothers Const. Inc.	28,321.27	28,321.27		28,321.27	100%	0.00	1,416.06
13	01	0000	1	Mobilization	Williams Brothers Const. Inc.	1,687,500.00	421,875.00		421,875.00	25%	1,265,625.00	21,093.75
14	01	0000	1	Bond /Insurance	Williams Brothers Const. Inc.	1,147,500.00	1,147,500.00		1,147,500.00	100%	0.00	57,375.00
15	Site Work											0.00
16	03	0000	0	Site Structures						0%	0.00	0.00
17	03	0000	0	Rebar	M/L Harris Rebar (Ambassador Steel)	30,025.00				0%	30,025.00	0.00
18	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	27,279.62				0%	27,279.62	0.00
19	03	0000	0	Form & place						0%	0.00	0.00
20	03	0000	0	Walls	L Williams Brothers Const. Inc.	208,448.78				0%	208,448.78	0.00
21	03	0000	0	Base Slabs	L Williams Brothers Const. Inc.	19,164.60				0%	19,164.60	0.00
22	03	0000	0	SOG	L Williams Brothers Const. Inc.	12,675.15				0%	12,675.15	0.00
23	03	0000	0	Precast Hollowcore Slabs	L Williams Brothers Const. Inc.	3,473.55				0%	3,473.55	0.00
24	03	0000	0	Suspended Slab	L Williams Brothers Const. Inc.	8,468.55				0%	8,468.55	0.00
25	03	0000	0	Mechanical Curbs	L Williams Brothers Const. Inc.	1,999.35				0%	1,999.35	0.00
26	03	0000	0	Concrete	M Norwalk Ready Mix Concrete Inc.	392,918.50				0%	392,918.50	0.00
27	03	0000	0	Pavement	L Williams Brothers Const. Inc.	787,570.42				0%	787,570.42	0.00
28	03	0000	0	Sidewalk	L Williams Brothers Const. Inc.	72,666.10				0%	72,666.10	0.00
29	03	1000	0	Site Bridge	M Molin Concrete Products	7,782.00				0%	7,782.00	0.00
30	03	1000	0	Site Bridge	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
31	08	3100	0	Access Doors and Panels	M Nystrom	1,942.71				0%	1,942.71	0.00
32	08	3100	0	Access Doors and Panels	L Williams Brothers Const. Inc.	1,470.85				0%	1,470.85	0.00
33	10	4400	0	Fire Protection Specialties	M Johnson Specialty Sales, Ltd.	1,525.00				0%	1,525.00	0.00
34	10	4400	0	Fire Protection Specialties	L Williams Brothers Const. Inc.	889.20				0%	889.20	0.00
35	22	0500	0	24" CMP Flared End Section	J and K Contracting	5,741.96				0%	5,741.96	0.00
36	22	0500	0	12" PVC Storm Sewer	J and K Contracting	41,393.52				0%	41,393.52	0.00
37	22	0500	0	SW-508 Modified Intake	J and K Contracting	12,088.35				0%	12,088.35	0.00
38	22	0500	0	SW-508 Intake	J and K Contracting	36,265.05				0%	36,265.05	0.00
39	22	0500	0	SW-512 Intake	J and K Contracting	6,392.82				0%	6,392.82	0.00
40	22	0500	0	42" RCP Flared End Section	J and K Contracting	14,050.56				0%	14,050.56	0.00
41	22	0500	0	SW-501 Intake	J and K Contracting	5,928.62				0%	5,928.62	0.00
42	22	0500	0	6" PVC Site Sanitary Sewer	J and K Contracting	76,522.60				0%	76,522.60	0.00
43	22	0500	0	60" SW-501 Manhole	J and K Contracting	256,987.28				0%	256,987.28	0.00
44	22	0500	0	12" CMP Flared End Section	J and K Contracting	2,327.56				0%	2,327.56	0.00
45	22	0500	0	4" PVC Site Sanitary Sewer	J and K Contracting	10,070.25				0%	10,070.25	0.00
46	22	0500	0	12" PVC EQ Overflow	J and K Contracting	13,982.40				0%	13,982.40	0.00
47	22	0500	0	8" PVC Site Sanitary Sewer	J and K Contracting	16,713.39				0%	16,713.39	0.00
48	22	0500	0	6" PVC RDT Supernatant	J and K Contracting	50,333.86				0%	50,333.86	0.00
49	22	0500	0	12" PVC Oxidation Ditch Drain	J and K Contracting	23,445.52				0%	23,445.52	0.00
50	22	0500	0	6" PVC RDT Drain	J and K Contracting	6,304.07				0%	6,304.07	0.00
51	22	0500	0	SW-403 Overflow Structure	J and K Contracting	14,606.14				0%	14,606.14	0.00
52	22	0500	0	4" Roof Drain	J and K Contracting	5,949.64				0%	5,949.64	0.00
53	22	0500	0	8" Roof Drain	J and K Contracting	7,413.93				0%	7,413.93	0.00
54	22	0500	0	60" EQ Basin Manhole	J and K Contracting	14,937.54				0%	14,937.54	0.00
55	22	0500	0	15" Sanitary Sewer Cleanout	J and K Contracting	4,602.30				0%	4,602.30	0.00
56	22	0500	0	15" Solid Drain	J and K Contracting	41,087.14				0%	41,087.14	0.00

1		CONTINUATION SHEET													
2		Application No. 1					PER. TO: May 30,2020								
		APPL. DATE: May 30,2020					ENGINEER'S PROJECT NO.:		0.00						
3	Spec	Build	City of Indianola			SUPPLIER/	SCHEDULED		-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility			SUBCONTRACTOR	VALUE		PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
57	22	0500	0	8" Solid Drain			J and K Contracting	55,959.82					0%	55,959.82	0.00
58	22	0500	0	10" Solid Drain			J and K Contracting	32,848.20					0%	32,848.20	0.00
59	22	0500	0	6" Footing Drain			J and K Contracting	120,618.96					0%	120,618.96	0.00
60	22	0500	0	24" PVC Storm Sewer			J and K Contracting	3,612.42					0%	3,612.42	0.00
61	22	0500	0	30" RCP Storm Sewer			J and K Contracting	32,716.47					0%	32,716.47	0.00
62	22	0500	0	24" PVC Oxidation Ditch Influent			J and K Contracting	79,907.16					0%	79,907.16	0.00
63	22	0500	0	84" Aerobic Digester Flow Combiner			J and K Contracting	24,754.39					0%	24,754.39	0.00
64	22	0500	0	10" PVC Clarifer Drain			J and K Contracting	43,542.36					0%	43,542.36	0.00
65	22	0500	0	72" Oxidation Ditch Manhole			J and K Contracting	29,292.51					0%	29,292.51	0.00
66	22	0500	0	6" Perimeter Subdrain			J and K Contracting	32,357.00					0%	32,357.00	0.00
67	22	0500	0	42" RCP Storm Sewer			J and K Contracting	20,027.29					0%	20,027.29	0.00
68	22	0500	0	60" SW-401 Manhole			J and K Contracting	6,889.80					0%	6,889.80	0.00
69	22	0500	0	48" SW-401 Manhole			J and K Contracting	11,565.90					0%	11,565.90	0.00
70	22	0500	0	6" Roof Drain			J and K Contracting	6,632.64					0%	6,632.64	0.00
71	22	0500	0	SW-562 Intake			J and K Contracting	4,296.70					0%	4,296.70	0.00
72	22	0500	0	12" PVC Aerobic Digester Drain			J and K Contracting	22,949.64					0%	22,949.64	0.00
73	22	0500	0	48" SW-301 Manhole w/ Drop Connection			J and K Contracting	22,052.35					0%	22,052.35	0.00
74	22	0500	0	48" SW-301 Manhole			J and K Contracting	85,972.64					0%	85,972.64	0.00
75	22	0500	0	12" PVC PFT Drain			J and K Contracting	13,356.04					0%	13,356.04	0.00
76	22	0500	0	24" PVC PFT Influent			J and K Contracting	103,978.00					0%	103,978.00	0.00
77	22	0500	0	14" PVC Grit Influent			J and K Contracting	73,300.40					0%	73,300.40	0.00
78	22	0500	0	96" SW-301 Overflow Drain Manhole			J and K Contracting	21,326.79					0%	21,326.79	0.00
79	22	0500	0	72" SW-301 Manhole			J and K Contracting	67,779.20					0%	67,779.20	0.00
80	22	0500	0	24" PVC Grit Influent			J and K Contracting	168,639.48					0%	168,639.48	0.00
81	22	0500	0	18" DIP Secondary Clarifier Effluent			J and K Contracting	86,606.08					0%	86,606.08	0.00
82	22	0500	0	30" DIP Oxidation Ditch Effluent Concrete Encased			J and K Contracting	10,334.70					0%	10,334.70	0.00
83	22	0500	0	10" DIP Clarifier Sludge Return			J and K Contracting	35,077.18					0%	35,077.18	0.00
84	22	0500	0	6" PVC Clarifier Scum			J and K Contracting	29,894.94					0%	29,894.94	0.00
85	22	0500	0	4" PVC WAS			J and K Contracting	12,251.52					0%	12,251.52	0.00
86	22	0500	0	24" DIP PFT Effluent Concrete Encased			J and K Contracting	4,554.48					0%	4,554.48	0.00
87	22	0500	0	12" DIP PFT Drain Concrete Encased			J and K Contracting	4,019.94					0%	4,019.94	0.00
88	22	0500	0	18" DIP PFT Effluent Concrete Encased			J and K Contracting	56,804.91					0%	56,804.91	0.00
89	22	0500	0	24" PVC Secondary Clarifier Effluent			J and K Contracting	82,568.28					0%	82,568.28	0.00
90	22	0500	0	12" DIP Secondary Clarifier Effluent			J and K Contracting	47,511.36					0%	47,511.36	0.00
91	22	0500	0	16" DIP Secondary Clarifier Effluent			J and K Contracting	35,965.95					0%	35,965.95	0.00
92	22	0500	0	20" PVC Oxidation Ditch Influent			J and K Contracting	41,235.70					0%	41,235.70	0.00
93	22	0500	0	24" PVC PFT Effluent			J and K Contracting	43,732.08					0%	43,732.08	0.00
94	22	0500	0	6" PVC Equalization Pump Station Return			J and K Contracting	20,510.05					0%	20,510.05	0.00
95	22	0500	0	30" DIP Oxidation Ditch Effluent			J and K Contracting	138,246.57					0%	138,246.57	0.00
96	22	0500	0	16" PVC Return Activated Sludge			J and K Contracting	78,619.34					0%	78,619.34	0.00
97	22	0500	0	12" PVC Site Sanitary Sewer			J and K Contracting	96,409.45					0%	96,409.45	0.00
98	22	0500	0	42" PVC Influent Trunk Sewer			J and K Contracting	230,353.20					0%	230,353.20	0.00
99	22	0500	0	8" Fire			J and K Contracting	52,634.80					0%	52,634.80	0.00
100	22	0500	0	6" Fire			J and K Contracting	166,088.98					0%	166,088.98	0.00
101	22	0500	0	6" Potable Water			J and K Contracting	32,732.42					0%	32,732.42	0.00
102	22	0500	0	30" PVC Effluent Outfall Sewer			J and K Contracting	34,783.23					0%	34,783.23	0.00
103	22	0500	0	4" Water			J and K Contracting	200,185.59					0%	200,185.59	0.00
104	22	0500	0	6" Irrigation			J and K Contracting	89,328.96					0%	89,328.96	0.00
105	22	0500	0	2" Water			J and K Contracting	37,158.03					0%	37,158.03	0.00
106	22	0500	0	Fire Hydrant			J and K Contracting	59,582.43					0%	59,582.43	0.00
107	22	0500	0	24" DIP PFT Influent Concrete Encased			J and K Contracting	5,012.63					0%	5,012.63	0.00
108	22	0500	0	6" DIP RDT Supernatant Concrete Encased			J and K Contracting	6,205.68					0%	6,205.68	0.00

1		CONTINUATION SHEET											
2		Application No. 1 APPL. DATE: May 30,2020						PER. TO: May 30,2020 ENGINEER'S PROJECT NO.: 0.00					
3	Spec	Build.		City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.		Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
109	22	0500	0	4" PVC Biosolids	J and K Contracting	11,402.00					0%	11,402.00	0.00
110	22	0500	0	4" PVC Scum	J and K Contracting	11,957.36					0%	11,957.36	0.00
111	22	0500	0	3" Water	J and K Contracting	7,938.06					0%	7,938.06	0.00
112	22	0500	0	Yard Hydrant	J and K Contracting	20,347.44					0%	20,347.44	0.00
113	23	0500	0	24" PVC Storm Sewer Supplied by Others	J and K Contracting	34,116.00					0%	34,116.00	0.00
114	25	1300	0	Controls-Jetco-System Programming	M Price Electric	39,500.00					0%	39,500.00	0.00
115	25	1300	0	Controls-Jetco-Design	M Price Electric	28,800.00					0%	28,800.00	0.00
116	25	1300	0	Control-Jetco SCDA Hardware/Software	M Price Electric	100,000.00					0%	100,000.00	0.00
117	25	1300	0	Controls-Jetco/Price Electrical Gear	M Price Electric	669,000.00					0%	669,000.00	0.00
118	25	1300	0	Controls-Jetco-Instrumentation	L Price Electric	128,500.00					0%	128,500.00	0.00
119	25	1300	0	Controls-Jetco-Control Panels	L Price Electric	310,790.00					0%	310,790.00	0.00
120	25	1300	0	Controls-Jetco-Onsite Startup-Training	L Price Electric	20,440.00					0%	20,440.00	0.00
121	25	1300	0	SCDA Supplemental Hour	L Price Electric	11,040.00					0%	11,040.00	0.00
122	26	0000	0	Site/Feeder Wire	L Price Electric	1,350,760.00					0%	1,350,760.00	0.00
123	26	4113	0	Lightning Protection	M Price Electric	18,940.00					0%	18,940.00	0.00
124	28	1000	0	Access Control	M Price Electric	35,246.44					0%	35,246.44	0.00
125	31		0	Parking Lot Striping	M/L Parking Lot Specialties LLC	1,185.00					0%	1,185.00	0.00
126	31		0	Landscaping	M/L Soil-Tek	220,000.00					0%	220,000.00	0.00
127	31	2319	0	Dewatering	M/L Williams Brothers Const. Inc.	26,000.00					0%	26,000.00	0.00
128	31	5000	0	Pavement Prep	M/L Iowa Earth Works	61,477.50					0%	61,477.50	0.00
129	31	5000	0	Sidewalk Prep	M/L Iowa Earth Works	3,676.00					0%	3,676.00	0.00
130	31	5000	0	Mass Grading and respread	M/L Iowa Earth Works	566,983.00		375,000.00		375,000.00	66%	191,983.00	18,750.00
131	31	5000	0	Trees Removal	M/L Iowa Earth Works	10,000.00					0%	10,000.00	0.00
132	31	5000	0	Placement of Temp drive	M/L Iowa Earth Works	86,167.50		86,167.50		86,167.50	100%	0.00	4,308.38
133	31	5000	0	Removal of Temp Drive	M/L Iowa Earth Works	86,167.50					0%	86,167.50	0.00
134	31	5000	0	6" Modified for Roadway	M/L Iowa Earth Works	146,350.00		73,175.00		73,175.00	50%	73,175.00	3,658.75
135	31	5000	0	Gravel	M/L Williams Brothers Const. Inc.	300,000.00					0%	300,000.00	0.00
136	33	3211	0	Gate Operators	M Des Moines Steel Fence Co., Inc.	75,420.00					0%	75,420.00	0.00
137	33	3211	0	Gate Operators	L Des Moines Steel Fence Co., Inc.						0%	0.00	0.00
138	33	3212	0	Chain Link Gates	M Des Moines Steel Fence Co., Inc.						0%	0.00	0.00
139	33	3212	0	Chain Link Gates	L Des Moines Steel Fence Co., Inc.						0%	0.00	0.00
140	100 Electrical Service Building												0.00
141	03	0000	100	100 Electrical Service Bldg							0%	0.00	0.00
142	03	0000	100	Rebar	M/L Harris Rebar (Ambassador Steel)	8,400.00					0%	8,400.00	0.00
143	03	0000	100	Concrete	M Norwalk Ready Mix Concrete Inc.	4,562.96					0%	4,562.96	0.00
144	03	0000	100	Form & place							0%	0.00	0.00
145	03	0000	100	Grade Beams	L Williams Brothers Const. Inc.	20,920.95					0%	20,920.95	0.00
146	03	0000	100	SOG	L Williams Brothers Const. Inc.	11,387.25					0%	11,387.25	0.00
147	05	1200	100	100 Vactor Receiving	M HME, Inc	6,918.48					0%	6,918.48	0.00
148	05	1200	100	100 Vactor Receiving	L Williams Brothers Const. Inc.	3,900.00					0%	3,900.00	0.00
149	08	1116	100	Aluminum Doors and Frames	M Commercial Construction Products Co						0%	0.00	0.00
150	08	1116	100	Aluminum Doors and Frames	L Commercial Construction Products Co						0%	0.00	0.00
151	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00	0.00
152	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00	0.00
153	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00	0.00
154	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00	0.00
155	09	9000	100	Paints and Coatings 100 Electrical Bldg	M RP Coatings	400.00					0%	400.00	0.00
156	09	9000	100	Paints and Coatings	L RP Coatings	1,700.00					0%	1,700.00	0.00
157	13	3419	100	Metal Buildings System	M Riverview Construction Company	18,756.00					0%	18,756.00	0.00
158	13	3419	100	Metal Buildings System	L Riverview Construction Company	21,274.00					0%	21,274.00	0.00
159	23	0593	100	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	252.00					0%	252.00	0.00
160	23	0719	100	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00					0%	210.00	0.00

CONTINUATION SHEET												
1							Application No. 1		PER. TO: May 30,2020			
2							APPL. DATE: May 30,2020		ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
161	23	0719	100	HVAC Piping Insulation	L Corn States Metal Fabricators	350.00					0%	350.00
162	23	1123	100	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00					0%	5,000.00
163	23	1123	100	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00					0%	12,000.00
164	23	2300	100	Refrigerant Piping	M Corn States Metal Fabricators	500.00					0%	500.00
165	23	2300	100	Refrigerant Piping	L Corn States Metal Fabricators	3,100.00					0%	3,100.00
166	23	3100	100	HVAC Ducts and Casings	M Corn States Metal Fabricators	8,620.00					0%	8,620.00
167	23	3100	100	HVAC Ducts and Casings	L Corn States Metal Fabricators	9,790.00					0%	9,790.00
168	23	3300	100	Air Duct Accessories	M Corn States Metal Fabricators	150.00					0%	150.00
169	23	3300	100	Air Duct Accessories	L Corn States Metal Fabricators	100.00					0%	100.00
170	23	3439	100	Propeller Fans	M Corn States Metal Fabricators	7,610.00					0%	7,610.00
171	23	3439	100	Propeller Fans	L Corn States Metal Fabricators	2,500.00					0%	2,500.00
172	23	3700	100	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00					0%	350.00
173	23	3700	100	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00					0%	590.00
174	23	8127	100	Libert AC Units	M Corn States Metal Fabricators	22,400.00					0%	22,400.00
175	23	8127	100	Libert AC Units	L Corn States Metal Fabricators	2,800.00					0%	2,800.00
176	26	0000	100	Electrical Building	M Price Electric	47,697.00					0%	47,697.00
177	26	3213	100	Generator	M Price Electric	484,533.00					0%	484,533.00
178	31	5000	100	Building excavation/backfill	M/L Iowa Earth Works	11,300.00					0%	11,300.00
179	120	Admin Vehicle Storage										0.00
180	03	0000	120	120 Admin Vehicle Storage							0%	0.00
181	03	0000	120	Rebar	M/L Harris Rebar (Ambassador Steel	34,855.00					0%	34,855.00
182	03	0000	120	Concrete	M Norwalk Ready Mix Concrete Inc	48,461.80					0%	48,461.80
183	03	0000	120	Form & place							0%	0.00
184	03	0000	120	Grade Beams	L Williams Brothers Const. Inc.	122,889.83					0%	122,889.83
185	03	0000	120	SOG	L Williams Brothers Const. Inc.	137,366.55					0%	137,366.55
186	03	0000	120	Precast Hollowcore Slabs	L Williams Brothers Const. Inc.	9,892.13					0%	9,892.13
187	03	1000	120	120 Admin Vehicle Storage	M Molin Concrete Products	19,870.00					0%	19,870.00
188	03	1000	120	120 Admin Vehicle Storage	L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00
189	04	2000	120	120 Admin Brick	M Seedorff Masonry, Inc.	18,539.00					0%	18,539.00
190	04	2000	120	120 Admin Insulation	M Seedorff Masonry, Inc.	3,914.00					0%	3,914.00
191	04	2000	120	120 Admin CMU	M Seedorff Masonry, Inc.	26,144.00					0%	26,144.00
192	04	2000	120	120 Admin CMU	L Seedorff Masonry, Inc.	90,081.00					0%	90,081.00
193	04	2000	120	120 Admin Insulation	L Seedorff Masonry, Inc.	1,910.00					0%	1,910.00
194	04	2000	120	120 Admin Brick	L Seedorff Masonry, Inc.	37,755.00					0%	37,755.00
195	05	1200	120	120 Admin Vehicle Storage	M HME, Inc	24,119.82					0%	24,119.82
196	05	1200	120	120 Admin Vehicle Storage	L Williams Brothers Const. Inc.	16,900.00					0%	16,900.00
197	08	1113	120	Hollow Metal Doors and Frames	M Commercial Construction Products Co	199,871.84					0%	199,871.84
198	08	1113	120	Hollow Metal Doors and Frames	L Commercial Construction Products Co						0%	0.00
199	08	1116	120	Aluminum Doors and Frames	M Commercial Construction Products Co						0%	0.00
200	08	1116	120	Aluminum Doors and Frames	L Commercial Construction Products Co						0%	0.00
201	08	3613	120	Sectional Doors	M WD Door	28,655.00					0%	28,655.00
202	08	3613	120	Sectional Doors	L WD Door	6,290.00					0%	6,290.00
203	08	4313	120	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00
204	08	4313	120	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00
205	08	7100	120	Door Hardware	M Commercial Construction Products Co						0%	0.00
206	08	7100	120	Door Hardware	L Commercial Construction Products Co						0%	0.00
207	09	3000	120	Tiling	M Jim's Carpet Once	4,450.00					0%	4,450.00
208	09	3000	120	Tiling	L Jim's Carpet Once	6,150.00					0%	6,150.00
209	09	5100	120	Acoustical Ceilings	M/L Heartland Finishes, Inc.	4,675.00					0%	4,675.00
210	09	6500	120	Resilient Flooring	M Jim's Carpet Once	750.00					0%	750.00
211	09	6500	120	Resilient Flooring	L Jim's Carpet Once	650.00					0%	650.00
212	09	7200	120	Wall Covering	M RP Coatings	1,500.00					0%	1,500.00

1	CONTINUATION SHEET										Application No. I	PER. TO: May 30,2020
2											APPL. DATE: May 30,2020	ENGINEER'S PROJECT NO.: 0.00
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
213	09	7200	120	Wall Covering	L RP Coatings	3,500.00				0%	3,500.00	0.00
214	09	9000	120	Paints and Coatings 120 Admin/Veh Storage	M RP Coatings	8,000.00				0%	8,000.00	0.00
215	09	9000	120	Paints and Coatings	L RP Coatings	40,000.00				0%	40,000.00	0.00
216	09	9500	120	Broadcast System Flooring	M RP Coatings	6,000.00				0%	6,000.00	0.00
217	09	9500	120	Broadcast System Flooring	L RP Coatings	13,000.00				0%	13,000.00	0.00
218	10	2113.1	120	Plastic Toilet Compartments	M EPCO Ltd, Inc.	1,367.00				0%	1,367.00	0.00
219	10	2113.1	120	Plastic Toilet Compartments	L Williams Brothers Const. Inc.	1,170.00				0%	1,170.00	0.00
220	10	2800	120	Toilet, Bath and Laundry Accessories	M EPCO Ltd, Inc.	1,413.00				0%	1,413.00	0.00
221	10	2800	120	Toilet, Bath and Laundry Accessories	L Williams Brothers Const, Inc.	3,120.00				0%	3,120.00	0.00
222	10	5113	120	Metal Lockers	M/L OSDI	4,707.00				0%	4,707.00	0.00
223	12	2400	120	Window Shades	M/L Premier Edge, LLC	1,788.00				0%	1,788.00	0.00
224	12	3600	120	PLAM Casework, Tops & Sills	M Innovative Laboratory Systems	11,150.00				0%	11,150.00	0.00
225	12	3600	120	PLAM Casework, Tops & Sills	L Innovative Laboratory Systems	1,200.00				0%	1,200.00	0.00
226	13	3419	120	Metal Buildings System	M Riverview Construction Comp	100,091.00				0%	100,091.00	0.00
227	13	3419	120	Metal Buildings System	L Riverview Construction Comp	104,836.00				0%	104,836.00	0.00
228	21	0500	120	Fire Suppression	M Midwest Automatic Fire Sprink	16,857.00				0%	16,857.00	0.00
229	21	0500	120	Fire Suppression	L Midwest Automatic Fire Sprink	23,943.00				0%	23,943.00	0.00
230	22	0500	120	120 Admin Bldg	M August Winter & Sons, Inc.	119,743.00				0%	119,743.00	0.00
231	22	0500	120	120 Admin Bldg	L August Winter & Sons, Inc.	75,230.00				0%	75,230.00	0.00
232	23	0593	120	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	504.00				0%	504.00	0.00
233	23	0713	120	Duct Insulation	M Corn States Metal Fabricators	590.00				0%	590.00	0.00
234	23	0713	120	Duct Insulation	L Corn States Metal Fabricators	1,110.00				0%	1,110.00	0.00
235	23	0719	120	HVAC Piping Insulation	M Corn States Metal Fabricators	340.00				0%	340.00	0.00
236	23	0719	120	HVAC Piping Insulation	L Corn States Metal Fabricators	380.00				0%	380.00	0.00
237	23	1123	120	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,500.00				0%	1,500.00	0.00
238	23	1123	120	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00				0%	10,000.00	0.00
239	23	1123	120	HVAC Sequence of Operation	L Corn States Metal Fabricators	27,000.00				0%	27,000.00	0.00
240	23	1123	120	Facility Natural-Gas Piping	L Corn States Metal Fabricators	6,200.00				0%	6,200.00	0.00
241	23	2300	120	Refrigerant Piping	M Corn States Metal Fabricators	1,000.00				0%	1,000.00	0.00
242	23	2300	120	Refrigerant Piping	L Corn States Metal Fabricators	5,200.00				0%	5,200.00	0.00
243	23	3100	120	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,160.00				0%	30,160.00	0.00
244	23	3100	120	HVAC Ducts and Casings	L Corn States Metal Fabricators	34,280.00				0%	34,280.00	0.00
245	23	3300	120	Air Duct Accessories	M Corn States Metal Fabricators	520.00				0%	520.00	0.00
246	23	3300	120	Air Duct Accessories	L Corn States Metal Fabricators	350.00				0%	350.00	0.00
247	23	3423	120	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00				0%	7,040.00	0.00
248	23	3423	120	HVAC Power Ventilators	L Corn States Metal Fabricators	2,250.00				0%	2,250.00	0.00
249	23	3439	120	Propeller Fans	M Corn States Metal Fabricators	7,610.00				0%	7,610.00	0.00
250	23	3439	120	Propeller Fans	L Corn States Metal Fabricators	2,600.00				0%	2,600.00	0.00
251	23	3700	120	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00				0%	350.00	0.00
252	23	3700	120	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00				0%	590.00	0.00
253	23	5400	120	Furnaces	M Corn States Metal Fabricators	23,250.00				0%	23,250.00	0.00
254	23	5400	120	Furnaces	L Corn States Metal Fabricators	2,990.00				0%	2,990.00	0.00
255	23	5533	120	Fuel-Fired Unit Heaters	M Corn States Metal Fabricators	25,940.00				0%	25,940.00	0.00
256	23	5533	120	Fuel-Fired Unit Heaters	L Corn States Metal Fabricators	7,010.00				0%	7,010.00	0.00
257	23	8127	120	Libert AC Units	M Corn States Metal Fabricators	22,400.00				0%	22,400.00	0.00
258	23	8127	120	Libert AC Units	L Corn States Metal Fabricators	2,800.00				0%	2,800.00	0.00
259	26	0000	120	Admin Building	M Price Electric	300,000.00				0%	300,000.00	0.00
260	31	5000	120	Building excavation/backfill	M/L Iowa Earth Works	45,200.00				0%	45,200.00	0.00
261	210	Headworks										0.00
262	03	0000	210	210 Headworks						0%	0.00	0.00
263	03	0000	210	Rebar	M/L Harris Rebar (Ambassador Steel)	119,015.00				0%	119,015.00	0.00
264	03	0000	210	Concrete	M Norwalk Ready Mix Concrete Inc	129,518.27				0%	129,518.27	0.00

1	2	CONTINUATION SHEET					Application No. 1	PER. TO: May 30,2020				
3	4	Spec	Buidd	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
265	03	0000	210	Form & place							0%	0.00
266	03	0000	210	Footings/pads	L Williams Brothers Const. Inc.	9,846.23					0%	9,846.23
267	03	0000	210	Walls	L Williams Brothers Const. Inc.	514,237.25					0%	514,237.25
268	03	0000	210	Base Slab	L Williams Brothers Const. Inc.	79,211.93					0%	79,211.93
269	03	0000	210	SOG	L Williams Brothers Const. Inc.	84,898.13					0%	84,898.13
270	03	0000	210	Suspended Slab	L Williams Brothers Const. Inc.	126,427.65					0%	126,427.65
271	03	0000	210	Housekeeping pads	L Williams Brothers Const. Inc.	4,029.75					0%	4,029.75
272	03	0000	210	Grouting	L Williams Brothers Const. Inc.	4,257.36					0%	4,257.36
273	03	1000	210	210 Headworks	M Molin Concrete Products	35,127.00					0%	35,127.00
274	03	1000	210	210 Headworks	L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00
275	04	2000	210	210 Headworks Insulation	M Seedorff Masonry, Inc.	14,545.00					0%	14,545.00
276	04	2000	210	210 Headworks CMU	M Seedorff Masonry, Inc.	27,209.00					0%	27,209.00
277	04	2000	210	210 Headworks Brick	M Seedorff Masonry, Inc.	42,280.00					0%	42,280.00
278	04	2000	210	210 Headworks Brick	L Seedorff Masonry, Inc.	88,230.00					0%	88,230.00
279	04	2000	210	210 Headworks CMU	L Seedorff Masonry, Inc.	85,745.00					0%	85,745.00
280	04	2000	210	210 Headworks Insulation	L Seedorff Masonry, Inc.	6,440.00					0%	6,440.00
281	05	1200	210	210 Headworks	M HME, Inc	49,325.56					0%	49,325.56
282	05	1200	210	210 Headworks	L Williams Brothers Const. Inc.	33,800.00					0%	33,800.00
283	06	1000	210	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42					0%	8,858.42
284	07	5400	210	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetme	25,561.54					0%	25,561.54
285	07	5400	210	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetme	22,914.98					0%	22,914.98
286	07	6200	210	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetme	819.74					0%	819.74
287	07	6200	210	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetme	4,709.68					0%	4,709.68
288	08	1116	210	Aluminum Doors and Frames	M Commercial Construction Products Co						0%	0.00
289	08	1116	210	Aluminum Doors and Frames	L Commercial Construction Products Co						0%	0.00
290	08	3323	210	Overhead Coilings Doors	M WD Door	18,275.00					0%	18,275.00
291	08	3323	210	Overhead Coilings Doors	L WD Door	1,856.38					0%	1,856.38
292	08	4313	210	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00
293	08	4313	210	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00
294	08	7100	210	Door Hardware	M Commercial Construction Products Co						0%	0.00
295	08	7100	210	Door Hardware	L Commercial Construction Products Co						0%	0.00
296	09	9000	210	Paints and Coatings 210 Headworks	M RP Coatings	18,000.00					0%	18,000.00
297	09	9000	210	Paints and Coatings	L RP Coatings	90,000.00					0%	90,000.00
298	22	0500	210	210 Headworks	M August Winter & Sons, Inc.	19,000.00					0%	19,000.00
299	22	0500	210	210 Headworks	L August Winter & Sons, Inc.	24,000.00					0%	24,000.00
300	23	0593	210	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00					0%	1,008.00
301	23	0713	210	Duct Insulation	M Corn States Metal Fabricators	1,510.00					0%	1,510.00
302	23	0713	210	Duct Insulation	L Corn States Metal Fabricators	2,790.00					0%	2,790.00
303	23	0719	210	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00					0%	210.00
304	23	0719	210	HVAC Piping Insulation	L Corn States Metal Fabricators	450.00					0%	450.00
305	23	1123	210	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,400.00					0%	1,400.00
306	23	1123	210	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00					0%	10,000.00
307	23	1123	210	HVAC Sequence of Operation	L Corn States Metal Fabricators	23,000.00					0%	23,000.00
308	23	1123	210	Facility Natural-Gas Piping	L Corn States Metal Fabricators	8,000.00					0%	8,000.00
309	23	2300	210	Refrigerant Piping	M Corn States Metal Fabricators	500.00					0%	500.00
310	23	2300	210	Refrigerant Piping	L Corn States Metal Fabricators	3,100.00					0%	3,100.00
311	23	3100	210	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,160.00					0%	30,160.00
312	23	3100	210	HVAC Ducts and Casings	L Corn States Metal Fabricators	34,280.00					0%	34,280.00
313	23	3300	210	Air Duct Accessories	M Corn States Metal Fabricators	520.00					0%	520.00
314	23	3300	210	Air Duct Accessories	L Corn States Metal Fabricators	250.00					0%	250.00
315	23	3423	210	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00					0%	7,040.00
316	23	3423	210	HVAC Power Ventilators	L Corn States Metal Fabricators	2,450.00					0%	2,450.00

CONTINUATION SHEET												
1												
2												
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
317	23	3700	210	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00			0%	350.00	0.00
318	23	3700	210	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00			0%	590.00	0.00
319	23	7433	210	Packaged MAU	M	Corn States Metal Fabricators	25,600.00			0%	25,600.00	0.00
320	23	7433	210	Packaged MAU	L	Corn States Metal Fabricators	1,500.00			0%	1,500.00	0.00
321	23	8101	210	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00			0%	15,480.00	0.00
322	23	8101	210	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00			0%	1,060.00	0.00
323	23	8127	210	Libert AC Units	M	Corn States Metal Fabricators	22,400.00			0%	22,400.00	0.00
324	23	8127	210	Libert AC Units	L	Corn States Metal Fabricators	2,800.00			0%	2,800.00	0.00
325	23	8417	210	Dehumidifiers	M	Corn States Metal Fabricators	4,000.00			0%	4,000.00	0.00
326	23	8417	210	Dehumidifiers	L	Corn States Metal Fabricators	350.00			0%	350.00	0.00
327	26	0000	210	Headworks Building	L	Price Electric	225,000.00			0%	225,000.00	0.00
328	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00			0%	45,200.00	0.00
329	31	6613	210	Headworks	M/L	Helitech	39,416.00			0%	39,416.00	0.00
330	35	2016	210	Slide Gates	M	August Winter & Sons	51,000.00			0%	51,000.00	0.00
331	35	2016	210	Slide Gates	L	August Winter & Sons	25,000.00			0%	25,000.00	0.00
332	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons	604,000.00			0%	604,000.00	0.00
333	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons	304,320.00			0%	304,320.00	0.00
334	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons	356,000.00			0%	356,000.00	0.00
335	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons	100,000.00			0%	100,000.00	0.00
336	46	2152	210	Screenings Washer/Compactor	M	August Winter & Sons	included in 462151			0%	0.00	0.00
337	46	2152	210	Screenings Washer/Compactor	L	August Winter & Sons	included in 462151			0%	0.00	0.00
338	230			Grit Building						0%	0.00	0.00
339	03	0000	230	230 Grit Building						0%	0.00	0.00
340	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Steel)	74,040.00			0%	74,040.00	0.00
341	03	0000	230	Concrete	M	Norwalk Ready Mix Concrete Inc.	55,118.71			0%	55,118.71	0.00
342	03	0000	230	Form & place						0%	0.00	0.00
343	03	0000	230	Walls	L	Williams Brothers Const. Inc.	325,573.60			0%	325,573.60	0.00
344	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.	73,777.53			0%	73,777.53	0.00
345	03	0000	230	SOG	L	Williams Brothers Const. Inc.	43,768.90			0%	43,768.90	0.00
346	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.	120,041.05			0%	120,041.05	0.00
347	03	1000	230	230 Grit Bldg	M	Molin Concrete Products	10,475.00			0%	10,475.00	0.00
348	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.	10,504.00			0%	10,504.00	0.00
349	04	2000	230	230 Grit Insulation	M	Seedorff Masonry, Inc.	10,608.00			0%	10,608.00	0.00
350	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.	9,903.00			0%	9,903.00	0.00
351	04	2000	230	230 Grit Brick	M	Seedorff Masonry, Inc.	16,656.00			0%	16,656.00	0.00
352	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.	34,687.00			0%	34,687.00	0.00
353	04	2000	230	230 Grit Insulation	L	Seedorff Masonry, Inc.	4,763.00			0%	4,763.00	0.00
354	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.	38,819.00			0%	38,819.00	0.00
355	05	1200	230	230 Grit Building	M	HME, Inc.	48,135.04			0%	48,135.04	0.00
356	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc.	33,800.00			0%	33,800.00	0.00
357	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.	3,168.75			0%	3,168.75	0.00
358	06	1000	230	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42			0%	8,858.42	0.00
359	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.	12,000.00			0%	12,000.00	0.00
360	06	6000	230	Parshall Flume Liners	L	August Winter & Sons, Inc.	9,500.00			0%	9,500.00	0.00
361	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00			0%	7,800.00	0.00
362	07	1713	230	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00			0%	5,850.00	0.00
363	07	5400	230	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetmetal	7,518.10			0%	7,518.10	0.00
364	07	5400	230	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetmetal	6,740.00			0%	6,740.00	0.00
365	07	6200	230	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetmetal	240.00			0%	240.00	0.00
366	07	6200	230	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetmetal	1,380.00			0%	1,380.00	0.00
367	08	1116	230	Aluminum Doors and Frames	M	Commercial Construction Products Co				0%	0.00	0.00
368	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00

1		CONTINUATION SHEET				Application No. 1		PER. TO: May 30,2020				
2						APPL. DATE: May 30,2020		ENGINEER'S PROJECT NO.:		0.00		
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
369	08	3100	230	Access Doors and Panels	M	Nystrom	647.57			0%	647.57	0.00
370	08	3100	230	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29			0%	490.29	0.00
371	08	3323	230	Overhead Coilings Doors	M	WD Door	6,172.50			0%	6,172.50	0.00
372	08	3323	230	Overhead Coilings Doors	L	WD Door	928.25			0%	928.25	0.00
373	08	4313	230	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00	0.00
374	08	4313	230	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00	0.00
375	08	7100	230	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00
376	08	7100	230	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00
377	09	9000	230	Paints and Coatings 230 Grit Bldg	M	RP Coatings	7,000.00			0%	7,000.00	0.00
378	09	9000	230	Paints and Coatings	L	RP Coatings	20,000.00			0%	20,000.00	0.00
379	22	0500	230	230 Grit Bldg	M	August Winter & Sons, Inc.	10,000.00			0%	10,000.00	0.00
380	22	0500	230	230 Grit Bldg	L	August Winter & Sons, Inc.	30,000.00			0%	30,000.00	0.00
381	23	0593	230	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00			0%	1,008.00	0.00
382	23	0713	230	Duct Insulation	M	Corn States Metal Fabricators	2,000.00			0%	2,000.00	0.00
383	23	0713	230	Duct Insulation	L	Corn States Metal Fabricators	3,700.00			0%	3,700.00	0.00
384	23	1123	230	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,800.00			0%	1,800.00	0.00
385	23	1123	230	HVAC Sequence of Operation	M	Corn States Metal Fabricators	11,000.00			0%	11,000.00	0.00
386	23	1123	230	HVAC Sequence of Operation	L	Corn States Metal Fabricators	28,000.00			0%	28,000.00	0.00
387	23	1123	230	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	11,000.00			0%	11,000.00	0.00
388	23	3100	230	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,860.00			0%	25,860.00	0.00
389	23	3100	230	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00			0%	29,380.00	0.00
390	23	3300	230	Air Duct Accessories	M	Corn States Metal Fabricators	450.00			0%	450.00	0.00
391	23	3300	230	Air Duct Accessories	L	Corn States Metal Fabricators	300.00			0%	300.00	0.00
392	23	3423	230	HVAC Power Ventilators	M	Corn States Metal Fabricators	10,560.00			0%	10,560.00	0.00
393	23	3423	230	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,380.00			0%	3,380.00	0.00
394	23	3700	230	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00			0%	700.00	0.00
395	23	3700	230	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,190.00			0%	1,190.00	0.00
396	23	7433	230	Packaged MAU	M	Corn States Metal Fabricators	25,600.00			0%	25,600.00	0.00
397	23	7433	230	Packaged MAU	L	Corn States Metal Fabricators	1,500.00			0%	1,500.00	0.00
398	23	8101	230	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00			0%	7,740.00	0.00
399	23	8101	230	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00			0%	530.00	0.00
400	26	0000	230	Grit Building	L	Price Electric	290,000.00			0%	290,000.00	0.00
401	31	5000	230	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	5,650.00	5,650.00	25%	16,950.00	282.50
402	35	2016.2	230	Slide Gates	M	August Winter & Sons	54,000.00			0%	54,000.00	0.00
403	35	2016.2	230	Slide Gates	L	August Winter & Sons	35,000.00			0%	35,000.00	0.00
404	41	2213	230	Bridge Crane	M	Waite Equipment	17,000.00			0%	17,000.00	0.00
405	41	2213	230	Bridge Crane	L	Waite Equipment	4,300.00			0%	4,300.00	0.00
406	41	2223	230	Hoist and Monorail System	M	Waite Equipment	3,200.00			0%	3,200.00	0.00
407	41	2223	230	Hoist and Monorail System	L	Waite Equipment	750.00			0%	750.00	0.00
408	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M	August Winter & Sons	125,000.00			0%	125,000.00	0.00
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	L	August Winter & Sons	60,000.00			0%	60,000.00	0.00
410	43	4113	230	Hydropneumatic Tank	M	August Winter & Sons	61,000.00			0%	61,000.00	0.00
411	43	4113	230	Hydropneumatic Tank	L	August Winter & Sons	25,500.00			0%	25,500.00	0.00
412	46	2323	230	Grit Removal Equipment	M	August Winter & Sons	230,000.00			0%	230,000.00	0.00
413	46	2323	230	Grit Removal Equipment	L	August Winter & Sons	115,000.00			0%	115,000.00	0.00
414	46	2327	230	Grit Washer	M	August Winter & Sons	185,000.00			0%	185,000.00	0.00
415	46	2327	230	Grit Washer	L	August Winter & Sons	115,000.00			0%	115,000.00	0.00
416	46	6124	230	Composite Sampler	M	August Winter & Sons	9,500.00			0%	9,500.00	0.00
417	250	Equalization Tank										0.00
418	03	0000	250	250 Equalization Tank						0%	0.00	0.00
419	03	0000	250	Rebar	M/L	Harris Rebar (Ambassador Steel)	90,735.00			0%	90,735.00	0.00
420	03	0000	250	Concrete	M	Norwalk Ready Mix Concrete Inc.	121,947.48			0%	121,947.48	0.00

1		CONTINUATION SHEET										
2							Application No. 1	PER. TO: May 30,2020				
							APPL. DATE: May 30,2020	ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
421	03	0000	250	Form & place						0%	0.00	0.00
422	03	0000	250	Footings	L Williams Brothers Const. Inc.	64,284.98				0%	64,284.98	0.00
423	03	0000	250	Walls	L Williams Brothers Const. Inc.	310,185.45				0%	310,185.45	0.00
424	03	0000	250	Base Slab	L Williams Brothers Const. Inc.	38,591.78				0%	38,591.78	0.00
425	03	0000	250	SOG	L Williams Brothers Const. Inc.	124,810.88				0%	124,810.88	0.00
426	03	0000	250	Suspended Slab	L Williams Brothers Const. Inc.	16,034.63				0%	16,034.63	0.00
427	03	0000	250	Houskeeping Pads	L Williams Brothers Const. Inc.	4,764.15				0%	4,764.15	0.00
428	03	0000	250	Grouting	L Williams Brothers Const. Inc.	490.32				0%	490.32	0.00
429	05	1200	250	250 EQ Tank Return Flow PS	M HME, Inc	2,849.12				0%	2,849.12	0.00
430	05	1200	250	250 EQ Tank Return Flow PS	L Williams Brothers Const. Inc.	3,900.00				0%	3,900.00	0.00
431	07	1353	250	Elastomeric Deck Coverings	M RP Coatings	4,000.00				0%	4,000.00	0.00
432	07	1353	250	Elastomeric Deck Coverings	L RP Coatings	8,000.00				0%	8,000.00	0.00
433	07	1713	250	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0%	9,113.81	0.00
434	07	1713	250	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				0%	6,370.00	0.00
435	08	3100	250	Access Doors and Panels	M Nystrom	647.57				0%	647.57	0.00
436	08	3100	250	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29				0%	490.29	0.00
437	09	9000	250	Paints and Coatings 250 EQ Tanks	M RP Coatings	400.00				0%	400.00	0.00
438	09	9000	250	Paints and Coatings	L RP Coatings	2,500.00				0%	2,500.00	0.00
439	23	0593	250	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00				0%	1,008.00	0.00
440	23	1123	250	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00				0%	5,000.00	0.00
441	23	1123	250	HVAC Sequence of Operation	L Corn States Metal Fabricators	12,000.00				0%	12,000.00	0.00
442	23	3423	250	HVAC Power Ventilators	M Corn States Metal Fabricators	10,560.00				0%	10,560.00	0.00
443	23	3423	250	HVAC Power Ventilators	L Corn States Metal Fabricators	3,380.00				0%	3,380.00	0.00
444	23	8101	250	Terminal Heat Transfer Units	M Corn States Metal Fabricators	7,740.00				0%	7,740.00	0.00
445	23	8101	250	Terminal Heat Transfer Units	L Corn States Metal Fabricators	530.00				0%	530.00	0.00
446	31	5000	250	Building excavation/backfill	M/L Iowa Earth Works	45,200.00				0%	45,200.00	0.00
447	31	6613.1	250	Equalization Tank	M/L Helitech	103,250.00				0%	103,250.00	0.00
448	33	3613	250	Bolted Steel Wastewater Storage Tank-131' Tank	M Great Plains Structurs LLC	284,045.00				0%	284,045.00	0.00
449	33	3613	250	Bolted Steel Wastewater Storage Tank	L Great Plains Structurs LLC	94,290.00				0%	94,290.00	0.00
450	43	2139	250	Submersible Solids Handling Pump Equipment	M August Winter & Sons	104,000.00				0%	104,000.00	0.00
451	43	2139	250	Submersible Solids Handling Pump Equipment	L August Winter & Sons	156,538.00				0%	156,538.00	0.00
452	46	4123	250	Submersible Mixing Equipment-250 Equalization Tank	M August Winter & Sons	35,000.00				0%	35,000.00	0.00
453	46	4123	250	Submersible Mixing Equipment	L August Winter & Sons	83,053.00				0%	83,053.00	0.00
454	270	Peak Flow Treatment										0.00
455	03	0000	270	270 Peak Flow Treatment Str						0%	0.00	0.00
456	03	0000	270	Rebar	M/L Harris Rebar (Ambassador Steel)	39,475.00				0%	39,475.00	0.00
457	03	0000	270	Concrete	M Norwalk Ready Mix Concrete Inc	37,200.90				0%	37,200.90	0.00
458	03	0000	270	Form & place						0%	0.00	0.00
459	03	0000	270	Footings/Pads	L Williams Brothers Const. Inc.	26,439.08				0%	26,439.08	0.00
460	03	0000	270	Walls	L Williams Brothers Const. Inc.	185,141.70				0%	185,141.70	0.00
461	03	0000	270	SOG	L Williams Brothers Const. Inc.	54,810.68				0%	54,810.68	0.00
462	03	0000	270	Houskeeping Pads	L Williams Brothers Const. Inc.	5,734.80				0%	5,734.80	0.00
463	03	1000	270	270 Peak Flow	M Molin Concrete Products	6,642.00				0%	6,642.00	0.00
464	03	1000	270	270 Peak Flow	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
465	04	2000	270	270 Peak Flow Brick	M Seedorff Masonry, Inc.	11,090.00				0%	11,090.00	0.00
466	04	2000	270	270 Peak Flow CMU	M Seedorff Masonry, Inc.	6,960.00				0%	6,960.00	0.00
467	04	2000	270	270 Peak Flow Insulation	M Seedorff Masonry, Inc.	5,114.00				0%	5,114.00	0.00
468	04	2000	270	270 Peak Flow Brick	L Seedorff Masonry, Inc.	20,788.00				0%	20,788.00	0.00
469	04	2000	270	270 Peak Flow CMU	L Seedorff Masonry, Inc.	28,180.00				0%	28,180.00	0.00
470	04	2000	270	270 Peak Flow Insulation	L Seedorff Masonry, Inc.	2,421.00				0%	2,421.00	0.00
471	05	1200	270	270 Peak Flow Treatment	M HME, Inc	42,256.12				0%	42,256.12	0.00
472	05	1200	270	270 Peak Flow Treatment	L Williams Brothers Const. Inc.	33,800.00				0%	33,800.00	0.00

1		CONTINUATION SHEET										Application No. 1	PER. TO: May 30,2020	
2												APPL. DATE: May 30,2020	ENGINEER'S PROJECT NO.: 0.00	
3	Spec		Build	City of Indianola	SUPPLIER	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
473	08	1113	270	Hollow Metal Doors and Frames	M	Commercial Construction Products Co					0%	0.00	0.00	
474	08	1113	270	Hollow Metal Doors and Frames	L	Commercial Construction Products Co					0%	0.00	0.00	
475	08	1116	270	Aluminum Doors and Frames	M	Commercial Construction Products Co					0%	0.00	0.00	
476	08	1116	270	Aluminum Doors and Frames	L	Commercial Construction Products Co					0%	0.00	0.00	
477	08	3323	270	Overhead Coilings Doors	M	WD Door	8,157.50				0%	8,157.50	0.00	
478	08	3323	270	Overhead Coilings Doors	L	WD Door	928.25				0%	928.25	0.00	
479	08	4313	270	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0%	0.00	0.00	
480	08	4313	270	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0%	0.00	0.00	
481	08	7100	270	Door Hardware	M	Commercial Construction Products Co					0%	0.00	0.00	
482	08	7100	270	Door Hardware	L	Commercial Construction Products Co					0%	0.00	0.00	
483	09	9000	270	Paints and Coatings 270 Peak Flow Treatement	M	RP Coatings	12,500.00				0%	12,500.00	0.00	
484	09	9000	270	Paints and Coatings	L	RP Coatings	20,000.00				0%	20,000.00	0.00	
485	13	3419	270	Metal Buildings System	M	Riverview Construction Compai	41,804.00				0%	41,804.00	0.00	
486	13	3419	270	Metal Buildings System	L	Riverview Construction Compai	41,138.00				0%	41,138.00	0.00	
487	21	0500	270	Fire Suppression	M	Midwest Automatic Fire Sprink	3,880.00				0%	3,880.00	0.00	
488	21	0500	270	Fire Suppression	L	Midwest Automatic Fire Sprink	6,770.00				0%	6,770.00	0.00	
489	23	0593	270	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00				0%	504.00	0.00	
490	23	1123	270	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	800.00				0%	800.00	0.00	
491	23	1123	270	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00				0%	5,000.00	0.00	
492	23	1123	270	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	4,600.00				0%	4,600.00	0.00	
493	23	1123	270	HVAC Sequence of Operation	L	Corn States Metal Fabricators	14,000.00				0%	14,000.00	0.00	
494	23	3100	270	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,850.00				0%	25,850.00	0.00	
495	23	3100	270	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00				0%	29,380.00	0.00	
496	23	3300	270	Air Duct Accessories	M	Corn States Metal Fabricators	440.00				0%	440.00	0.00	
497	23	3300	270	Air Duct Accessories	L	Corn States Metal Fabricators	300.00				0%	300.00	0.00	
498	23	3423	270	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00				0%	7,040.00	0.00	
499	23	3423	270	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00				0%	2,250.00	0.00	
500	23	8101	270	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00				0%	7,740.00	0.00	
501	23	8101	270	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00				0%	530.00	0.00	
502	26	0000	270	Peak Flow Treatment	L	Price Electric	250,000.00				0%	250,000.00	0.00	
503	31	5000	270	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00				0%	22,600.00	0.00	
504	41	4116	270	Bulk Chemical Storage Tanks	M	August Winter & Sons	65,000.00				0%	65,000.00	0.00	
505	41	4116	270	Bulk Chemical Storage Tanks	L	August Winter & Sons	43,000.00				0%	43,000.00	0.00	
506	46	3334	270	Peristaltic Metering Pumps	M	August Winter & Sons	86,000.00				0%	86,000.00	0.00	
507	46	3334	270	Peristaltic Metering Pumps	L	August Winter & Sons	35,500.00				0%	35,500.00	0.00	
508	46	3383	270	Chemical Feed Accessories	M	August Winter & Sons	169,000.00				0%	169,000.00	0.00	
509	46	3383	270	Chemical Feed Accessories	L	August Winter & Sons	50,000.00				0%	50,000.00	0.00	
510	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M	August Winter & Sons	1,389,000.00				0%	1,389,000.00	0.00	
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters	L	August Winter & Sons	350,000.00				0%	350,000.00	0.00	
512	320	Oxidation Ditches											0.00	0.00
513	03	0000	320	320 Oxidation Ditches							0%	0.00	0.00	
514	03	0000	320	Rebar	M/L	Harris Rebar (Ambassador Steel)	464,630.00				0%	464,630.00	0.00	
515	03	0000	320	Concrete	M	Norwalk Ready Mix Concrete I	405,205.45				0%	405,205.45	0.00	
516	03	0000	320	Form & place							0%	0.00	0.00	
517	03	0000	320	Walls	L	Williams Brothers Const. Inc.	1,980,990.88				0%	1,980,990.88	0.00	
518	03	0000	320	Round Piers & Columns	L	Williams Brothers Const. Inc.	1,823.18				0%	1,823.18	0.00	
519	03	0000	320	Base Slab	L	Williams Brothers Const. Inc.	413,406.45				0%	413,406.45	0.00	
520	03	0000	320	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	19,118.70				0%	19,118.70	0.00	
521	03	0000	320	Beams	L	Williams Brothers Const. Inc.	89,986.95				0%	89,986.95	0.00	
522	03	0000	320	Suspended Slab	L	Williams Brothers Const. Inc.	106,384.05				0%	106,384.05	0.00	
523	03	0000	320	Houskeeping Pads	L	Williams Brothers Const. Inc.	3,758.40				0%	3,758.40	0.00	
524	03	0000	320	Grouting	L	Williams Brothers Const. Inc.	955.40				0%	955.40	0.00	

CONTINUATION SHEET											
1											
2											
3	Spec										
4	Sec.										
		Build.	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE
		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
525	03	1000	320	320 Oxidation Ditch	M Molin Concrete Products	53,849.00				0%	53,849.00
526	03	1000	320	320 Oxidation Ditch	L Williams Brothers Const. Inc.	21,008.00				0%	21,008.00
527	05	1200	320	320 Oxidation Ditch	M HME, Inc	101,417.04				0%	101,417.04
528	05	1200	320	320 Oxidation Ditch	L Williams Brothers Const. Inc.	67,600.00				0%	67,600.00
529	05	1200	320	320 Oxidation Structural Flow Splitter	M HME, Inc	5,667.98				0%	5,667.98
530	05	1200	320	320 Oxidation Structural Flow Splitter	L Williams Brothers Const. Inc.	3,900.00				0%	3,900.00
531	26	0000	320	Oxidation Ditches	M Price Electric	220,000.00				0%	220,000.00
532	31	5000	320	Building excavation/backfill	M/L Iowa Earth Works	45,000.00				0%	45,000.00
533	31	6613	320	Oxidation Ditch	M/L Helitech	142,667.00				0%	142,667.00
534	35	2016	320	Slide Gates	M August Winter & Sons	39,000.00				0%	39,000.00
535	35	2016	320	Slide Gates	L August Winter & Sons	9,500.00				0%	9,500.00
536	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M August Winter & Sons	90,000.00				0%	90,000.00
537	46	4123	320	Submersible Mixing Equipment	L August Winter & Sons	89,747.00				0%	89,747.00
538	46	5361	320	Oxidation Ditch System Equipment (Base Bid)	M August Winter & Sons	1,051,600.00				0%	1,051,600.00
539	46	5361	320	Oxidation Ditch Sys 40'	L August Winter & Sons	95,000.00				0%	95,000.00
540	350	Secondary Treatment Bldg									
541	03	0000	350	350 Secondary Treatment Bldg						0%	0.00
542	03	0000	350	Rebar	M/L Harris Rebar (Ambassador Steel	49,265.00				0%	49,265.00
543	03	0000	350	Concrete	M Norwalk Ready Mix Concrete In	32,261.43				0%	32,261.43
544	03	0000	350	Form & place						0%	0.00
545	03	0000	350	Walls	L Williams Brothers Const. Inc.	126,812.93				0%	126,812.93
546	03	0000	350	Base Slab	L Williams Brothers Const. Inc.	27,955.13				0%	27,955.13
547	03	0000	350	Suspended Slab	L Williams Brothers Const. Inc.	85,748.63				0%	85,748.63
548	03	0000	350	Houskeeping Pads	L Williams Brothers Const. Inc.	4,131.00				0%	4,131.00
549	03	0000	350	Columns	L Williams Brothers Const. Inc.	7,418.25				0%	7,418.25
550	03	1000	350	350 Secondary Treatment	M Molin Concrete Products	13,528.00				0%	13,528.00
551	03	1000	350	350 Secondary Treatment	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00
552	04	2000	350	350 Secondary Treatment Brick	M Seedorff Masonry, Inc.	17,189.00				0%	17,189.00
553	04	2000	350	350 Secondary Treatment CMU	M Seedorff Masonry, Inc.	14,329.00				0%	14,329.00
554	04	2000	350	350 Secondary Treatment Insulation	M Seedorff Masonry, Inc.	5,853.00				0%	5,853.00
555	04	2000	350	350 Secondary Treatment Brick	L Seedorff Masonry, Inc.	36,454.00				0%	36,454.00
556	04	2000	350	350 Secondary Treatment CMU	L Seedorff Masonry, Inc.	52,419.00				0%	52,419.00
557	04	2000	350	350 Secondary Treatment Insulation	L Seedorff Masonry, Inc.	2,736.00				0%	2,736.00
558	05	1200	350	350 Secondary Treatement Bldg	M HME, Inc	23,415.12				0%	23,415.12
559	05	1200	350	350 Secondary Treatement Bldg	L Williams Brothers Const. Inc.	16,900.00				0%	16,900.00
560	06	1000	350	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42				0%	8,858.42
561	07	1713	350	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0%	9,113.81
562	07	1713	350	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				0%	6,370.00
563	07	5400	350	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetme	9,773.53				0%	9,773.53
564	07	5400	350	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetme	8,761.61				0%	8,761.61
565	07	6200	350	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetme	313.43				0%	313.43
566	07	6200	350	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetme	1,800.76				0%	1,800.76
567	08	1113	350	Hollow Metal Doors and Frames	M Commercial Construction Products Co					0%	0.00
568	08	1113	350	Hollow Metal Doors and Frames	L Commercial Construction Products Co					0%	0.00
569	08	1116	350	Aluminum Doors and Frames	M Commercial Construction Products Co					0%	0.00
570	08	1116	350	Aluminum Doors and Frames	L Commercial Construction Products Co					0%	0.00
571	08	3100	350	Access Doors and Panels	M Nystrom	647.57				0%	647.57
572	08	3100	350	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29				0%	490.29
573	08	4313	350	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00
574	08	4313	350	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00
575	08	7100	350	Door Hardware	M Commercial Construction Products Co					0%	0.00
576	08	7100	350	Door Hardware	L Commercial Construction Products Co					0%	0.00

1		CONTINUATION SHEET							Application No. 1		PER. TO: May 30,2020				
2									APPL. DATE: May 30,2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec		Build.		City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.		Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
577	09	9000	350		Paints and Coatings 350 Sec Treatment Bldg	M	RP Coatings	10,000.00					0%	10,000.00	0.00
578	09	9000	350		Paints and Coatings	L	RP Coatings	40,000.00					0%	40,000.00	0.00
579	11	5353	350		Casework, Tops, Fixtures, Fume Hood	M	Innovative Laboratory Systems	22,550.00					0%	22,550.00	0.00
580	11	5353	350		Casework, Tops, Fixtures, Fume Hood, ASHRAE Testing	L	Innovative Laboratory Systems	3,200.00					0%	3,200.00	0.00
581	22	0500	350		350 Secondary Treatment	M	August Winter & Sons, Inc.	45,000.00					0%	45,000.00	0.00
582	22	0500	350		350 Secondary Treatment	L	August Winter & Sons, Inc.	50,000.00					0%	50,000.00	0.00
583	23	0593	350		Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00					0%	1,008.00	0.00
584	23	0713	350		Duct Insulation	M	Corn States Metal Fabricators	2,000.00					0%	2,000.00	0.00
585	23	0713	350		Duct Insulation	L	Corn States Metal Fabricators	3,700.00					0%	3,700.00	0.00
586	23	0719	350		HVAC Piping Insulation	M	Corn States Metal Fabricators	530.00					0%	530.00	0.00
587	23	0719	350		HVAC Piping Insulation	L	Corn States Metal Fabricators	960.00					0%	960.00	0.00
588	23	1123	350		Facility Natural-Gas Piping	M	Corn States Metal Fabricators	900.00					0%	900.00	0.00
589	23	1123	350		HVAC Sequence of Operation	M	Corn States Metal Fabricators	7,000.00					0%	7,000.00	0.00
590	23	1123	350		Facility Natural-Gas Piping	L	Corn States Metal Fabricators	7,500.00					0%	7,500.00	0.00
591	23	1123	350		HVAC Sequence of Operation	L	Corn States Metal Fabricators	19,000.00					0%	19,000.00	0.00
592	23	2300	350		Refrigerant Piping	M	Corn States Metal Fabricators	1,300.00					0%	1,300.00	0.00
593	23	2300	350		Refrigerant Piping	L	Corn States Metal Fabricators	9,600.00					0%	9,600.00	0.00
594	23	3100	350		HVAC Ducts and Casings	M	Corn States Metal Fabricators	30,166.00					0%	30,166.00	0.00
595	23	3100	350		HVAC Ducts and Casings	L	Corn States Metal Fabricators	87,824.00					0%	87,824.00	0.00
596	23	3300	350		Air Duct Accessories	M	Corn States Metal Fabricators	530.00					0%	530.00	0.00
597	23	3300	350		Air Duct Accessories	L	Corn States Metal Fabricators	350.00					0%	350.00	0.00
598	23	3423	350		HVAC Power Ventilators	M	Corn States Metal Fabricators	3,520.00					0%	3,520.00	0.00
599	23	3423	350		HVAC Power Ventilators	L	Corn States Metal Fabricators	1,200.00					0%	1,200.00	0.00
600	23	3700	350		Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00					0%	700.00	0.00
601	23	3700	350		Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,180.00					0%	1,180.00	0.00
602	23	7433	350		Packaged MAU	M	Corn States Metal Fabricators	12,800.00					0%	12,800.00	0.00
603	23	7433	350		Packaged MAU	L	Corn States Metal Fabricators	750.00					0%	750.00	0.00
604	23	8101	350		Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00					0%	3,870.00	0.00
605	23	8101	350		Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00					0%	270.00	0.00
606	23	8127	350		Libert AC Units	M	Corn States Metal Fabricators	22,400.00					0%	22,400.00	0.00
607	23	8127	350		Libert AC Units	L	Corn States Metal Fabricators	2,800.00					0%	2,800.00	0.00
608	26	0000	350		Secondary Treatment/Clarifier	L	Price Electric	200,000.00					0%	200,000.00	0.00
609	31	5000	350		Building excavation/backfill	M/L	Iowa Earth Works	11,300.00					0%	11,300.00	0.00
610	41	2213	350		Bridge Crane	M	Waite Equipment	17,000.00					0%	17,000.00	0.00
611	41	2213	350		Bridge Crane	L	Waite Equipment	4,300.00					0%	4,300.00	0.00
612	41	2223	350		Hoist and Monorail System	M	Waite Equipment	3,200.00					0%	3,200.00	0.00
613	41	2223	350		Hoist and Monorail System	L	Waite Equipment	750.00					0%	750.00	0.00
614	43	2139	350		Submersible Solids Handling Pump Equipment	M	August Winter & Sons	104,000.00					0%	104,000.00	0.00
615	43	2139	350		Submersible Solids Handling Pump Equipment	L	August Winter & Sons	156,538.00					0%	156,538.00	0.00
616	380	Secondary Clarifiers											0%	0.00	0.00
617	03	0000	380		380 Secondary Clarifiers								0%	0.00	0.00
618	03	0000	380		Rebar	M/L	Harris Rebar (Ambassador Steel)	178,010.00					0%	178,010.00	0.00
619	03	0000	380		Concrete	M	Norwalk Ready Mix Concrete Inc.	147,096.17					0%	147,096.17	0.00
620	03	0000	380		Form & place								0%	0.00	0.00
621	03	0000	380		Walls	L	Williams Brothers Const. Inc.	686,179.35					0%	686,179.35	0.00
622	03	0000	380		Base Slab	L	Williams Brothers Const. Inc.	202,724.10					0%	202,724.10	0.00
623	03	0000	380		SOG	L	Williams Brothers Const. Inc.	1,323.00					0%	1,323.00	0.00
624	03	0000	380		Suspended Slab	L	Williams Brothers Const. Inc.	79,596.68					0%	79,596.68	0.00
625	03	0000	380		Grouting	L	Williams Brothers Const. Inc.	20,280.38					0%	20,280.38	0.00
626	05	1200	380		380 Secondary Clarifier Flow Splitter	M	HME, Inc	14,514.40					0%	14,514.40	0.00
627	05	1200	380		380 Secondary Clarifiers	M	HME, Inc	20,663.54					0%	20,663.54	0.00
628	05	1200	380		380 Secondary Clarifier Flow Splitter	L	Williams Brothers Const. Inc.	11,700.00					0%	11,700.00	0.00

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1		CONTINUATION SHEET						Application No. 1	PER. TO: May 30,2020				
2								APPL. DATE: May 30,2020	ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
681	22	0500	420	420	Disinfection	M	August Winter & Sons, Inc.	70,000.00			0%	70,000.00	0.00
682	22	0500	420	420	Disinfection	L	August Winter & Sons, Inc.	55,000.00			0%	55,000.00	0.00
683	23	0593	420		Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00			0%	504.00	0.00
684	23	0719	420		HVAC Piping Insulation	M	Corn States Metal Fabricators	300.00			0%	300.00	0.00
685	23	0719	420		HVAC Piping Insulation	L	Corn States Metal Fabricators	410.00			0%	410.00	0.00
686	23	1123	420		HVAC Sequence of Operation	M	Corn States Metal Fabricators	3,400.00			0%	3,400.00	0.00
687	23	1123	420		HVAC Sequence of Operation	L	Corn States Metal Fabricators	9,600.00			0%	9,600.00	0.00
688	23	2300	420		Refrigerant Piping	M	Corn States Metal Fabricators	400.00			0%	400.00	0.00
689	23	2300	420		Refrigerant Piping	L	Corn States Metal Fabricators	2,000.00			0%	2,000.00	0.00
690	23	3100	420		HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00			0%	8,620.00	0.00
691	23	3100	420		HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00			0%	9,790.00	0.00
692	23	3300	420		Air Duct Accessories	M	Corn States Metal Fabricators	150.00			0%	150.00	0.00
693	23	3300	420		Air Duct Accessories	L	Corn States Metal Fabricators	100.00			0%	100.00	0.00
694	23	3423	420		HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00			0%	7,040.00	0.00
695	23	3423	420		HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00			0%	2,250.00	0.00
696	23	3700	420		Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00			0%	350.00	0.00
697	23	3700	420		Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00			0%	590.00	0.00
698	23	8101	420		Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00			0%	3,870.00	0.00
699	23	8101	420		Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00			0%	270.00	0.00
700	23	8127	420		Libert AC Units	M	Corn States Metal Fabricators	22,400.00			0%	22,400.00	0.00
701	23	8127	420		Libert AC Units	L	Corn States Metal Fabricators	2,800.00			0%	2,800.00	0.00
702	23	8417	420		Dehumidifiers	M	Corn States Metal Fabricators	4,000.00			0%	4,000.00	0.00
703	23	8417	420		Dehumidifiers	L	Corn States Metal Fabricators	350.00			0%	350.00	0.00
704	26	0000	420		UV	M	Price Electric	40,000.00			0%	40,000.00	0.00
705	31	5000	420		Building excavation/backfill	M/L	Iowa Earth Works	22,600.00			0%	22,600.00	0.00
706	43	2136	420		Vertical Turbine Pumps	M	August Winter & Sons	56,000.00			0%	56,000.00	0.00
707	43	2136	420		Vertical Turbine Pumps	L	August Winter & Sons	125,000.00			0%	125,000.00	0.00
708	43	3263	420		Ultraviolet Disinfection Equipment	M	August Winter & Sons	348,000.00			0%	348,000.00	0.00
709	43	3263	420		Ultraviolet Disinfection Equipment	L	August Winter & Sons	80,000.00			0%	80,000.00	0.00
710	46	6124	420		Composite Sampler	M	August Winter & Sons	9,500.00			0%	9,500.00	0.00
711	520				Aerobic Digester								0.00
712	03	0000	520	520	Aerobic Digester						0%	0.00	0.00
713	03	0000	520		Rebar	M/L	Harris Rebar (Ambassador Steel)	480,515.00			0%	480,515.00	0.00
714	03	0000	520		Concrete	M	Norwalk Ready Mix Concrete Inc.	218,299.34			0%	218,299.34	0.00
715	03	0000	520		Form & place						0%	0.00	0.00
716	03	0000	520		Walls	L	Williams Brothers Const. Inc.	729,895.05			0%	729,895.05	0.00
717	03	0000	520		Base Slab	L	Williams Brothers Const. Inc.	176,922.90			0%	176,922.90	0.00
718	03	0000	520		Suspended Slab	L	Williams Brothers Const. Inc.	86,070.60			0%	86,070.60	0.00
719	05	1200	520	520	Aerobic Digester	M	HME, Inc	25,269.22			0%	25,269.22	0.00
720	05	1200	520	520	Aerobic Digester	L	Williams Brothers Const. Inc.	19,500.00			0%	19,500.00	0.00
721	09	9000	520		Paints and Coatings 520 Aerobic Digesters	M	RP Coatings	200.00			0%	200.00	0.00
722	09	9000	520		Paints and Coatings	L	RP Coatings	1,000.00			0%	1,000.00	0.00
723	31	5000	520		Building excavation/backfill	M/L	Iowa Earth Works	45,200.00			0%	45,200.00	0.00
724	31	6613	520		Aerobic Digester	M/L	Helitech	103,250.00			0%	103,250.00	0.00
725	46	4123	520		Submersible Mixing Equipment-520 Aerobic Digesters	M	August Winter & Sons	90,000.00			0%	90,000.00	0.00
726	46	4123	520		Submersible Mixing Equipment	L	August Winter & Sons	27,500.00			0%	27,500.00	0.00
727	46	5133	520		Flexible Membrane Diffused Aeration Equipment	M	August Winter & Sons	155,000.00			0%	155,000.00	0.00
728	46	5133	520		Flexible Membrane Diffused Aeration Equipment	L	August Winter & Sons	75,000.00			0%	75,000.00	0.00
729	550				Solids Processing Bldg								0.00
730	03	0000	550	550	Solids Processing Bldg						0%	0.00	0.00
731	03	0000	550		Rebar	M/L	Harris Rebar (Ambassador Steel)	103,085.00			0%	103,085.00	0.00
732	03	0000	550		Concrete	M	Norwalk Ready Mix Concrete Inc.	62,738.55			0%	62,738.55	0.00

1		CONTINUATION SHEET							Application No. 1		PER. TO: May 30,2020		
2									APPL. DATE: May 30,2020		ENGINEER'S PROJECT NO.: 0.00		
3	Spec		Build.	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
733	03	0000	550	Form & place							0%	0.00	0.00
734	03	0000	550	Footings	L Williams Brothers Const. Inc.	29,324.03					0%	29,324.03	0.00
735	03	0000	550	Walls	L Williams Brothers Const. Inc.	99,273.60					0%	99,273.60	0.00
736	03	0000	550	SOG	L Williams Brothers Const. Inc.	48,090.38					0%	48,090.38	0.00
737	03	0000	550	Suspended Slab	L Williams Brothers Const. Inc.	191,216.03					0%	191,216.03	0.00
738	03	0000	550	Columns	L Williams Brothers Const. Inc.	28,033.43					0%	28,033.43	0.00
739	03	0000	550	Mechanical Curbs	L Williams Brothers Const. Inc.	373.95					0%	373.95	0.00
740	03	1000	550	550 Solids Process	M Molin Concrete Products	33,698.00					0%	33,698.00	0.00
741	03	1000	550	550 Solids Process	L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00	0.00
742	04	2000	550	550 Solids Process Brick	M Seedorff Masonry, Inc.	31,959.00					0%	31,959.00	0.00
743	04	2000	550	550 Solids Process CMU	M Seedorff Masonry, Inc.	17,861.00					0%	17,861.00	0.00
744	04	2000	550	550 Solids Process Insulation	M Seedorff Masonry, Inc.	10,991.00					0%	10,991.00	0.00
745	04	2000	550	550 Solids Process Brick	L Seedorff Masonry, Inc.	67,308.00					0%	67,308.00	0.00
746	04	2000	550	550 Solids Process Insulation	L Seedorff Masonry, Inc.	4,784.00					0%	4,784.00	0.00
747	04	2000	550	550 Solids Process CMU	L Seedorff Masonry, Inc.	66,418.00					0%	66,418.00	0.00
748	05	1200	550	550 Solids Processing	M HME, Inc	60,231.44					0%	60,231.44	0.00
749	05	1200	550	550 Solids Processing	L Williams Brothers Const. Inc.	42,900.00					0%	42,900.00	0.00
750	06	1000	550	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42					0%	8,858.42	0.00
751	07	1713	550	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81					0%	9,113.81	0.00
752	07	1713	550	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00					0%	6,370.00	0.00
753	07	5400	550	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetme	24,584.52					0%	24,584.52	0.00
754	07	5400	550	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetme	22,068.73					0%	22,068.73	0.00
755	07	6200	550	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetme	489.73					0%	489.73	0.00
756	07	6200	550	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetme	4,535.16					0%	4,535.16	0.00
757	08	1116	550	Aluminum Doors and Frames	M Commercial Construction Products Co						0%	0.00	0.00
758	08	1116	550	Aluminum Doors and Frames	L Commercial Construction Products Co						0%	0.00	0.00
759	08	3323	550	Overhead Coilings Doors	M WD Door	19,751.50					0%	19,751.50	0.00
760	08	3323	550	Overhead Coilings Doors	L WD Door	2,784.87					0%	2,784.87	0.00
761	08	4313	550	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00	0.00
762	08	4313	550	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00	0.00
763	08	7100	550	Door Hardware	M Commercial Construction Products Co						0%	0.00	0.00
764	08	7100	550	Door Hardware	L Commercial Construction Products Co						0%	0.00	0.00
765	09	9000	550	Paints and Coatings 550 Solids Processing	M RP Coatings	8,000.00					0%	8,000.00	0.00
766	09	9000	550	Paints and Coatings	L RP Coatings	40,000.00					0%	40,000.00	0.00
767	22	0500	550	550 Solids Processing	M August Winter & Sons, Inc.	35,000.00					0%	35,000.00	0.00
768	22	0500	550	550 Solids Processing	L August Winter & Sons, Inc.	65,000.00					0%	65,000.00	0.00
769	23	0593	550	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00					0%	1,008.00	0.00
770	23	0713	550	Duct Insulation	M Corn States Metal Fabricators	1,960.00					0%	1,960.00	0.00
771	23	0713	550	Duct Insulation	L Corn States Metal Fabricators	3,640.00					0%	3,640.00	0.00
772	23	0719	550	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00					0%	210.00	0.00
773	23	0719	550	HVAC Piping Insulation	L Corn States Metal Fabricators	350.00					0%	350.00	0.00
774	23	1123	550	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,200.00					0%	1,200.00	0.00
775	23	1123	550	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00					0%	10,000.00	0.00
776	23	1123	550	Facility Natural-Gas Piping	L Corn States Metal Fabricators	5,300.00					0%	5,300.00	0.00
777	23	1123	550	HVAC Sequence of Operation	L Corn States Metal Fabricators	26,000.00					0%	26,000.00	0.00
778	23	2300	550	Refrigerant Piping	M Corn States Metal Fabricators	500.00					0%	500.00	0.00
779	23	2300	550	Refrigerant Piping	L Corn States Metal Fabricators	3,100.00					0%	3,100.00	0.00
780	23	3100	550	HVAC Ducts and Casings	M Corn States Metal Fabricators	51,720.00					0%	51,720.00	0.00
781	23	3100	550	HVAC Ducts and Casings	L Corn States Metal Fabricators	58,760.00					0%	58,760.00	0.00
782	23	3300	550	Air Duct Accessories	M Corn States Metal Fabricators	900.00					0%	900.00	0.00
783	23	3300	550	Air Duct Accessories	L Corn States Metal Fabricators	600.00					0%	600.00	0.00
784	23	3423	550	HVAC Power Ventilators	M Corn States Metal Fabricators	7,030.00					0%	7,030.00	0.00

1		CONTINUATION SHEET						Application No. 1		PER. TO: May 30,2020				
2								APPL. DATE: May 30,2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola			SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility			SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
785	23	3423	550	HVAC Power	Ventilators	L	Corn States Metal Fabricators	2,250.00				0%	2,250.00	0.00
786	23	3700	550	Grilles,	Registers, Diffusers	M	Corn States Metal Fabricators	1,390.00				0%	1,390.00	0.00
787	23	3700	550	Grilles,	Registers, Diffusers	L	Corn States Metal Fabricators	2,370.00				0%	2,370.00	0.00
788	23	7433	550	Packaged MAU		M	Corn States Metal Fabricators	25,600.00				0%	25,600.00	0.00
789	23	7433	550	Packaged MAU		L	Corn States Metal Fabricators	1,500.00				0%	1,500.00	0.00
790	23	8127	550	Libert AC	Units	M	Corn States Metal Fabricators	22,400.00				0%	22,400.00	0.00
791	23	8127	550	Libert AC	Units	L	Corn States Metal Fabricators	2,800.00				0%	2,800.00	0.00
792	26	0000	550	Solids Processing/Digestion		M	Price Electric	100,000.00				0%	100,000.00	0.00
793	31	5000	550	Building excavation/backfill		M/L	Iowa Earth Works	45,200.00				0%	45,200.00	0.00
794	31	5000	550	Building excavation/backfill storage tank		M/L	Iowa Earth Works	22,600.00	5,650.00		5,650.00	25%	16,950.00	282.50
795	43	1123	550	Rotary Postitive Displacement Aeration Blower		M	August Winter & Sons	267,000.00				0%	267,000.00	0.00
796	43	1123	550	Rotary Postitive Displacement Aeration Blower		L	August Winter & Sons	117,000.00				0%	117,000.00	0.00
797	43	2116	550	Double Disc Pumping Equipment		M	August Winter & Sons	968,000.00				0%	968,000.00	0.00
798	43	2116	550	Double Disc Pumping Equipment		L	August Winter & Sons	252,000.00				0%	252,000.00	0.00
799	46	3390	550	Polymer Feed System		M	August Winter & Sons	57,000.00				0%	57,000.00	0.00
800	46	3390	550	Polymer Feed System		L	August Winter & Sons	55,000.00				0%	55,000.00	0.00
801	46	7133	550	Rotary Drum Sludge Thickening System		M	August Winter & Sons	416,000.00				0%	416,000.00	0.00
802	46	7133	550	Rotary Drum Sludge Thickening System		L	August Winter & Sons	250,000.00				0%	250,000.00	0.00
803	570	Biosolids Storage												0.00
804	03	0000	570	570 Biosolids Storage								0%	0.00	0.00
805	03	0000	570	Rebar		M/L	Harris Rebar (Ambassador Steel)	95,900.00				0%	95,900.00	0.00
806	03	0000	570	Concrete		M	Norwalk Ready Mix Concrete Inc.	85,959.16				0%	85,959.16	0.00
807	03	0000	570	Form & place								0%	0.00	0.00
808	03	0000	570	Footings/Piers		L	Williams Brothers Const. Inc.	3,437.78				0%	3,437.78	0.00
809	03	0000	570	Walls		L	Williams Brothers Const. Inc.	103,142.03				0%	103,142.03	0.00
810	03	0000	570	Grade Beams		L	Williams Brothers Const. Inc.	104,188.95				0%	104,188.95	0.00
811	03	0000	570	Base Slabs		L	Williams Brothers Const. Inc.	37,083.83				0%	37,083.83	0.00
812	03	0000	570	SOG		L	Williams Brothers Const. Inc.	131,859.90				0%	131,859.90	0.00
813	03	0000	570	SOG Stairs		L	Williams Brothers Const. Inc.	5,799.60				0%	5,799.60	0.00
814	03	0000	570	Suspended Slab		L	Williams Brothers Const. Inc.	108,114.75				0%	108,114.75	0.00
815	03	0000	570	Houskeeping Pas		L	Williams Brothers Const. Inc.	9,162.45				0%	9,162.45	0.00
816	03	0000	570	Mechanical Curbs		L	Williams Brothers Const. Inc.	1,902.15				0%	1,902.15	0.00
817	03	1000	570	570 Biosolids Bldg		M	Molin Concrete Products	1,579.00				0%	1,579.00	0.00
818	03	1000	570	570 Biosolids Bldg		L	Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
819	04	2000	570	570 Biosolids Insulation		M	Seedorff Masonry, Inc.	1,774.00				0%	1,774.00	0.00
820	04	2000	570	570 Biosolids Brick		M	Seedorff Masonry, Inc.	5,349.00				0%	5,349.00	0.00
821	04	2000	570	570 Biosolids CMU		M	Seedorff Masonry, Inc.	2,743.00				0%	2,743.00	0.00
822	04	2000	570	570 Biosolids Insulation		L	Seedorff Masonry, Inc.	784.00				0%	784.00	0.00
823	04	2000	570	570 Biosolids Brick		L	Seedorff Masonry, Inc.	10,746.00				0%	10,746.00	0.00
824	04	2000	570	570 Biosolids CMU		L	Seedorff Masonry, Inc.	11,553.00				0%	11,553.00	0.00
825	05	1200	570	570 Biosolids Storage		M	HME, Inc	12,121.64				0%	12,121.64	0.00
826	05	1200	570	570 Biosolids Storage		L	Williams Brothers Const. Inc.	33,800.00				0%	33,800.00	0.00
827	06	1000	570	Bolted Plates & Blocking		M/L	Williams Brothers Const. Inc.	8,858.42				0%	8,858.42	0.00
828	07	1353	570	Elastomeric Deck Coverings		M	RP Coatings	4,000.00				0%	4,000.00	0.00
829	07	1353	570	Elastomeric Deck Coverings		L	RP Coatings	8,000.00				0%	8,000.00	0.00
830	07	1713	570	Bentonite Panel Waterproofing		M	Williams Brothers Const. Inc.	7,800.00				0%	7,800.00	0.00
831	07	1713	570	Bentonite Panel Waterproofing		L	Williams Brothers Const. Inc.	5,850.00				0%	5,850.00	0.00
832	07	5400	570	Thermoplastic Membrane Roofing		M	Fore Sure Roofing and Sheetmetal	977.35				0%	977.35	0.00
833	07	5400	570	Thermoplastic Membrane Roofing		L	Fore Sure Roofing and Sheetmetal	876.16				0%	876.16	0.00
834	07	6200	570	Sheet Metal Flashing and Trim		M	Fore Sure Roofing and Sheetmetal	331.34				0%	331.34	0.00
835	07	6200	570	Sheet Metal Flashing and Trim		L	Fore Sure Roofing and Sheetmetal	180.08				0%	180.08	0.00
836	08	1116	570	Aluminum Doors and Frames		M	Commercial Construction Products Co					0%	0.00	0.00

1		CONTINUATION SHEET					Application No. 1		PER. TO: May 30,2020				
2							APPL. DATE: May 30,2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
837	08	1116	570	Aluminum Doors and Frames	L	Commercial Construction Products Co					0%	0.00	0.00
838	08	3100	570	Access Doors and Panels	M	Nystrom	647.57				0%	647.57	0.00
839	08	3100	570	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29				0%	490.29	0.00
840	08	4313	570	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0%	0.00	0.00
841	08	4313	570	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0%	0.00	0.00
842	08	7100	570	Door Hardware	M	Commercial Construction Products Co					0%	0.00	0.00
843	08	7100	570	Door Hardware	L	Commercial Construction Products Co					0%	0.00	0.00
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M	RP Coatings	800.00				0%	800.00	0.00
845	09	9000	570	Paints and Coatings	L	RP Coatings	2,000.00				0%	2,000.00	0.00
846	23	0593	570	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	756.00				0%	756.00	0.00
847	23	1123	570	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00				0%	5,000.00	0.00
848	23	1123	570	HVAC Sequence of Operation	L	Corn States Metal Fabricators	13,000.00				0%	13,000.00	0.00
849	23	3100	570	HVAC Ducts and Casings	M	Corn States Metal Fabricators	10,770.00				0%	10,770.00	0.00
850	23	3100	570	HVAC Ducts and Casings	L	Corn States Metal Fabricators	12,240.00				0%	12,240.00	0.00
851	23	3300	570	Air Duct Accessories	M	Corn States Metal Fabricators	190.00				0%	190.00	0.00
852	23	3300	570	Air Duct Accessories	L	Corn States Metal Fabricators	130.00				0%	130.00	0.00
853	23	3423	570	HVAC Power Ventilators	M	Corn States Metal Fabricators	12,310.00				0%	12,310.00	0.00
854	23	3423	570	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,940.00				0%	3,940.00	0.00
855	23	8101	570	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00				0%	15,480.00	0.00
856	23	8101	570	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00				0%	1,060.00	0.00
857	33	3613	570	Bolted Steel Wastewater Storage Tank-120' Tank	M	Great Plains Structurs LLC	320,775.00				0%	320,775.00	0.00
858	33	3613	570	Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC	100,090.00				0%	100,090.00	0.00
859	31	6613	570	Biosplids Tank	M/L	Helitech	405,301.00				0%	405,301.00	0.00
860	43	2137	570	Chopper Pumps	M	August Winter & Sons	75,000.00				0%	75,000.00	0.00
861	43	2137	570	Chopper Pumps	L	August Winter & Sons	160,000.00				0%	160,000.00	0.00
862	46	4121	570	Jet Mixing Equipment	M	August Winter & Sons	85,000.00				0%	85,000.00	0.00
863	46	4121	570	Jet Mixing Equipment	L	August Winter & Sons	111,000.00				0%	111,000.00	0.00
864							0.00						
865					Original Contract total	45,600,000.00	0.00	2,223,338.77	0.00	2,223,338.77	4.9%	43,376,661.23	111,166.94

1	CONTINUATION SHEET				Application No. 1		PER. TO: May 30,2020				
2					APPL. DATE: May 30,2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
866	CHANGE ORDERS								0.00		
867									0%	0.00	0.00
868									0%	0.00	0.00
869									0%	0.00	0.00
870							0.00		0%	0.00	0.00
871									0%	0.00	0.00
872											
873				TOTAL CHANGE ORDERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
874											
875				TOTAL REVISED CONTRACT AM	45,600,000.00	0.00	2,223,338.77	0.00	2,223,338.77	5%	43,376,661.23
											111,166.94

Application No. 1

May 30, 2020

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

Situated on Lot:
10939 Grimes St.
Indianola IA 50125

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

NOW, THEREFORE, KNOW YE That the undersigned, for and in consideration of Two Million, One Hundred Twelve Thousand, One Hundred Seventy One and 83/100 \$2,112,171.83 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do we hereby waive and release any and all lien or claim or right of lien on said above described building and premises under the Statutes of the State of Iowa relating to Mechanic's Liens, on account of labor or materials, or both, furnished by the undersigned to or on account of the said City of Indianola for said building or premises up to and including the day of May 30, 2020

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

WILLIAMS BROTHERS CONSTRUCTION INC. (SEAL)

Subscribed and sworn to before me this May 30, 2020

Notary Public :

By:

Jacqueline Smith, Treasurer

(SEAL)

"OFFICIAL SEAL"
MISTY N. DIETRICH
Notary Public, State of Illinois
My Commission Expires 07-23-2022

Meeting Date: 07/06/2020

Subject

Resolution approving change order Number 2 for the Traffic Signal System Timing Updates Project in an amount of \$3296.00.

Information

The City of Indianola has retained Sternquist Construction to improve the synchronization of all the traffic signals and to reconstruct the pavement on Iowa Avenue, from 1st Street to Jefferson Way. The pavement reconstruction portion of Traffic Signal System Timing Updates Project has encountered varying depths of sand under the old pavement. If the sandy soil is not replaced, then the unstable subgrade will cause differential settlement and early pavement cracking. Therefore, the sandy soil must be removed and replaced with better quality backfill material to have a good structure under the new concrete pavement. The proposed Change Order No. 2 reflects changes to the construction contract to excavate and remove this sandy soil. This Change Order No. 2 will have a net increase of \$3296 to the previous council approved contract amount of \$273,206.85, which results in a revised contract amount of \$276,502.85. Staff is recommending the Council to approve Change Order 2, in the amount of \$3,296, for the Traffic Signal System Timing Updates Project.

Fiscal Impact

Attachments

Letter

Resolution Approving Change Order

June 25, 2020

Akhilesh Pal
City of Indianola
110 North 1st Street
PO Box 299
Indianola, IA 50125

RE: CHANGE ORDER 2
TRAFFIC SIGNAL SYSTEM TIMING UPDATES
PROJECT NO. ICAAP-SWAP-3680(620)—SH-91

Dear Mr. Pal,

Enclosed for your consideration and approval is Change Order No. 2 for the above captioned project. Change Order No. 2 includes 103 CY of below grade excavation to remove areas of sand, an unsuitable subgrade material, encountered along East Iowa Avenue. The quantity includes a field measured area measured to a depth of 2' below the bottom of pavement; 1' of which is paid for as below grade excavation. Removing and replacing sand with on-site clay material creates a consistent subgrade material and decreases the risks of differential settlement and early pavement cracking associated with sand subgrades.

Iowa DOT specifications call for excavations below the contract grade (to a depth of 3') be paid at double the contract price for excavation. **Excavation, Class 10, Waste** is included in the contract at a unit price of \$16/CY, resulting in a unit price of \$32/CY for the proposed **Below Grade Excavation, Class 10**.

The proposed change order produces a net increase of **\$3,296.00** to the current contract amount of **\$273,206.85**; resulting in an updated figure of **\$276,502.85**. In order to bring these changes into the contract between the City of Indianola and Sternquist Construction, it is Snyder & Associates' recommendation that a change order be enacted in the amount of **\$3,296.00**.

Respectfully,

SNYDER & ASSOCIATES, INC.

Justin Jackson, P.E.
Traffic Engineer

CHANGE ORDER NO. 2

OWNER: City of Indianola

PROJECT: Traffic Signal System Timing Updates
S&A PROJECT #: 119.0606

To: Sternquist Construction
Contractor
1110 N 14th St
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:

8002: Excavate below contract grade to remove unsuitable sand material from pavement subgrade.

2. Reason for Change:

8002: Sand encountered along south curb line and at east end of project lends to an unstable subgrade which can result in differential settlement and early pavement cracking.

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

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
8002	Below Grade Excavation, Class 10	103	CY	\$32.00	\$3,296.00
TOTAL					\$3,296.00

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 \$3296.00 divided as follows:

	Contract Amount	Contract Completion Date
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$273,206.85	July 16, 2020
Change due to this C.O. (+ or -)	\$3,296.00	0
Totals including this C.O.:	\$276,502.85	July 16, 2020

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

Sternquist Construction

CONTRACTOR

By _____

DATE: _____

Snyder & Associates, Inc.

ENGINEER

By _____

DATE: _____

City of Indianola

OWNER

By _____

DATE: _____

RESOLUTION 2020-

**RESOLUTION APPROVING CHANGE ORDER 2 FOR THE
TRAFFIC SIGNAL SYSTEM TIMING UPDATES PROJECT**

WHEREAS, the City of Indianola has undertaken a project to update the traffic signal timings and reconstruct a section of Iowa Avenue from Jefferson Way to N 1st Street, and

WHEREAS, approval of the attached change order is required for additional work is require to remove substandard soil from beneath Iowa to provide a better subbase, and

WHEREAS, the additional cost for said change order is \$3,296.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the attached Changer Order 2 for the Traffic Signal System Timing Updates Project is approved, and the Mayor is authorized to sign the agreement on behalf of the City.

Passed and approved this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Subject

Claims on the computer printout for July 6, 2020.

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AFFEKTIVE SOFTWARE LLC				
AFFEKTIVE SOFTWARE LLC	VMAC - DOWNTIME PLAN SUBSCRIPTION	04/01/2020	88.48	POOL (MEMORIAL)
Total AFFEKTIVE SOFTWARE LLC:			88.48	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	ACTIVITY CENTER MAINTENANCE CONTRA	06/12/2020	417.75	PARK & RECREATI
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	06/12/2020	1,252.75	GENERAL FUND
AIR-CON MECHANICAL CORP.	ACTIVITY CENTER AIR CONDITIONER REPAI	06/12/2020	234.03	PARK & RECREATI
AIR-CON MECHANICAL CORP.	AIR COMPRESSOR NOT WORKING	06/23/2020	865.68	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			2,770.21	
ALLSUP, PAT				
ALLSUP, PAT	CELL PHONE - JUNE	06/17/2020	50.00	POLICE FUND
Total ALLSUP, PAT:			50.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	UNIVERSAL TEL ALERT	06/25/2020	137.49	FIRE FUND
AMAZON CAPITAL SERVICES	TAPE & CARDSTOCK	06/19/2020	29.62	PARK & RECREATI
AMAZON CAPITAL SERVICES	CONNECTORS & CABLE CRIMPERS	05/14/2020	56.51	GENERAL FUND
AMAZON CAPITAL SERVICES	DOOR CHIME FOR OFFICE - COVID19	06/20/2020	27.98	PARK & RECREATI
Total AMAZON CAPITAL SERVICES:			251.60	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	PICKARD PARK CONCESSION DRINKS	06/26/2020	1,224.88	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			1,224.88	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	LEGAL SERVICES - CODE ENFORCEMENT	06/25/2020	873.35	GENERAL FUND
BRICK GENTRY P.C.	COMMUNITY DEVELOPMENT LEGAL FEES	06/25/2020	495.00	GENERAL FUND
BRICK GENTRY P.C.	FIRE LEGAL ISSUES	06/25/2020	600.00	AMBULANCE FUN
BRICK GENTRY P.C.	UNION NEGOTIATIONS	06/25/2020	300.00	POLICE FUND
Total BRICK GENTRY P.C.:			2,268.35	
BROWN EQUIPMENT				
BROWN EQUIPMENT	REPAIRS ON SIMPLICITY MOWER	06/26/2020	308.10	PARK & RECREATI
Total BROWN EQUIPMENT:			308.10	
CINTAS CORPORATION				
CINTAS CORPORATION	STOCK FIRST AID KIT	06/18/2020	17.52	SEWER FUND
Total CINTAS CORPORATION:			17.52	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	CITY HALL NEW REFRIDGERATOR	06/17/2020	689.00	GENERAL FUND
Total CIRCLE B CASHWAY:			689.00	
CIVIC SYSTEMS LLC				
CIVIC SYSTEMS LLC	SEMI ANNUAL SOFTWARE SUPPORT FEES	06/22/2020	8,093.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CIVIC SYSTEMS LLC:			8,093.00	
CIVICPLUS				
CIVICPLUS	WEBSITE ANNUAL FEE RENEWAL	07/01/2020	5,837.18	GENERAL FUND
Total CIVICPLUS:			5,837.18	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	CHAINSAW CHAINS SHARPENED	06/18/2020	63.00	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	FILLER CAP FOR BACK PACK BLOWER	06/23/2020	4.98	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			67.98	
COLLIER, ROBERT				
COLLIER, ROBERT	TUITION WALDORF - BACHELOR'S	03/20/2020	180.00	FIRE FUND
COLLIER, ROBERT	TUITION WALDORF - BACHELOR'S	03/20/2020	1,020.00	AMBULANCE FUN
Total COLLIER, ROBERT:			1,200.00	
CR SERVICES				
CR SERVICES	BETCO PH7Q DISINFECTANT	06/29/2020	74.06	PARK & RECREATI
Total CR SERVICES:			74.06	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	CHURCH LEAGUE & COED LEAGUE SB	06/19/2020	168.00	PARK & RECREATI
CRAWFORD, RICHARD L.	CHURCH LEAGUE & COED LEAGUE SB	06/26/2020	140.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			308.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - COMP PLAN	05/31/2020	40.24	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - ANNEXATION	05/31/2020	40.24	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - WODA	05/31/2020	42.81	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1634	05/31/2020	47.93	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/CLAIMS 0518	05/31/2020	326.79	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES 0429	05/31/2020	31.02	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - HORTON	05/31/2020	43.83	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - CAMPGROUND	05/31/2020	57.67	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - Z'S SIGN	05/31/2020	38.71	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/CLAIMS 0504	05/31/2020	223.75	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - NUISANCE	05/31/2020	35.63	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1633	05/31/2020	101.76	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			1,030.38	
DRAKE UNIVERSITY				
DRAKE UNIVERSITY	2ND HALF PAYMENT FOR LEADERSHIP CLA	01/27/2020	4,480.00	GENERAL FUND
Total DRAKE UNIVERSITY:			4,480.00	
ELECTRIC PUMP				
ELECTRIC PUMP	BOLTS FOR SLUDGE PUMP	06/15/2020	102.66	SEWER FUND
Total ELECTRIC PUMP:			102.66	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	REPAIR RADIO	06/24/2020	52.25	POLICE FUND
Total ELECTRONIC ENGINEERING CO:			52.25	
EMC FIRE				
EMC FIRE	D-HANDLE-EXTRICATION	06/22/2020	193.71	FIRE FUND
Total EMC FIRE:			193.71	
GALLS LLC				
GALLS LLC	UNIFORMS	06/03/2020	120.00	POLICE FUND
GALLS LLC	UNIFORMS	06/08/2020	257.96	POLICE FUND
GALLS LLC	UNIFORMS	06/19/2020	1,145.00	POLICE FUND
Total GALLS LLC:			1,522.96	
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE 5/26/20 - 6/25/20	06/22/2020	50.00	POLICE FUND
Total HAWKINS, ROB:			50.00	
HR GREEN INC				
HR GREEN INC	ON CALL SERVICES	06/22/2020	145.00	SEWER CAPITAL P
HR GREEN INC	WRRF CONST ENGINEERING	06/22/2020	107,763.42	WWTP FACILITY C
Total HR GREEN INC:			107,908.42	
IA COMMUNITIES ASSURANCE POOL				
IA COMMUNITIES ASSURANCE	15% OF LOSS EXPENSE ON CLAIM	06/30/2020	1,052.33	CITY LIAB INS RES
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	12,257.00	GENERAL FUND
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	10,306.00	ROAD USE TAX FU
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	1,647.00	PARK & RECREATI
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	2,080.00	POOL (MEMORIAL)
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	3,795.00	LIBRARY FUND
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	15,985.00	SEWER FUND
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	370.00	POLICE FUND
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	7,816.00	FIRE FUND
IA COMMUNITIES ASSURANCE	PROPERTY	07/01/2020	7,136.00	PARK & RECREATI
IA COMMUNITIES ASSURANCE	CYBER COVERAGE BREAKOUT	07/01/2020	1,667.00	GENERAL FUND
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	262.94	GENERAL FUND
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	1,814.23	PARK & RECREATI
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	243.94	PARK & RECREATI
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	7,330.05	ROAD USE TAX FU
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	3,823.63	POLICE FUND
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	10,740.93	FIRE FUND
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	4,694.26	AMBULANCE FUN
IA COMMUNITIES ASSURANCE	AUTO	07/01/2020	3,377.89	SEWER FUND
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	9,197.74	FIRE FUND
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	1,451.42	AMBULANCE FUN
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	1,030.92	LIBRARY FUND
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	3,896.05	SEWER FUND
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	3,997.34	GENERAL FUND
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	4,046.98	ROAD USE TAX FU
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	14,703.63	POLICE FUND
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	1,261.75	PARK & RECREATI
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	5,373.81	PARK & RECREATI
IA COMMUNITIES ASSURANCE	LIABILITY	07/01/2020	4,530.42	POOL (MEMORIAL)

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IA COMMUNITIES ASSURANCE POOL:			145,889.26	
IMWCA				
IMWCA	WORKERS COMP INSTALL	06/01/2020	6,374.48	POLICE FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	9,787.35	FIRE FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	4,701.14	AMBULANCE FUN
IMWCA	WORKERS COMP INSTALL	06/01/2020	69.05	LIBRARY FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	1,181.05	PARK & RECREATI
IMWCA	WORKERS COMP INSTALL	06/01/2020	881.62	PARK & RECREATI
IMWCA	WORKERS COMP INSTALL	06/01/2020	1,359.66	POOL (MEMORIAL)
IMWCA	WORKERS COMP INSTALL	06/01/2020	3,615.32	ROAD USE TAX FU
IMWCA	WORKERS COMP INSTALL	06/01/2020	844.56	SEWER FUND
IMWCA	WORKERS COMP INSTALL ADMIN	06/01/2020	46.75	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	19.51	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	276.90	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	31.29	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	3.14	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	373.68	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	49.12	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	06/01/2020	57.86	GENERAL FUND
Total IMWCA:			29,672.48	
INDIANOLA BODY SHOP				
INDIANOLA BODY SHOP	2016 FORD F-450	06/29/2020	3,594.40	CITY LIAB INS RES
Total INDIANOLA BODY SHOP:			3,594.40	
INDIANOLA MECHANICAL LLC				
INDIANOLA MECHANICAL LLC	VMAC SHOWERS-REBUILD VALVES	06/25/2020	4,277.00	POOL (MEMORIAL)
Total INDIANOLA MECHANICAL LLC:			4,277.00	
INDIANOLA SCHOOLS FOOD SERVICE				
INDIANOLA SCHOOLS FOOD S	ZONE SNACKS 2019-2020	06/16/2020	1,113.33	PARK & RECREATI
INDIANOLA SCHOOLS FOOD S	ZONE SNACKS 2019-2020	06/16/2020	358.08	PARK & RECREATI
Total INDIANOLA SCHOOLS FOOD SERVICE:			1,471.41	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPER CUT & CONN	06/19/2020	3,260.60	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,260.60	
IOWA LEAGUE OF CITIES				
IOWA LEAGUE OF CITIES	FY2021 MEMBERSHIP DUES	06/15/2020	5,843.00	GENERAL FUND
Total IOWA LEAGUE OF CITIES:			5,843.00	
IOWA ONE CALL				
IOWA ONE CALL	LOCATES	06/17/2020	671.40	SEWER FUND
Total IOWA ONE CALL:			671.40	
KELLER, JUSTIN				
KELLER, JUSTIN	UNIFORM ALLOWANCE	06/16/2020	59.91	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total KELLER, JUSTIN:			59.91	
LEIGHTRONIX				
LEIGHTRONIX	VIEBIT V-500 RENEWAL	06/29/2020	2,388.00	GENERAL FUND
Total LEIGHTRONIX:			2,388.00	
LENT, ANDREW				
LENT, ANDREW	WELLNESS	06/17/2020	16.05	GENERAL FUND
Total LENT, ANDREW:			16.05	
MARTIN BROS.				
MARTIN BROS.	PICKARD CONCESSIONS FOOD	06/25/2020	1,223.86	PARK & RECREATI
Total MARTIN BROS.:			1,223.86	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	TOP SOIL FOR AROUND MANHOLE	06/19/2020	8.98	SEWER FUND
MCCOY HARDWARE INC	GFI OUTLET COVER	06/22/2020	5.84	PARK & RECREATI
MCCOY HARDWARE INC	TOP SOIL FOR AROUND MANHOLE	06/23/2020	22.41	SEWER FUND
MCCOY HARDWARE INC	HARDWARE	06/24/2020	1.00	POLICE FUND
MCCOY HARDWARE INC	KEY FOR CONCESSIONS	06/24/2020	2.06	PARK & RECREATI
MCCOY HARDWARE INC	DRY WALL ANCHORS - COVID 19	06/24/2020	12.59	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE	06/25/2020	1.57	POLICE FUND
MCCOY HARDWARE INC	SUPPLIES - PUSH BROOM	06/26/2020	35.99	POLICE FUND
Total MCCOY HARDWARE INC:			90.44	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED LEAGUE SB	06/19/2020	84.00	PARK & RECREATI
MCINTYRE, CRAIG	COED LEAGUE SB	06/26/2020	84.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			168.00	
MEDTRAK SERVICES				
MEDTRAK SERVICES	411 RX	05/31/2020	87.07	POLICE FUND
MEDTRAK SERVICES	411 RX	06/15/2020	19.28	POLICE FUND
Total MEDTRAK SERVICES:			106.35	
METCALF, BRAD				
METCALF, BRAD	CELL PHONE - APRIL 2020	06/22/2020	50.00	POLICE FUND
METCALF, BRAD	CELL PHONE - JUNE 2020	06/22/2020	50.00	POLICE FUND
METCALF, BRAD	CELL PHONE - MAY 2020	06/22/2020	50.00	POLICE FUND
Total METCALF, BRAD:			150.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	26321-30003 ST LIGHTING	06/15/2020	131.74	GENERAL FUND
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	06/16/2020	12.77	GENERAL FUND
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	06/18/2020	78.72	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	06/18/2020	44.17	SEWER FUND
MID AMERICAN ENERGY CO.	08701-240006 QUAIL MDWS. LIFT	06/22/2020	65.65	SEWER FUND
MID AMERICAN ENERGY CO.	UTILITIES - 206 N 1ST	06/22/2020	14.10	FIRE FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	06/22/2020	31.44	PARK & RECREATI
MID AMERICAN ENERGY CO.	HEAT BUILDING	06/22/2020	16.47	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MID AMERICAN ENERGY CO.	UTILITIES - 909 HILLCREST	06/23/2020	12.13	FIRE FUND
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT	06/23/2020	149.14	GENERAL FUND
Total MID AMERICAN ENERGY CO.:			556.33	
MOFFITT TRENCHING LLC				
MOFFITT TRENCHING LLC	BOND RELEASE - THE MEADOWS	07/01/2020	24,395.00	GENERAL FUND
Total MOFFITT TRENCHING LLC:			24,395.00	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPME	NEW ROAD GRADER	03/10/2020	179,647.00	VEHICLE RESERV
Total MURPHY TRACTOR & EQUIPMENT:			179,647.00	
MUTT MITT				
MUTT MITT	MUTT MITT SINGLES	06/29/2020	1,368.59	PARK & RECREATI
Total MUTT MITT:			1,368.59	
MYERS, ROBERT				
MYERS, ROBERT	CHURCH LEAGUE SB	06/19/2020	56.00	PARK & RECREATI
MYERS, ROBERT	CHURCH LEAGUE SB	06/26/2020	84.00	PARK & RECREATI
Total MYERS, ROBERT:			140.00	
NITE OWL PRINTING				
NITE OWL PRINTING	EMS PRINTING	06/11/2020	1,002.74	AMBULANCE FUN
Total NITE OWL PRINTING:			1,002.74	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	PART	06/16/2020	3.99	POLICE FUND
O'REILLY AUTO PARTS	TENSIONER & PULLEY FOR 2007 F-150	06/22/2020	49.97	PARK & RECREATI
Total O'REILLY AUTO PARTS:			53.96	
OXFORD TREE SERVICE				
OXFORD TREE SERVICE	REMOVE LARGE WALNUT TREE & DEAD EL	06/17/2020	1,017.50	PARK & RECREATI
Total OXFORD TREE SERVICE:			1,017.50	
PARK, KRIS				
PARK, KRIS	CHURCH LEAGUE SB & COED LEAGUE SB	06/19/2020	168.00	PARK & RECREATI
PARK, KRIS	CHURCH & COED SB	06/26/2020	168.00	PARK & RECREATI
Total PARK, KRIS:			336.00	
PARKER SIGNS & GRAPHICS				
PARKER SIGNS & GRAPHICS	BRUSH FACILITY SIGN	05/01/2020	837.11	GENERAL FUND
PARKER SIGNS & GRAPHICS	PLEXIGLASS SHIELD - COVID19	06/19/2020	168.00	PARK & RECREATI
Total PARKER SIGNS & GRAPHICS:			1,005.11	
PITNEY BOWES				
PITNEY BOWES	QUARTERLY RENTAL	06/11/2020	153.57	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PITNEY BOWES:			153.57	
PRO-IMAGE SIGN & LIGHTING				
PRO-IMAGE SIGN & LIGHTING	BANNERS FOR HOMETOWN PRIDE	06/23/2020	76.00	PARK & REC SPEC
Total PRO-IMAGE SIGN & LIGHTING:			76.00	
PURCHASE POWER				
PURCHASE POWER	POSTAGE	06/10/2020	3.50	GENERAL FUND
PURCHASE POWER	POSTAGE	06/16/2020	500.00	GENERAL FUND
Total PURCHASE POWER:			503.50	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 5/23/20 - 6/22/20	06/29/2020	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	STREET MASTER PLAN	05/31/2020	10,200.00	STREET CAPITAL
Total SNYDER & ASSOCIATES INC:			10,200.00	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	ACTIVITY CENTER PEST CONTROL	06/03/2020	64.66	PARK & RECREATI
Total SPRINGER PROFESSIONAL HOME SERVICES:			64.66	
STATE OF IOWA				
STATE OF IOWA	509A CERTIFICATION	07/01/2020	100.00	HEALTH INSURAN
Total STATE OF IOWA:			100.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT 1506	06/24/2020	85.00	GENERAL FUND
Total T.R.M. DISPOSAL LLC:			85.00	
THEISEN'S				
THEISEN'S	REPAIR	06/24/2020	.09	POLICE FUND
THEISEN'S	2 GALLON SPRAYER	06/29/2020	16.99	PARK & RECREATI
Total THEISEN'S:			17.08	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.16	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.17	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.17	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.17	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.17	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.16	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.16	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING APRIL 2020	06/19/2020	4.16	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			33.32	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE - FIRE DEPT	06/12/2020	112.78	AMBULANCE FUN
U.S. CELLULAR	CELL PHONES - 3 STREET	06/12/2020	69.02	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE - PARK	06/12/2020	28.12	PARK & RECREATI
U.S. CELLULAR	CELL PHONES - 2 - SEWER	06/12/2020	86.83	SEWER FUND
Total U.S. CELLULAR:			296.75	
UNITED STATES TREASURY				
UNITED STATES TREASURY	720-V	06/16/2020	469.39	HEALTH INSURAN
Total UNITED STATES TREASURY:			469.39	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	06/15/2020	510.92	POLICE FUND
Total VERIZON WIRELESS:			510.92	
WARREN COUNTY TREASURER				
WARREN COUNTY TREASURE	ROW TAXES FOR PARACEL ACQUIRED 10/2	06/26/2020	4.00	GENERAL FUND
Total WARREN COUNTY TREASURER:			4.00	
WEINMAN INSURANCE SERVICE				
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIPMENT COVERAGE - CI	05/13/2020	3,294.00	GENERAL FUND
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIPMENT COVERAGE - CI	05/13/2020	602.00	LIBRARY FUND
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIPMENT COVERAGE - CI	05/13/2020	4,176.00	PARK & RECREATI
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIPMENT COVERAGE - CI	05/13/2020	549.00	POOL (MEMORIAL)
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIPMENT COVERAGE - CI	05/13/2020	6,264.00	ROAD USE TAX FU
WEINMAN INSURANCE SERVIC	MACHINERY & EQUIPMENT COVERAGE - CI	05/13/2020	3,736.00	SEWER FUND
Total WEINMAN INSURANCE SERVICE:			18,621.00	
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	PAYMENT APPLICATION #1	06/17/2020	2,112,171.83	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			2,112,171.83	
WILSON, LISA				
WILSON, LISA	WELLNESS	06/09/2020	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	
WOODFORD, SHERYL				
WOODFORD, SHERYL	REFUND FOR BUXTON ROOM RENTAL	06/26/2020	300.00	PARK & RECREATI
WOODFORD, SHERYL	REFUND FOR DAMAGE DEPOSIT - BUXTON	06/26/2020	150.00	PARK & RECREATI
Total WOODFORD, SHERYL:			450.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	PARKS MOW CONTRACT	06/26/2020	9,460.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	MAC MOW CONTRACT	06/26/2020	660.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	LIBRARY MOW CONTRACT	06/26/2020	300.00	LIBRARY FUND
Total WOOSLEY LANDSCAPING & MOWING:			10,420.00	
Grand Totals:			2,701,235.15	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
-------------	-------------	--------------	--------------------	------

City Council: _____

Meeting Date: 07/06/2020

Subject

Consideration of the nomination of Josh Weitzel to the Hometown Pride Committee from July 1, 2020 to June 30, 2022.

Information

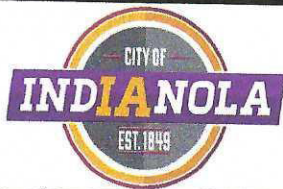
In your packet is an application and resume from Josh Weitzel.
Roll call is in order.

Fiscal Impact

Attachments

Weitzel Application

Weitzel Resume



City Clerk / Finance Office

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

VOLUNTEER APPLICATION FORM TO SERVE ON A CITY BOARD AND COMMISSION

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

PERSONAL INFORMATION

NAME:	JOSH WEITZEL				
STREET ADDRESS:	1200 N N CT				
CITY:	INDIANOLA	STATE:	IA	ZIP:	50125
EMAIL:	JOSH.W@IOWAINSURE.COM				
HOME PHONE:		CELL PHONE:		WORK PHONE:	
GENDER:	MALE	AGE (OPTIONAL):	37	RACE (OPTIONAL):	CAUCASIAN

☐ BOARD OF ADJUSTMENT / APPEALS meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.	☐ CIVIL SERVICE COMMISSION meets on call. The commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The commission consists of three members that serve 4-year terms.	☒ HOMETOWN PRIDE COMMITTEE meets once a month. This committee helps rural Iowa communities restore pride by improving their local image and appearance resulting in enhanced economic and cultural vitality of the community. It is a long term (up to five years) program of consistent technical and leadership assistance to citizens in building stronger and more sustainable places to live.
☐ IMU BOARD OF TRUSTEES meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.	☐ LIBRARY BOARD OF TRUSTEES meets the second Tuesday of the month at 5:30 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures and rooms and personnel. The Board consists of seven members serving 6-year terms.	☐ MEMORIAL AQUATIC CENTER COMMISSION meets quarterly at 5:30 p.m. at the Activity Center. The commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.
☒ PARK & RECREATION COMMISSION meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The commission consist of six members serving 3-year terms.	☐ PLANNING & ZONING COMMISSION meets the second Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The commission consists of 10 members who serve 5-year terms. This Commission is appointed by the City Council.	☐ SUSTAINABILITY COMMITTEE This committee reviews options to become a more "green" community and reduce the city's carbon footprint.

Joshua D. Weitzel CLCS®

1200 North N Court, Indianola, IA 50125



INSURANCE SALES/MARKETING

Highly motivated professional with a broad range of sales and marketing experience seeks to bring talent and vision to a respected organization that values hard work, dedication, and results. Expertise in leading profit-generating operations through strategic planning, improvement processes, and providing high-end customer service. Demonstrated management skills that enhance productivity and drive sustained business performance.

KEY STRENGTHS

• New Business Development • Customer Service • Cold Calling • Problem Solving • Team Leader
• Client Education • Client Relationship Building • Networking • Strategic Planning
• Property Insurance Licensed • Casualty Insurance Licensed • Life Insurance Licensed • Health Insurance Licensed • Series 6 Licensed • Series 63 Licensed

PROFESSIONAL EXPERIENCE

Hometown Insurance, Indianola, Iowa, July 2019-Present, Owner

Oversee all agency operations including accounts marketing, networking, carrier relationships, independent contractor relationships and sales of insurance and financial services products to new and existing clients.

Hometown Insurance, Indianola, Iowa, July 2017-June 2019, Independent Contractor

Responsible to personally sell and assist other agency contractors in increasing agency production through monthly sales of property, casualty, life, and health sales to new and existing clients. Maintained and built quality client relationships while marketing insurance and financial service products.

State Farm Insurance, West Des Moines, Iowa, September 2007-November 2015, December 2016-June 2017, Senior Sales Associate

Trained new and existing employees on current and future business systems and processes. Coordinated team strategies for corporate product promotions. Responsible for reaching individual sales requirements of property, casualty, life, health, bank and securities products.

Country Financial, West Des Moines, Iowa, November 2015-December 2016, Financial Representative

In charge of meeting monthly sales requirements of property, casualty, life, health and securities products to new and existing clients. Worked on maintaining and networking with other sales professionals within community to address clients needs and concerns,

EDUCATION

Pensacola Christian College, Pensacola, Florida B.S. in Business with a concentration in Food Management, December 2004 3.1/4.0 Major GPA

Arapahoe-Douglas Career and Technical School, Englewood, Colorado Restaurant Arts Diploma, May 2001 3.8/4.0 GPA

Meeting Date: 07/06/2020

Subject

Consideration of the nomination of Emily Roush-Bobolz to the Hometown Pride Committee from July 1, 2020 to June 30, 2022.

Information

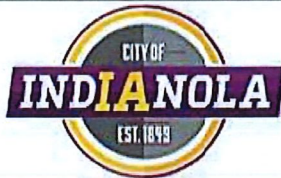
Roll call is in order.

Fiscal Impact

Attachments

Roush-Bobolz Application

Roush-Bobolz Resume



City Clerk / Finance Office

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

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

PERSONAL INFORMATION

NAME:	Emily Roush-Bobolz				
STREET ADDRESS:	604 W Boston Ave				
CITY:	Indianola	STATE:	IA	ZIP:	50125
EMAIL:	eroushsummers@yahoo.com				
HOME PHONE:	(515) 491-6506	CELL PHONE:	(515) 491-6506	WORK PHONE:	(515) 491-6506
GENDER:	Female	AGE (OPTIONAL):	43	RACE (OPTIONAL):	caucasian

☐ BOARD OF ADJUSTMENT / APPEALS

meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.

☐ CIVIL SERVICE COMMISSION

meets on call. The commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The commission consists of three members that serve 4-year terms.

☒ HOMETOWN PRIDE COMMITTEE

meets once a month. The committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2 year terms.

☐ IMU BOARD OF TRUSTEES

meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.

☐ LIBRARY BOARD OF TRUSTEES

meets the second Tuesday of the month at 5:30 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures and rooms and personnel. The Board consists of seven members serving 6-year terms.

☐ MEMORIAL AQUATIC CENTER COMMISSION

meets quarterly at 5:30 p.m. at the Activity Center. The commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.

☐ PARK & RECREATION COMMISSION

meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The commission consist of six members serving 3-year terms.

☐ PLANNING & ZONING COMMISSION

meets the second Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The commission consists of 9 members who serve 5-year terms. This Commission is appointed by the City Council.

☐ SUSTAINABILITY COMMITTEE

This committee reviews options to become a more "green" community and reduce the city's carbon footprint.

EMILY A. ROUSH-BOBOLZ



604 W Boston Ave
Indianola, IA 50125

EDUCATION

BA	Simpson College Bachelor of Arts in Integrated Marketing Communications	May 2011
BA	Simpson College Bachelor of Arts in Journalism and Mass Communication	May 1999

PROFESSIONAL TRAINING AND CERTIFICATION

Nonprofit Marketing Guide Nonprofit Communications Director Certification	2017
FEMA Emergency Management Public Information Officer Certification	2006
CASE Conference, Vanderbilt University Higher Education Marketing, Communications and Magazine Training	2006

PROFESSIONAL EXPERIENCE

Assoc. Dir. of Communications & Dir. of Marketing & Media Relations Hemophilia Federation of America www.hemophiliafed.org • Manage all internal and external communications, including social media, email and print • Editor/Writer of Dateline Federation magazine • Work closely with Creative Director for graphic design, some graphic design • Author of Marketing Plan, Media Policy, Crisis Communications Plan and other communications policies	2019-present
Communications Manager Hemophilia Federation of America	2017-2019
Development Coordinator Hemophilia Federation of America	2017
Executive Director Warren County Philanthropic Partnership www.warrencountyp.org • Manage all development, marketing and communications, and grant management • Board development • Perform all marketing and communications functions, including website management, social media and minor graphic design • Liaison to Greater Des Moines Community Foundation	2013-present

Consultant/Marketing Associate 2016

Your Clear Next Step

- Author of Marketing Plan
- Management of community relations and network marketing

Marketing Coordinator 2010-2016

Westview Care Center and ABCM Healthy Living Home Care

- Implement branded marketing and author of first marketing plan
- Managed all internal and external communications, including public relations, advertising, social media and website
- Content writer and graphic designer for publications, such as newsletter, brochures and admission packets

Public Relations Specialist/News Services Manager 2005-2007

Simpson College

- Coordinated all external print projects for various campus departments
- Managed public relations and online news
- Coordinated media coverage

Reporter 1999-2012

Gannett Corporation, Des Moines Register, Record-Herald and Indianola Tribune

TEACHING EXPERIENCE

HFA Membership Organizations Conferences, Various 2017 to present

- Presentation of Taming the Social Media Beast, Your Voice Has Weight, others

Warren County Leadership Institute, Indianola, IA 2014 to present

- Instruction of classes on finding leadership strengths and public relations for nonprofit organizations

Right Teaching, Indianola, IA 2015

- Instruction of courses on communications, social media and analytics

PUBLISHED

Newspapers

- The Des Moines Register
- Record-Herald and Indianola Tribune
- Datebook

Magazines

- Dateline Federation magazine
- Make Mine Wine magazine
- The Simpson Magazine
- The Iowan magazine

Books

- The History of Buxton Park

PROFESSIONAL AFFILIATIONS

Grant Professionals Association, National and Central Iowa Chapter

Rotary Club, District 6000 Chapter

COMMUNITY SERVICE

I have gained experience in leadership, community relations, strategic planning, organizing, motivation, recruitment, event planning, grant writing, website writing and maintenance, social media management, photography and crisis communication management, among other skills through my involvement with these organizations.

Chamber of Commerce, Board President, Public Relations Chair 2010-2014
Social Media Coordinator, Greater Des Moines Partnership Affiliate Representative

Warren County Leadership Institute, Board President 2014-2016

Warren County Philanthropic Partnership, Board, PR/Social Media 2013

Rotary Club of Indianola, Public Relations & Social Media Chair 2010-2017

Simpson College Alumni Association, Board 2002-2006

Meeting Date: 07/06/2020

Subject

Consideration of the application of Jessica Schneider to serve on the Hometown Pride Committee from July 1, 2020 to June 30, 2022.

Information

Fiscal Impact

Attachments

Schneider Application

Schneider Biography



City Clerk / Finance Office

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

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via email to CityClerk@indianolaiowa.gov or by mail at 110 N. 1st Street, Indianola, IA 50125*

PERSONAL INFORMATION

NAME:	Jessica Schneider				
STREET ADDRESS:	805 Summit Place				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	[REDACTED]				
HOME PHONE:	[REDACTED]	CELL PHONE:	[REDACTED]	WORK PHONE:	[REDACTED]
GENDER:	Female	AGE (OPTIONAL):	39	RACE (OPTIONAL):	

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Jessica Schneider's Bio

I grew up in a small town outside of Sioux Falls, South Dakota. The town I grew up in had very little for amenities and was more of a housing development with very little for businesses and festivals. We had to travel to nearby Sioux Falls to find family friendly activities for us kids to enjoy. Businesses would start but then close not long afterwards because everyone would just travel to Sioux Falls. I was always drawn to communities with more happening. We did not even have a town pool, our only parade was homecoming, and there were no town festivals.

For college I attended the University of South Dakota in Vermillion. I received my Bachelor's degree in Psychology and I received minors in Biology, Chemistry, and Spanish. Afterwards, I went on to earn my Clinical Doctorate Degree in Physical Therapy. Following graduation, I took a job in Iowa City for 6.5 years. Living in Iowa City, I was impressed by all the art, sports, and just overall activities available.

I moved to the Painted Rocks community at Red Rock Lake following marriage to my husband, Alan Schneider, who is originally from Melcher, IA. I lived at Red Rock for a couple years, right on the shore. When we were expecting our son, we knew it was time to move away from the lake for his safety. I did my homework with such an important decision, and ultimately chose Indianola for our forever home.

I was attracted to the school system, the many businesses and activities, and its convenience to Des Moines. I love that the town has a small town feel with many opportunities for our kids. I also love that it is a self-sufficient town in that we don't have to drive to Des Moines to get any items or services we need. We moved to Indianola at the end of July 2016. When we moved here, our goal was

to make it our forever home, a place we would be happy to raise our kids and a place that we would be happy to live in retirement.

Since moving here, we have attended the Balloon Festival, the Warren County Fair, every parade there is to attend, Halloween on the square, the Christmas celebration, the library's block party, events at the pool, and the Bike safety event. We love attending all the family friendly events and are proud to be a part of this fantastic community.

I am very motivated to do my part in helping this community continue to be a great place to live! I am happy that my children (my son who is almost 4 and daughter who is just over a year old) are in a community that offers so much for them. It was something I always wanted for myself growing up and am happy that they get to experience it themselves!

I am a very outgoing person, with lots of ideas that I am not shy to share. I am a friendly and optimistic person as well. I was first made aware of this committee when I started a Facebook group to try to motivate people in the community to improve the Christmas lights at their homes throughout the community. In traveling to other towns, I saw many ideas that we could try to bring joy, pride, and business to the community. When I was informed this committee was looking for new membership, I decided this would be a great opportunity to help make a difference in my community and meet several amazing people who are. I hope you will consider me for a member of the Hometown Pride Committee.

Subject
Annexation
Information

Fiscal Impact
Attachments

Annexation Memorandum
Staff Report



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: June 26, 2020
Re: Public hearing and first consideration to establish the zoning district boundaries regarding the request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.

At its meeting on June 1st, the City Council approved an annexation request from Jon F. and Mary Hellen Peterson, and set a public hearing to determine the zoning on the annexed property. The review of this annexation request was done under the old comprehensive plan as the application was submitted on February 25th, 2020, and discussion on the annexation began with the applicants last October. The previous comprehensive plan designates this recently annexed area as low-density residential. Low-density residential calls for primarily single-family detached dwellings at a density of 1-4 dwellings per acre. Agricultural uses would be allowed as urban reserve. For reference, the recently comprehensive plan calls for this area to be Low / Medium Density Residential. That designation may incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing at a density of up to 15 dwelling units per gross acre. Based on the previous and current comprehensive plan land use designation, and based on the zoning district of the area of the City between North Kenwood Boulevard and North Y Street, staff recommended to the Planning and Zoning Commission that the R-1, Single-Family Residential Zoning District be placed on this property. At its meeting on April 21st, the Planning and Zoning Commission reviewed this item, and, on an 8-0 vote, recommended that the R-1, Single-Family Residential Zoning District be assigned to this property.

I will attend your July 6th meeting if you have any questions.





Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.B. Consider recommendation on request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.

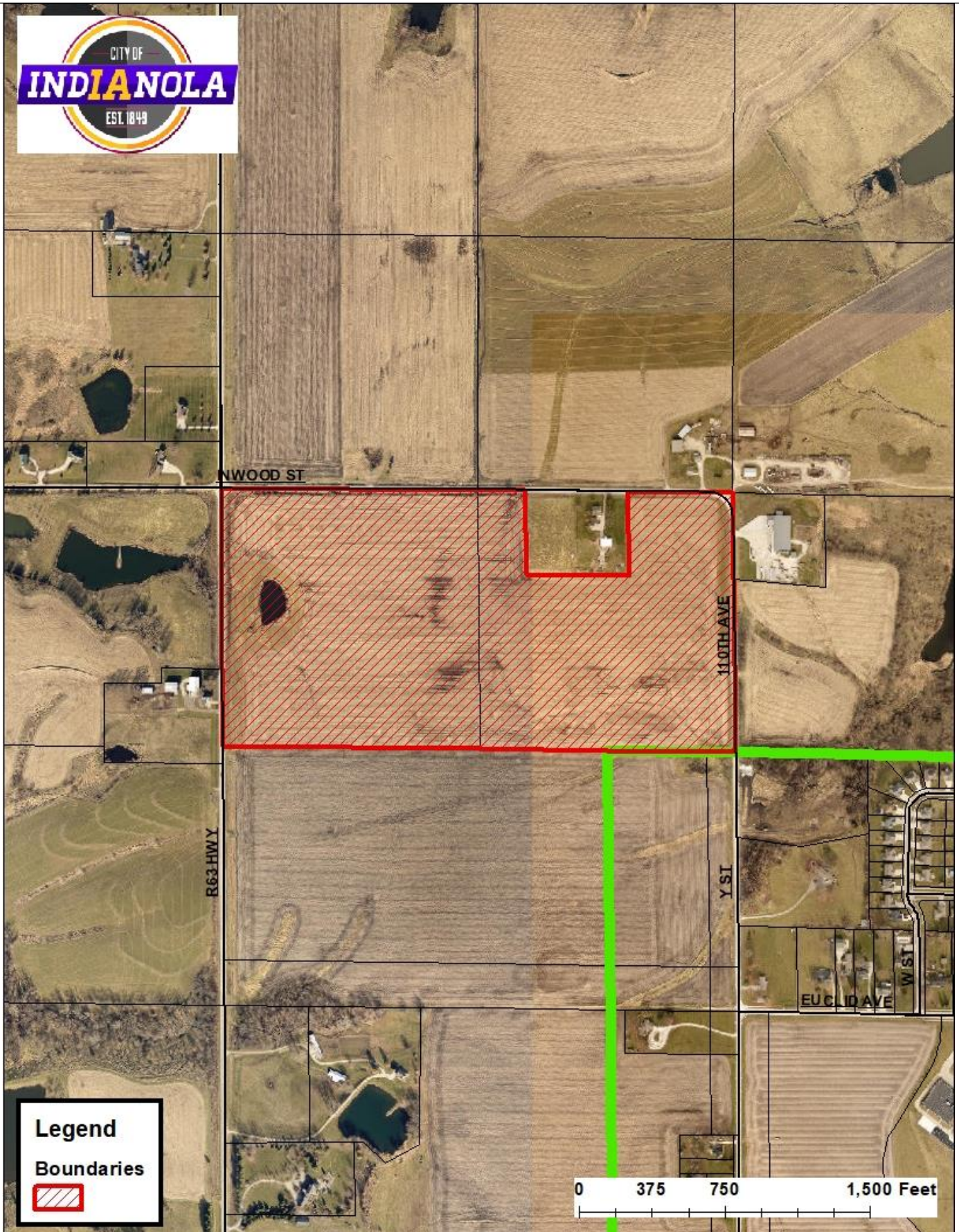
Application Type: Annexation

Applicant: Jon F. and Mary Hellen Peterson

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for annexation into the City of Indianola for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The applicant has indicated that this property, if annexed, would be developed residentially.

AERIAL MAP



APPLICABLE POLICY/CODE SECTIONS

The following sections of Council Policy apply to this request:

VOLUNTARY ANNEXATIONS

All requests for voluntary annexation shall be referred to the Planning and Zoning Commission and Board of Trustees for their recommendation and report to the City Council.

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

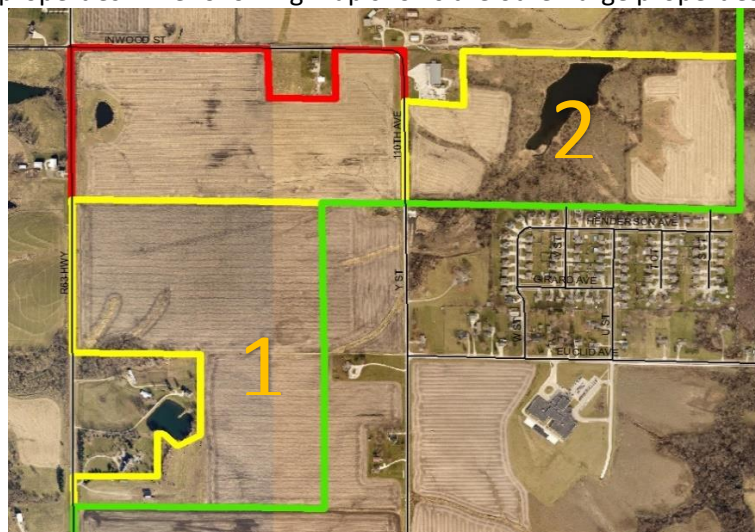
165.11 APPLICATION OF DISTRICT REGULATIONS. Subject to Section 165.09, the regulations and restrictions of this chapter shall apply as follows:

6. New Areas Annexed to City. All territory which may hereafter become a part of the incorporated area of the City shall be reviewed by the Planning and Zoning Commission prior to annexation for the most appropriate use. The proposed zoning classification may be determined by reviewing the existing uses of the land provided such uses are listed as a permitted principal use within the zoning ordinance. The future land use map within the current comprehensive plan should be used for land that is undeveloped as well as the availability of public water and sanitary sewer services. The Commission may recommend the appropriate zoning district classification prior to such territory becoming a part of the City and upon the holding of a public hearing and approval by the Council, the territory, upon becoming part of the City, may be immediately so classified.

ANALYSIS

On February 25th, 2020, an application was received for annexation of land into the City of Indianola. The annexation request is for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The applicant has indicated that this property, if annexed, would be developed residentially. At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.

As the Planning and Zoning Commission may be aware, the State of Iowa allows for voluntary annexations of land when all owners of land in the territory have applied in writing. Additionally, territory of land comprising of not more than twenty percent (20%) may be included in the application without the consent of those owners to avoid creating an island or to create more uniform city boundaries. As the proposed annexation includes 70.21 acres of land where the property owner has consented, an additional 14.04 acres of land can be included in this annexation request. The farmstead on the north side of the property requested to be annexed is 4.85 acres and is owned by Matt and Jessica Sanford. Those property owners were approached by the applicant about possibly joining in on the annexation application, and ultimately denied the request. As current boundaries in this area are uniform, staff requested that the petitioner contact other large acreage property owners in this area to gauge their interest in future annexation and development of their properties. The following map shows the other large properties outlined in yellow.



As the Planning and Zoning Commission will notice, there are various smaller pieces missing. As most of the farmstead sites are taxed at a levy rate in the County of 29.11229/\$1,000 in valuation, and would be taxed at 39.74512/\$1,000 in valuation if inside the City, it is typically assumed those sites would not consent to an annexation and would need to be brought in under the 20% rule outlined above. The applicant did contact the large property owners shown above, and those property owners ultimately denied annexation.

One of the items that need to be considered with this annexation request is the City's ability to annex the areas shown in yellow in the future. Area 2 would not be an issue as there is an abundance of land to the north awaiting annexation. Area 1 could provide some future challenges; the total of area 1, when you include the farmstead sites is 122.31 acres, which includes 99.91 acres of current farm ground and 22.40 acres of the farmsteads. That equates to 81.69% farm ground and 18.31% farmsteads. Knowing this, if the farm ground were to request to be annexed, the farmsteads could be included under the 20% rule, but the land in area 1 would likely be consider as an "all or nothing" scenario in any future annexation request if the proposed annexation is approved.

Regarding utilities, there is an 18" sanitary sewer gravity main located along North Y Street, that turns to the east at West Euclid Avenue and becomes a 12" gravity main. There is a manhole located at this intersection with an invert elevation of 941'. Additionally, there is a sanitary sewer line stubbed into the north of the intersection of West Henderson Avenue and North V Street. There is a manhole located here with an invert elevation of 924'. The lowest point on the property proposed to be annexed is at elevation 928'. The developer has contacted the property owner to the east to see if they could obtain an easement to run a sanitary sewer gravity main through the property and connect to the manhole north of the intersection of West Henderson Avenue and North V Street, thus avoiding the need for a lift station to service the subject property. That landowner denied the request. Ultimately, if the area proposed to be annexed would connect to the sanitary sewer manhole at the intersection of North Y Street and West Euclid Avenue, a lift station would need to be constructed to serve the property.

The Utility Board of Trustees reviewed this request at its April 13, 2020 meeting. The Trustees discussed three (3) points on the proposed annexation:

1. The proposed area to be annexed is located outside of the IMU electrical territory. Generally, the IMU electrical territory in this area follows the current municipal boundaries, with everything located outside of the City being in Mid American's electrical territory.
2. There is a 12" water main located at the intersection of North Y Street and West Euclid Avenue. The distance between this point and the southeast corner of the property proposed to be annexed is about one-quarter ($\frac{1}{4}$) mile, and the cost to extend the water main would have to be borne by the developer.
3. Due to the size and possible number of homes in the area proposed to be annexed, additional fiber infrastructure will have to be installed and extended in this area. Density and take rate on construction factor in the decision on timing of upgrading infrastructure, however, as deployment of new fiber areas is scheduled out for the next three (3) years, the soonest the infrastructure in this area could be installed would be 2023.

The comprehensive plan designates this area as low-density residential. Low-density residential calls for primarily single-family detached dwellings at a density of 1-4 dwellings per acre. Agricultural uses would be allowed as urban reserve. The updated comprehensive plan calls for this area to be Low / Medium Density Residential. That designation may incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing at a density of up to 15 dwelling units per gross acre. Based on the current comprehensive plan land use designation, and based on the zoning district of the area of the City between North Kenwood Boulevard and North Y Street, staff would recommend that if the Planning and Zoning Commission forwards a recommendation of approval on this application, the R-1, Single-Family Residential zoning district be recommended for this area.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the annexation request be approved, as submitted, and the R-1, Single-Family Residential Zoning District (or another district) be assigned.
- 2) The City of Indianola Planning and Zoning Commission recommends the annexation request be approved, with modifications, and the R-1, Single-Family Residential Zoning District (or another district) be assigned.
- 3) The City of Indianola Planning and Zoning Commission recommends the annexation request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the annexation request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the annexation request be approved, as submitted, and the R-1, Single-Family Residential Zoning District be assigned.

Meeting Date: 07/06/2020

Subject

Public Hearing to establish the zoning district boundaries regarding the request from Jon F. and Mary H. Peterson for annexation into the City of Indianola.

Information

The Mayor will open the public hearing to establish the zoning district boundaries regarding the request from Jon F and Mary H Peterson for annexation in the City of Indianola.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

Public Hearing Notice

NOTICE OF PUBLIC HEARING TO CONSIDER THE ZONING OF PROPERTY AS PART OF THE APPLICATION BY JON F. AND MARY HELLEN PETERSON FOR ANNEXATION INTO THE CITY OF INDIANOLA, IOWA

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on July 6, 2020, the City Council of the City of Indianola, Iowa (The “City”) will hold a public hearing to consider the zoning district boundaries for the following described property:

The North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel “K”, in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa; and

A copy of the proposed ordinance is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://zoom.us/j/92509379790?pwd=YWJWUzZYUWNGOTB3eWJSZjV0b0M3dz09>

Password: 157641 Webinar ID: 925 0937 9790

Or iPhone one-tap: 13017158592,,92509379790#,,1#,157641# or +13126266799,,92509379790#,,1#,157641#

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

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on June 1, 2020.

\s\Andrew J. Lent, City Clerk

Meeting Date: 07/06/2020

Subject

First consideration of an ordinance amending the City Code for establishment of R-1 single family residential zoning district boundaries on property annexed into the City of Indianola.

Information

Roll call is in order.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF
INDIANOLA, IOWA, FOR ESTABLISHMENT OF R-1 SINGLE-FAMILY
RESIDENTIAL ZONING DISTRICT BOUNDARIES ON PROPERTY ANNEXED INTO
THE CITY OF INDIANOLA, IOWA**

WHEREAS, on June 1, 2020, the City Council of the City of Indianola, Iowa, adopted Resolution 2020-123, approving an annexation request into the City of Indianola, Iowa, from Jon F and Mary H Peterson for real property described as the North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel “K”, in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to establish the R-1 Single-Family Residential Zoning District for real property described as the North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel “K”, in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

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

Section 1: That the zoning is established as the R-1 Single-Family Residential Zoning District for real property described as the North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel “K”, in Section 22, Township 76 North, Range 24 West of the 5th P.M., 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 _____ 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Public Hearing: _____
First Reading: _____
Second Reading: _____
Third Reading: _____
Publication Date: _____

Subject
Summercrest Hills

Information

Fiscal Impact

Attachments

Summercrest Memorandum



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: June 29, 2020
Re: Resolution approving a Preliminary Plat for Summercrest Subdivision.

At its July 6th meeting, the City Council will be asked to approve a request from Josh Moulton of DR Horton for approval of a Preliminary Plat for the Summercrest Subdivision. This action item shall follow the third consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District on the same piece of ground.

The preliminary plat submitted proposes 71 single-family lots. This proposed development provides an average density of about 4.01 units per acre. East Scenic Valley Avenue, which is currently stubbed in on both the east and west side, will be extended through this development, completing this planned segment of road. Additionally, North 7th Street, will be extended through this development where it will connect with the existing North 7th Street on the south side of East Hillcrest Avenue, and will align with North 7th Avenue, which is planned as part of the Quail Meadows Subdivision to the north..

At its meeting on May 12th, the Planning and Zoning Commission reviewed this request and, on an 7-2 vote, recommended the preliminary plat request be approved with the following conditions:

1. The landscaping plan that was recommended in the development plan be extended to include the east sides of Lots 39, 40 and 41.
2. The road name(s) for Lot A be determined and approved by staff prior to review by the City Council.
3. The right-of-way and trail easement dedication along East Hillcrest be reviewed by staff prior to review by the City Council; and

Condition 1 has been satisfied in the PRD plan that the Council has reviewed. Condition 2 has been satisfied and is shown on the preliminary plat that is attached. Condition 3 has been satisfied, and staff will continue to work with the Developer on possible dedication of the right-of-way and trail easement to the City. The report submitted to the Planning and Zoning Commission, as well as the proposed subdivision plat and review comments, are attached to this memo.

I will attend the July 6th Council meeting if you have any questions.

Meeting Date: 07/06/2020

Subject

Third consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District (DR Horton development).

Information

Council will need to consider an ordinance to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of The 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE R-3, MIXED-RESIDENTIAL ZONING DISTRICT TO THE R-5, PLANNED RESIDENCE DISTRICT AND APPROVAL OF A PROPOSED DEVELOPMENT PLAN

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District and approval of a Proposed Development Plan for real property described as the Southeast Quarter of the Southwest Quarter, except Summercrest Hills Plats 2, 3, 4 and 5, of Section 18, Township 76 North, Range 23 West of the 5th P.M., 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 A R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District for real property described as the Southeast Quarter of the Southwest Quarter, except Summercrest Hills Plats 2, 3, 4 and 5, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa.

Section 2: That the Proposed Development Plan for real property described as the Southeast Quarter of the Southwest Quarter, except Summercrest Hills Plats 2, 3, 4 and 5, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa, is approved.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4: 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 _____ 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

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

Meeting Date: 07/06/2020

Subject

Resolution approving the preliminary plat for the Summercrest Subdivision (DR Horton development).

Information

Roll call is in order.

Fiscal Impact

Attachments

Staff Report

Preliminary Plat

City Response

Resolution Approving Preliminary Plat



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: May 12, 2020

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

Application Type: Preliminary Plat

Applicant: Josh Moulton of DR Horton

Zoning: R-3, Mixed Residential (Rezoning to the R-5, Planned Residence District pending)

Comprehensive Plan Designation: Mixed Use/High Density Residential

Application Summary: Request for preliminary plat approval of a 71-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.
5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

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

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.

- L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
- M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
- N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
- O. North point and graphic scale.
- P. The location and dimension of sidewalks to be installed.
- Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
- R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements (“SUDAS”).
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.
 - D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
 - E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
 - F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
 - G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
 - H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
 - I. Intersection of more than two (2) streets at a point shall not be permitted.
 - J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
 - K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
 - L. Streets, avenues, places and courts shall be named in the following manner:

<u>General direction</u>	<u>Long streets</u>	<u>Short streets</u>
North and south	Streets	Courts
East and west	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes
2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares — 100 feet. In addition, access spacing on thoroughfares is as follows: (i) Intersection spacing - 600' minimum; (ii) Entrance spacing - 300' minimum; (iii) Separation of Entrance from Intersection - 150' minimum. (Ord. 1499 – Aug. 12 Supp.)
 - B. Residential collector streets — 70 feet.
 - C. Commercial collector streets — 80 feet.
 - D. Residential streets — 60 feet.
 - E. Cul-de-sacs — 110 feet in diameter.
 - F. Alleys — 20 feet.
3. The minimum width of surfacing to be provided shall be as follows:
 - A. Reserved.
 - B. Reserved.
 - C. Commercial collector streets:
 - (1) Parallel parking — 49 feet.

(2) Angle parking — 61 feet.

D. Residential street — 25 feet or 31 feet within the discretion of the Council.

E. Cul-de-sacs — 85 feet in diameter.

F. Alleys — 20 feet.

G. Sidewalks — 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

A. Thoroughfare streets — 4 percent.

B. Collector streets — 6 percent.

C. Residential streets — 8 percent.

170.12 DESIGN STANDARDS — BLOCKS.

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

170.13 DESIGN STANDARDS — LOTS.

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

170.14 EASEMENTS.

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

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

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

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

170.18 PLANNED DEVELOPMENTS.

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

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

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

170.21 STORM DRAINS.

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

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

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

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

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

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

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

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

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

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

170.29 SPECIFICATIONS. The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the

Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, and construction shall not be started until the plans and specifications have been approved.

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

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

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

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

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

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

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

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

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

ANALYSIS

As the Planning and Zoning Commission will recall, at its April 21st meeting, a request to rezone approximately 17.72 acres of land currently located in the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District, and to a request to approve a development plan for the proposed R-5, Planned Residence District, to facilitate the proposed development of a 73-lot single-family residential development was reviewed. Ultimately, the Planning and Zoning Commission recommended the rezoning request and development plan be approved, with conditions that:

1. The development plan be updated to show minimum setbacks of 25 feet in the front, 30 feet in the rear, and 8 feet on the sides, plus a minimum lot area of 7,200 square feet for lots that are adjacent to the boundaries of the existing lot.
2. The development plan be updated to include landscaping standards that will be included for each lot, as well as perimeter landscaping that will be included along the south side of the development.
3. The development plan be amended to state minimum lots sizes will be 6,000 square feet
4. The development is restricted to single-family lots.

The preliminary plat submitted creates 71 single-family lots which will all be accessed by new, internal streets. This proposed development provides an average density of about 4.01 units per acre. East Scenic Valley Avenue, which is currently stubbed in on both the east and west side, will be extended through this development, completing this segment of road. Additionally, North 7th Street, will be extended through this development where it will connect with the existing North 7th Street on the south side of East Hillcrest Avenue, and will align with North 7th Avenue, which is planned as part of the Quail Meadows Subdivision to the north. An additional "Street A" is proposed; however, the applicant has not proposed a name for that street yet.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Snyder and Associates has also provided professional assistance to the Commission. The plan review response comments, which include the initial comments from staff, are attached to this report. A few outstanding items remain, including Street A being named and the possible dedicating of the East Hillcrest Avenue right-of-way and trail easement. Additionally, According to Section 170.40, a sixty-foot buffer park is required along the east sides of Lots 39, 40 and 41. Section 170.18 permits and encourages subdividers to utilize imaginative and innovative concepts in the design, layout and developments of subdivisions through planned developments. There is an existing 6-foot tall, double sided wood fence that is located on the adjacent property to help buffer the storage units from these residential lots. However, staff recommends that the landscaping plan that was recommended in condition #2 above be extended along the east sides of Lots 39, 40 and 41.

Letters were mailed to property owners within 200 feet of this property on April 30, 2020.

ALTERNATIVES

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

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

RECOMMENDATION

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

1. The landscaping plan that was recommended in the development plan be extended to include the east sides of Lots 39, 40 and 41.
2. The road name(s) for Lot A be determined and approved by staff prior to review by the City Council.
3. The right-of-way and trail easement dedication along East Hillcrest be reviewed by staff prior to review by the City Council.

SITE AREA:
17.72 ACRES (771,833 SQ. FT.)

PROPOSED ZONING:
R-5 PLANNED RESIDENTIAL (SINGLE FAMILY RESIDENTIAL)

BULK REGULATIONS (R-5) LOTS 4 - 19 & 27 - 41:
MINIMUM LOT AREA: 7,200 SQ. FT.
MINIMUM LOT WIDTH: 50 FT. SINGLE FAMILY

SETBACKS:
FRONT YARD: 25 FT.
SIDE YARD: 8 FT.
REAR YARD: 30 FT.

BULK REGULATIONS (R-5) LOTS 1 - 3, 20 - 26, & 42 - 71:
MINIMUM LOT AREA: 6,000 SQ. FT.
MINIMUM LOT WIDTH: 50 FT. SINGLE FAMILY

SETBACKS:
FRONT YARD: 25 FT.
SIDE YARD: 8 FT.
REAR YARD: 30 FT.

LEGAL DESCRIPTION:
Recorded in Book 1999, Page 10156 in the office of the Warren County Recorder:
The S1/2 NE1/4 and the North 30 acres of the NE1/4 SE1/4 of Section 11, Township 76 North, Range 24, West of the 5th P.M., Warren County, Iowa,
AND
The Southwest Fractional Quarter and all of that part of the Southwest Quarter of the Northeast Quarter and also that part of the Northwest Quarter of the Southeast Quarter lying West of the right of way of the Chicago, Rock Island, and Pacific Railway Company all in Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa EXCEPT that part thereof of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa, deeded to the State of Iowa by a Warranty Deed Recorded in Book 154, Pages 386-393 in the office of the Warren County Recorder, AND EXCEPT
The North 100 feet of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, and all that part of the SW1/4 of the NE1/4 of said Section 18, lying West of the Railroad Right-of-Way and all that part of the North 100 feet of the NW1/4 of the SE1/4 of said Section 18, lying West of the Railroad Right-of-Way;

PRELIMINARY PLAT

FOR

SUMMERCREST

INDIANOLA, IA

VICINITY MAP:



OWNER:
KATHLEEN PICKEN
8954 125TH AVE
INDIANOLA, IA 50125-8955

DEVELOPER:
DR HORTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 965-7876

ENGINEER/SURVEYOR:
STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

SHEET INDEX:
1 - COVER SHEET
2 - TOPOGRAPHY
3 - LOT LAYOUT
4 - UTILITIES
5 - GRADING

LEGEND:
-E W- EXISTING WATER
-E ST- EXISTING STORM
-E SS- EXISTING SANITARY
-P W- PROPOSED WATER
-P ST- PROPOSED STORM
-P SS- PROPOSED SANITARY
FIRE HYDRANT
WATER MAIN VALVE
STORM INTAKE
STORM FLARED END
STORM MANHOLE
SANITARY MANHOLE
PROPOSED STREET LIGHT
EXISTING STREET LIGHT

SUMMERCREST

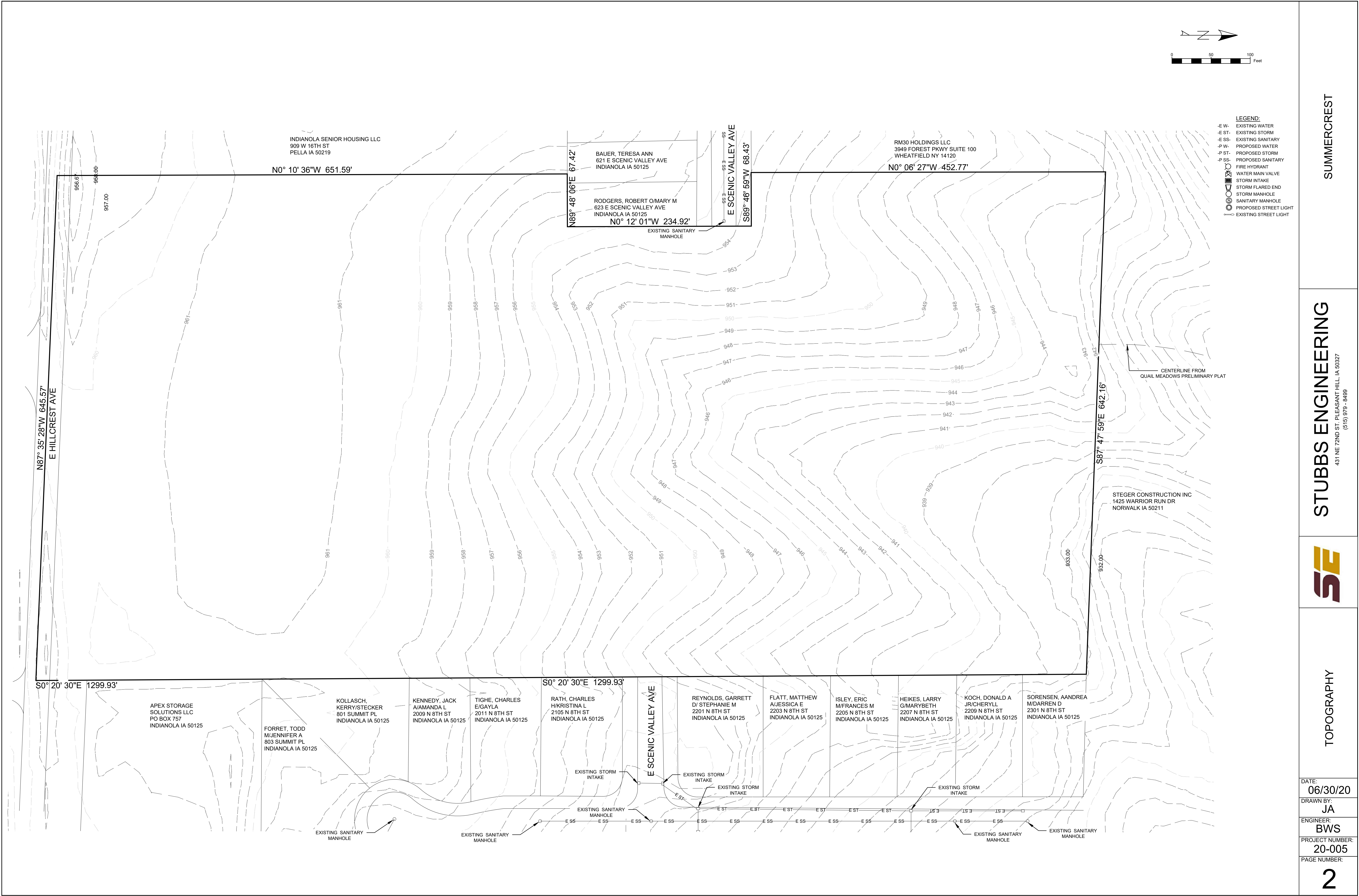
STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499

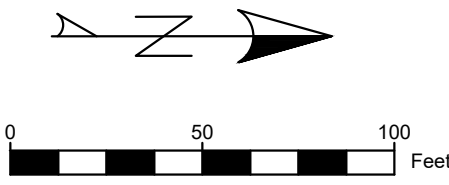
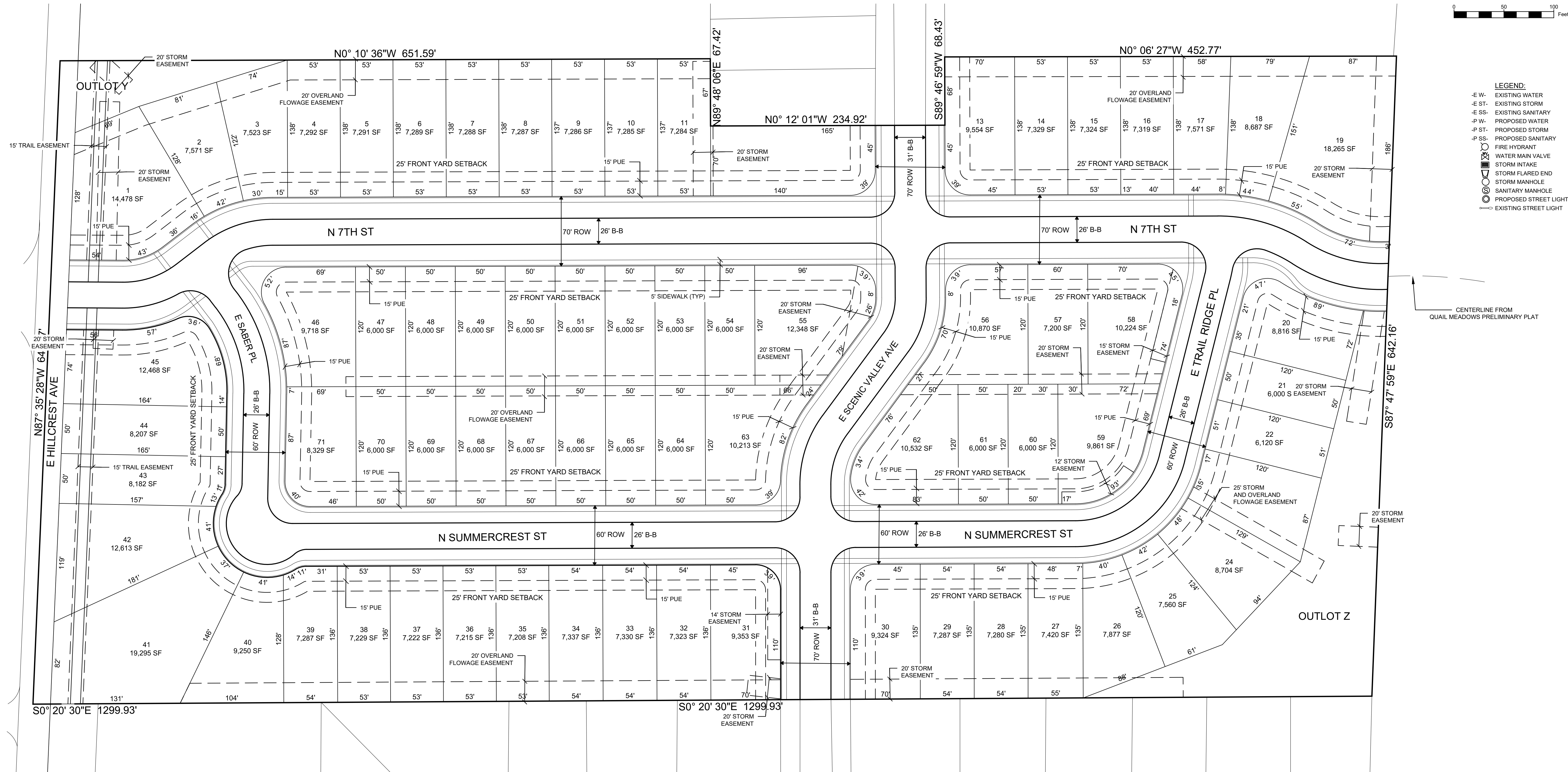
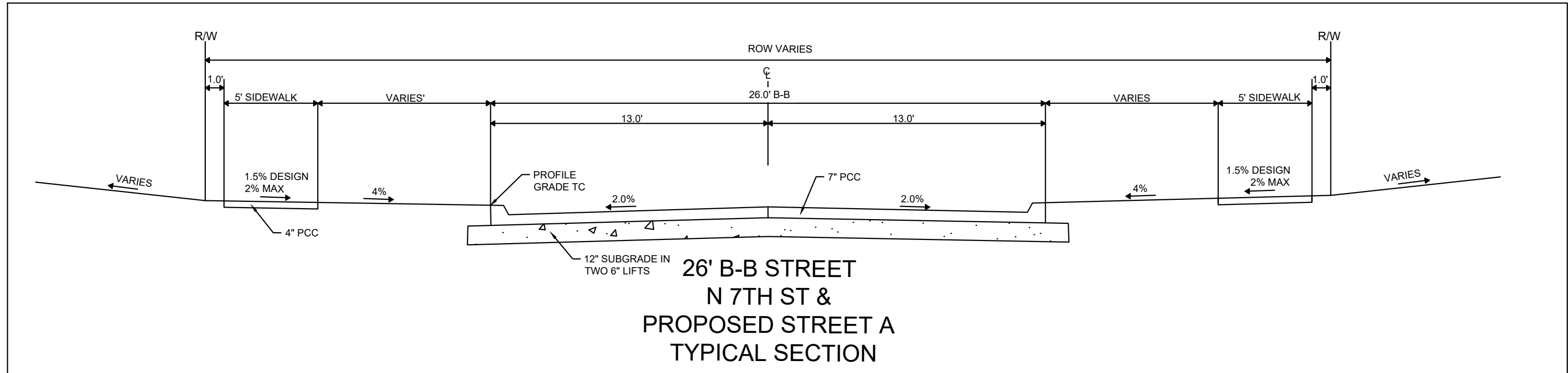
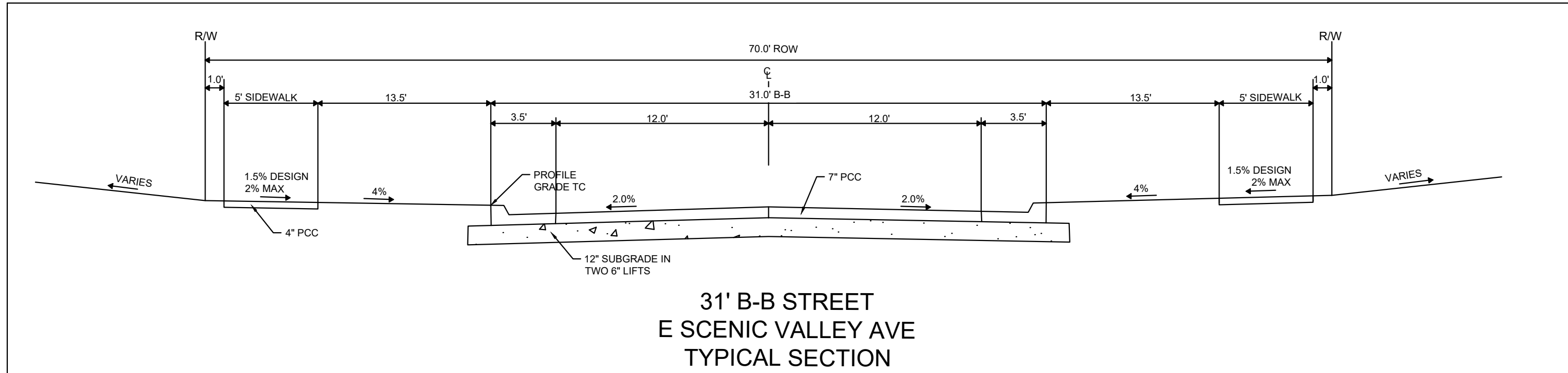


COVER SHEET

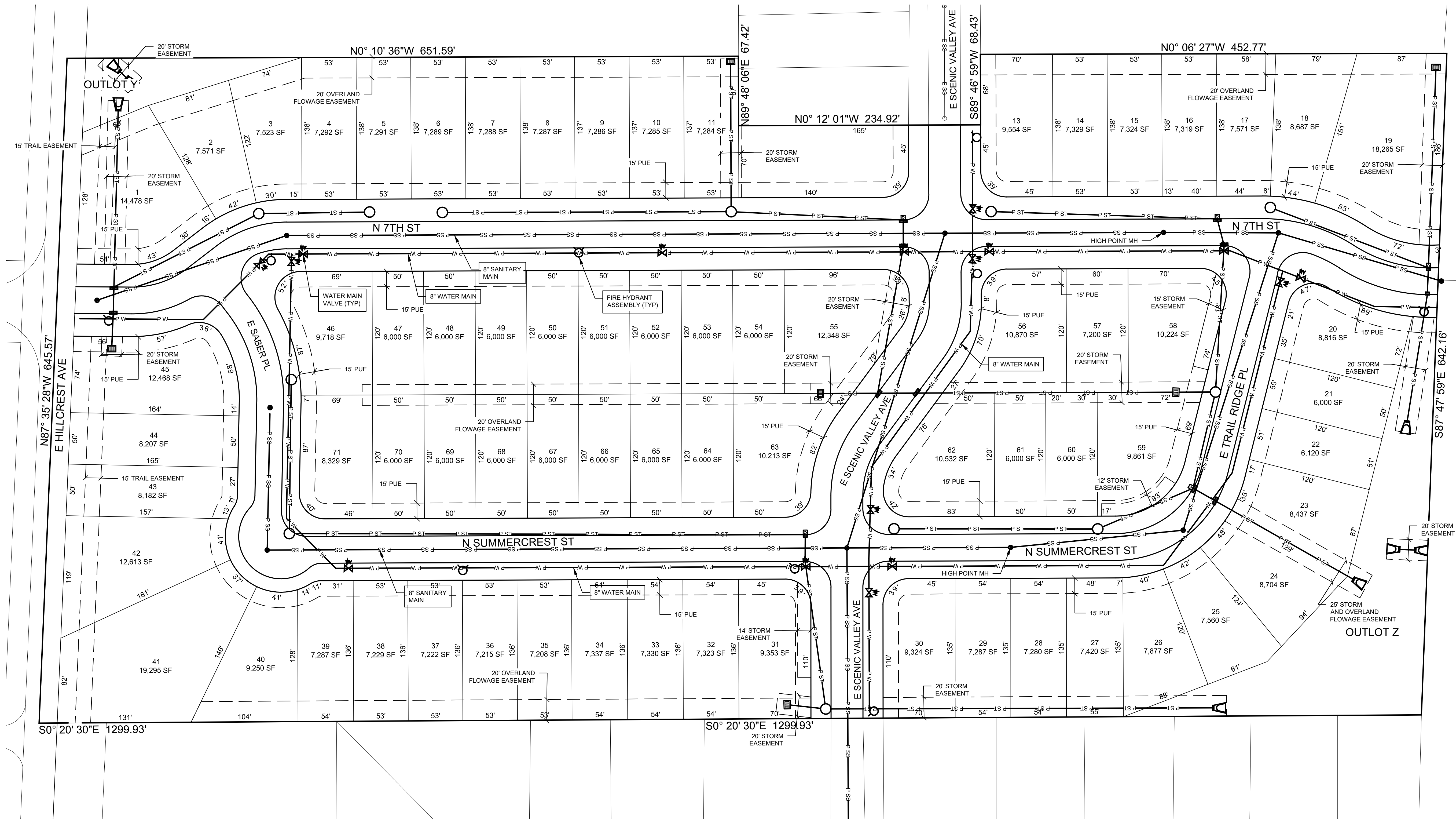
DATE: 06/30/20
DRAWN BY: JA
ENGINEER: BWS
PROJECT NUMBER: 20-005
PAGE NUMBER:

1





- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT



N

0

50

100

Feet

LEGEND:

-E W-

EXISTING WATER

-E ST-

EXISTING STORM

-E SS-

EXISTING SANITARY

-P W-

PROPOSED WATER

-P ST-

PROPOSED STORM

-P SS-

PROPOSED SANITARY

FIRE HYDRANT

WATER MAIN VALVE

STORM INTAKE

STORM FLARED END

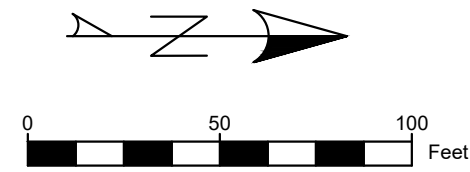
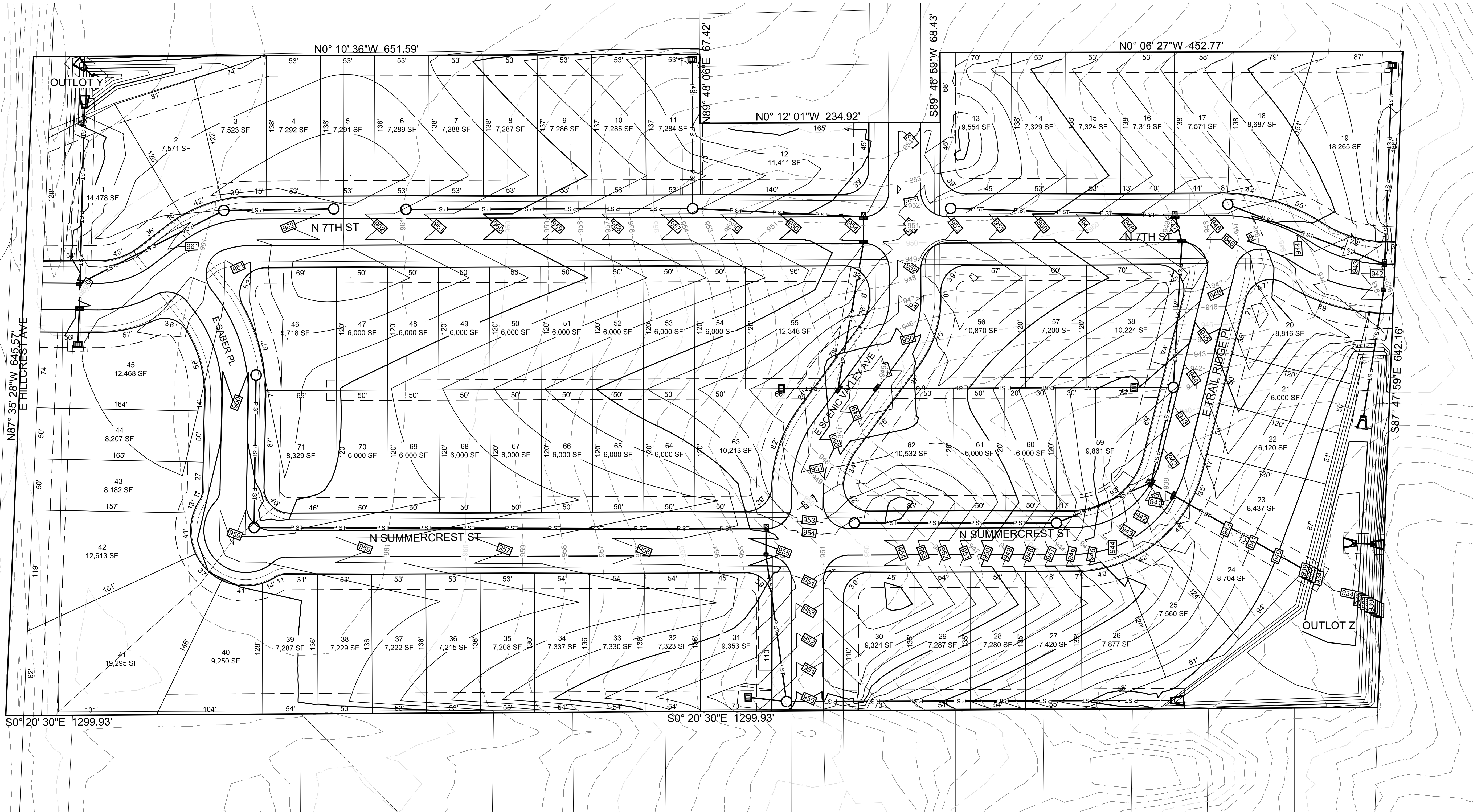
STORM MANHOLE

SANITARY MANHOLE

PROPOSED STREET LIGHT

EXISTING STREET LIGHT





- LEGEND:
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
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 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT



STUBBS ENGINEERING

431 NE 72nd St. Pleasant Hill, IA 50327

5/01/20

Charlie E. Dissell, AICP

City of Indianola

Summercrest Preliminary Plat

1. Sheet 3:
 - a. Both internal and along the boundaries of the development are areas where surface drainage is conveyed to a surface area intakes. These mainly exist along the rear lot line. We suggest adding a drainage easement to ensure that the rear lot line area are constructed and protected for the use of surface drainage. The drainage easement should be included wherever overland flow is conveyed, so the rear yard of lots 1-11, 13-18, 31-40, 47-56, and 65-73 areas to be reviewed.
Added overland flowage easements.
 - b. There are storm sewer easements shown on Sheet 4 and should be included on the Sheet 3, Lot Layout.
Added storm sewer easements to the lot layout sheet.
2. Sheet 4
 - a. The preliminary plat is not intended to be used to review sizing of storm sewer facilities. We will review this in more detail during the public improvement submittal. It should be noted that material and size requirement should meet the City of Indianola standards
Removed storm sewer sizing labels.
 - b. The storm sewer and associated easement along the north line of lot 19 should be analyzed to determine if it can parallel the lot line. This will be easier to dedicate during the final plat submittal. Other locations that have a skewed easement should be reviewed.
Revised easements. Will look into more detail for construction plans
 - c. The detention area at the rear of lots 20-25 appears to be a separate lot. It would be helpful to understand how this will be maintained
To be maintained by homeowner's association
3. Sheet 5:
 - a. It is noted base on the contour the area between lots 23 and 24 is at a low point in the storm sewer system. The design storm will need to be analyzed to convey overland along the lot line and into the detention area. This may require additional easement width.
Adjusted easement to be 25' storm sewer and overland flowage easement. Overflow grading to be detailed with construction plans.

4. 170.40 requires a 60-foot buffer yard when platting of vacant land into single- or multi-family residential lots that lie adjacent to M-1 (Limited Industrial). This would apply to the east sides of Lots 39,40,41, and 42. The City Council reserves the right to waive or modify to a lesser restriction of any provision or requirement of buffers, provided a favorable recommendation by the Planning and Zoning Commission is give, provided the waiver or modification does not adversely affect the intent of the regulation. Things that can be considered include, but are not limited to the future development as shown by the current Comprehensive Plan and the compatibility or non-compatibility of permitted uses in adjacent but different zoning classifications.

We would like to request the buffer to be waved

5. Would you prefer to dedicate the 15' trail easement along East Hillcrest to the City by fee title?

In discussions with developer

6. Is there a phasing plan for this subdivision? Please clarify.

To be determined based upon start date of construction prior to lift station.

7. Our records indicate that Kathleen Picken still owns this property. Please clarify. If that is the case, please update to show a separate property owner and developer.

Owner updated to match records.

8. What will Street A be named? The north-south segment should be a "street" and the east-west segments should be an "avenue" or "place".

Waiting to hear back from developer on street names

9. How wide are the sidewalks in this subdivision? Please show on the plat.

Sidewalk typical width labeled. Typical street sections also show sidewalk width.

10. Please show the alignment that was approved for North 7th as part of the Preliminary Plat for Quail Meadows 3 and 4 and how this subdivision connects to that alignment.

Centerline shown and labeled.

11. Please show a 15' public utility easement along all lot lines that adjoin a street.

Added public utility easements.

12. Please show all utilities that adjoin this property and their sizes.

Utilities shown

RESOLUTION NO. 2020-_____

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR SUMMERCREST

WHEREAS, on May 12, 2020 the Planning and Zoning Commission met to consider a request for approval of a Preliminary Plat for Summercrest for the following described real property:

The S ½ of the NE ¼ and the North 30 acres of the NE ¼ of the SE ¼ of Section 11, Township 76 North, Range 24, West of the 5th P.M., Warren County, Iowa,

AND

The Southwest Fractional Quarter and all of that part of the Southwest Quarter of the Northeast Quarter and also that part of the Northwest Quarter of the Southeast Quarter lying West of the right of way of the Chicago, Rock Island, and Pacific Railway Company all in Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa **EXCEPT**

that part thereof of the SW ¼ of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa, deeded to the State of Iowa by a Warranty Deed Recorded in Book 154, Pages 386-393 in the office of the Warren County Recorder,

AND EXCEPT

The North 100 feet of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, and all that part of the SW1/4 of the NE1/4 of said Section 18, lying West of the Railroad Right-of-Way and all that part of the North 100 feet of the NW1/4 of the SE1/4 of said Section 18, lying West of the Railroad Right-of-Way; and

WHEREAS, the Planning and Zoning Commission does recommend approval of Preliminary Plat for Summercrest with the conditions that:

1. The landscaping plan that was recommended in the development plan be extended to include the east sides of Lots 39, 40 and 41.
2. The road name(s) for Lot A be determined and approved by staff prior to review by the City Council.
3. The right-of-way and trail easement dedication along East Hillcrest be reviewed by staff prior to review by the City Council; and

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

WHEREAS, the City Council has determined that the Preliminary Plat meets the requirements as set out in the Municipal Code and all conditions imposed by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the

requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the Preliminary Plat for Summercrest.

APPROVED this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 07/06/2020

Subject

Fiscal Year 21 Budget Amendment

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/06/2020

Subject

Public Hearing on the Fiscal Year 21 Budget Amendment.

Information

The Mayor will open the public hearing on an amendment to the Fiscal Year 21 budget.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiaowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/06/2020

Subject

Resolution approving an amendment to the Fiscal Year 21 budget.

Information

Roll call is in order.

Fiscal Impact

Attachments

Budget Memorandum

Resolution Approving Amendment

Budget Amendment



— CLERK/FINANCE DEPARTMENT —

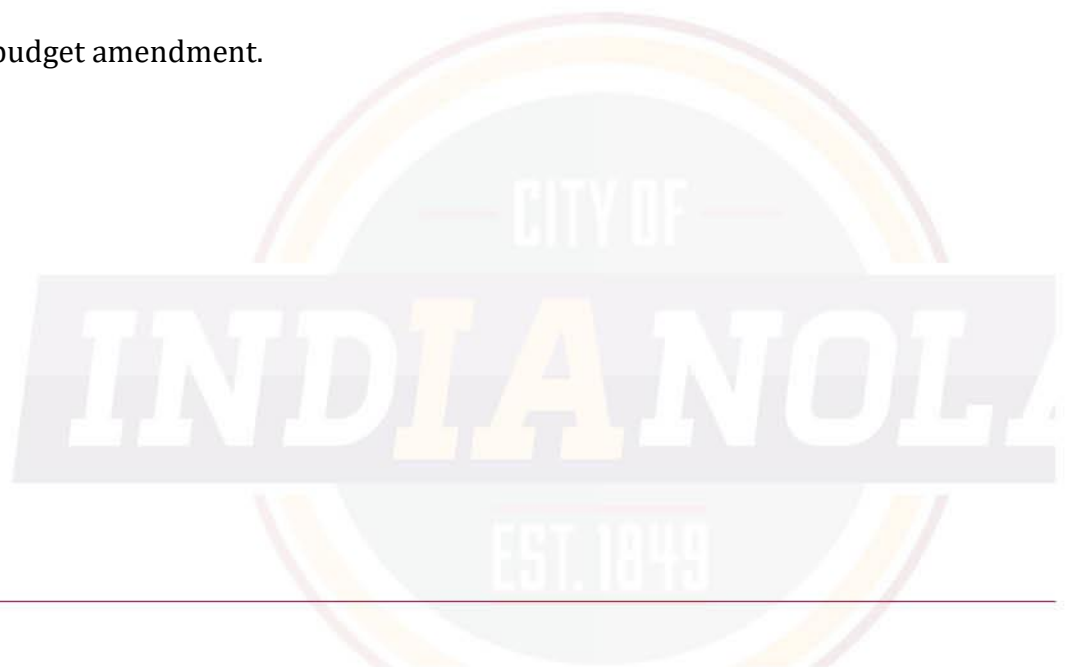
To: Mayor and Council
From: Andrew J. Lent, City Clerk/CFO
CC: Ryan Waller, City Manager
Date: 6 July 2020
Re: First Amendment, FY2021

On the Council's agenda is a hearing and resolution for the first amendment of the Fiscal Year (FY) 2021 budget. This amendment covers items that have already been appropriated by Council for spending in FY2020, however, due to circumstances beyond the control of the City, the spending authority will need to be shifted from FY2020 to FY2021. The following is a listing of the items included in the budget amendment:

- Police Detective Vehicle and One Ford SUV: \$57,932
- Fire Department Water Tender: \$262,018
- Parks Bobcat Skidloader: \$17,288
- Remaining Repairs to Wellness Center (From the \$126,000): \$58,304
- Pickard Park Sign Improvements and Irrigation: \$45,000
- ICAAP Traffic Signal Project \$275,000 (offset with ICAAP grant of \$121,000)
- Iowa Avenue Paving Project \$1,494,475 (Offset by EDA Grant of \$627,238 and TIF transfer of \$867,237)

The total amendment amount on the amendment notice is \$2,087,444. However, as I mention above this cost was already appropriated in FY2020, so the savings in FY2020 offset the cost in FY2021.

I recommend approval of the budget amendment.



RESOLUTION 2020-

**RESOLUTION APPROVING FIRST AMENDMENT TO
CITY OF INDIANOLA FISCAL YEAR 2021 BUDGET**

WHEREAS, the City of Indianola needs to amend the Fiscal Year 2021 budget, and

WHEREAS, said amendment is detailed on the attached page, and

WHEREAS, a hearing on the amendment was held with notice published on June 24, 2020 in the Indianola Record-Herald.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the amendment to the Fiscal Year 2021 budget is approved and the Mayor and City Clerk are authorized to sign the amendment on behalf of the City.

Passed and approved this 6th day of July 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

91-873

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2021 - AMENDMENT #1

To the Auditor of WARREN County, Iowa:

The City Council of Indianola in said County/Countries met on 7/6/2020, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. thereupon, the following resolution was introduced.

RESOLUTION No. _____ <== ENTER RESOLUTION NUMBER

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30 2021
(AS AMENDED LAST ON N/A.)

Be it Resolved by the Council of the City of Indianola

Section 1. Following notice published 6/24/2020 and the public hearing held, 7/6/2020 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	7,775,788	0	7,775,788
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	7,775,788	0	7,775,788
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	2,500,000	0	2,500,000
Other City Taxes	6	1,509,354	0	1,509,354
Licenses & Permits	7	225,000	0	225,000
Use of Money and Property	8	789,653	0	789,653
Intergovernmental	9	3,452,938	748,838	4,201,776
Charges for Services	10	28,472,043	0	28,472,043
Special Assessments	11	0	0	0
Miscellaneous	12	1,587,254	0	1,587,254
Other Financing Sources	13	21,144,000	0	21,144,000
Transfers In	14	10,528,432	867,237	11,395,669
Total Revenues and Other Sources	15	77,984,462	1,616,075	79,600,537
Expenditures & Other Financing Uses				
Public Safety	16	6,646,378	0	6,646,378
Public Works	17	1,659,318	0	1,659,318
Health and Social Services	18	0	0	0
Culture and Recreation	19	2,530,729	58,304	2,589,033
Community and Economic Development	20	211,694	0	211,694
General Government	21	1,360,970	0	1,360,970
Debt Service	22	1,738,373	0	1,738,373
Capital Projects	23	4,241,546	2,151,713	6,393,259
Total Government Activities Expenditures	24	18,389,008	2,210,017	20,599,025
Business Type / Enterprises	25	49,125,817	626,265	49,752,082
Total Gov Activities & Business Expenditures	26	67,514,825	2,836,282	70,351,107
Transfers Out	27	10,528,432	867,237	11,395,669
Total Expenditures/Transfers Out	28	78,043,257	3,703,519	81,746,776
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-58,795	-2,087,444	-2,146,239
Beginning Fund Balance July 1	30	36,885,021	0	36,885,021
Ending Fund Balance June 30	31	36,826,226	-2,087,444	34,738,782

Passed this 6 day of July/2020
(Day) (Month/Year)

Signature
City Clerk/Finance Officer

Signature
Mayor

Meeting Date: 07/06/2020

Subject

Discussion and direction on the investment committee.

Information

Fiscal Impact

Attachments

Investment Committee Memorandum



— CLERK/FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, City Clerk/CFO
CC: Ryan Waller, City Manager
Date: 6 July 2020
Re: Discussion and Direction-Investment Committee

On the Council's agenda, Staff is requesting discussion and direction concerning the City's investment committee. A meeting of the committee is being requested by IMU staff prior to the separation of funds from the City's accounting system (Civic) to the IMU accounting system (eLation).

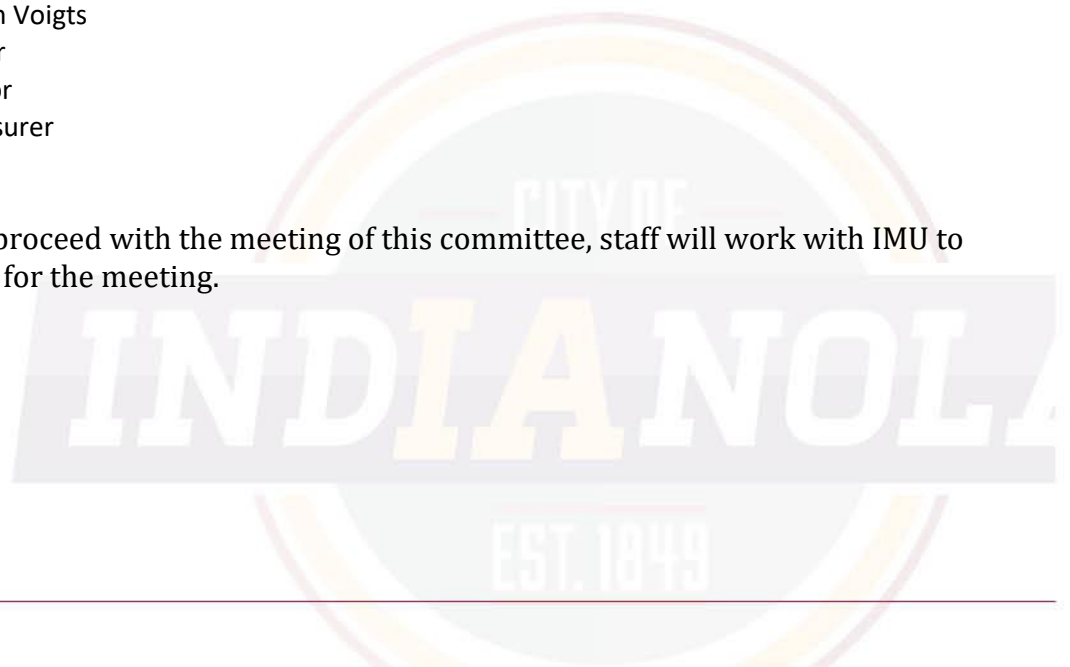
Almost all funds that IMU manages are in IMU-managed bank and investment accounts except for approximately \$680,000. This amount will become more accurate following the approval of the May and June Treasurer Reports.

IMU staff is requesting a meeting of the investment committee, first, to determine from which City-managed account the \$680,000 should be derived and, second, as a final meeting of the committee as we believe the City and IMU will make investments on their own as they manage their separate funds.

Since the Investment Committee has not met for quite some time, staff is recommending that the Council consider appointing the following to this ad-hoc committee:

- Council Member: Will require Council direction
- IMU Board Member: Adam Voigts
- Arlan Schrum, IMU Auditor
- Robert Endriss, City Auditor
- Doug Shull, City/IMU Treasurer
- Andy Lent, City Clerk/CFO

If the Council's direction is to proceed with the meeting of this committee, staff will work with IMU to determine a time and location for the meeting.



Meeting Date: 07/06/2020

Subject

Receive and file the Fiscal Year 21/22 budget calendar.

Information

Roll call is in order.

Fiscal Impact

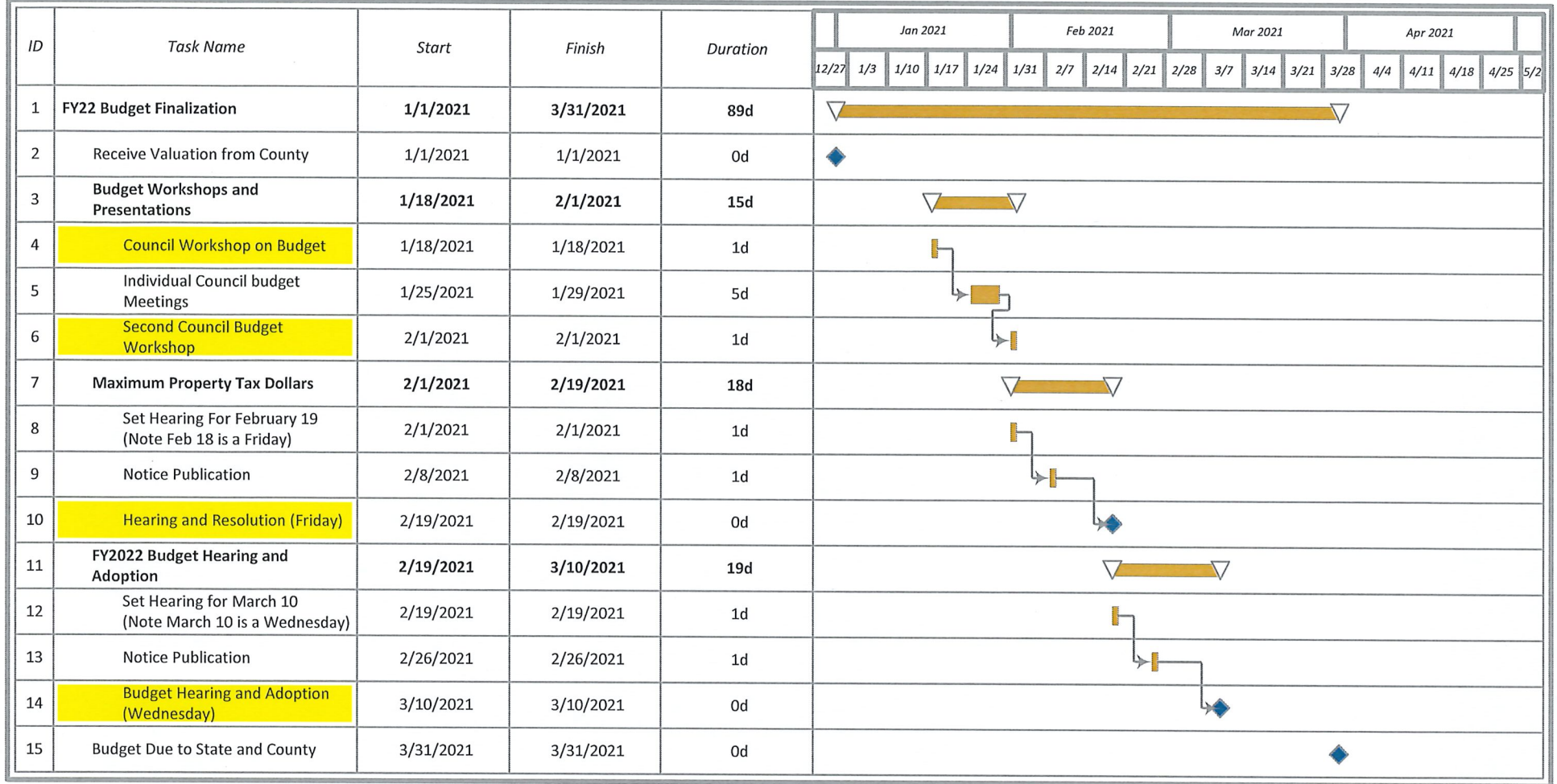
Attachments

Budget Calendar

FY22 Budget Preparation

ID	Task Name	Start	Finish	Duration	Jul 2020				Aug 2020				Sep 2020				Oct 2020				Nov 2020				Dec 2020								
					5/7	12/7	19/7	26/7	2/8	9/8	16/8	23/8	30/8	6/9	13/9	20/9	27/9	4/10	11/10	18/10	25/10	1/11	8/11	15/11	22/11	29/11	6/12	13/12					
1	Budget Calendar Presented to Council	7/6/2020	7/6/2020	0d																													
2	Five Year Projections Prepared	7/1/2020	7/31/2020	23d																													
3	Finance Policy Amendments Prepare and Adoption by Council	7/15/2020	8/3/2020	14d																													
4	Budget Preparation	7/1/2020	12/16/2020	120d																													
5	Environmental Scan	7/1/2020	8/18/2020	34d																													
6	Fire Year Projections Prepared	7/1/2020	7/31/2020	23d																													
7	Prepare Environmental Scan for FY21 budget	8/3/2020	8/17/2020	11d																													
8	Environmental scan presented to Council	8/18/2020	8/18/2020	0d																													
9	Capital Improvement Plan	8/4/2020	9/21/2020	34d																													
10	Distribute CIP Request Sheets	8/4/2020	8/4/2020	0d																													
11	Department Heads Prepare CIP Requests	8/4/2020	8/21/2020	14d																													
12	CFO Reviews CIP with Department Heads	8/24/2020	9/11/2020	15d																													
13	Council Study Session: Discuss 5 year CIP	9/21/2020	9/21/2020	0d																													
14	Operational Department Budgets	9/22/2020	12/16/2020	61d																													
15	Distribute Budget Workbooks	9/22/2020	9/22/2020	0d																													
16	Departments Prepare Operational Budgets	9/22/2020	10/30/2020	29d																													
17	CFO Reviews Department Operational Budgets	11/2/2020	11/13/2020	10d																													
18	Department Meetings with CFO and City Manager	11/16/2020	11/30/2020	11d																													
19	Council Study Session on Preliminary Budget	12/16/2020	12/16/2020	0d																													
20	Other Milestones	11/2/2020	12/1/2020	22d																													
21	Budget Request from Other Agencies Due to Finance	11/2/2020	11/2/2020	0d																													
22	Salary and benefit Spreadsheet Complete	11/16/2020	11/16/2020	0d																													
23	TIF debt certifications due to County Auditor	12/1/2020	12/1/2020	0d																													

FY22 Budget Finalization



Public Input Steps

Meeting Date: 07/06/2020

Subject

Discussion and direction regarding participation in a Community Development Block Grant funded program.

Information

As reported in the June 26, 2020, weekly update, City Staff participated in a meeting with Sue Wilson (Helping Hand), Brenda Easter (Indianola Chamber) and Melissa O'Neil of Central Iowa Shelter Services. The purpose of the meeting was to explore a possible partnership among the entities. The intended goal is to compete for Federal grant dollars available to support restaurants impacted by the COVID-19 pandemic. These dollars would be used to pay participating restaurants to provide hot meals for those in need. Provided is an email from Ms. O'Neil summarizing the program. If involved, the City would serve as the applicant for the CDBG funding with the other partners responsible for administration of the program. Direction from the City Council is needed.

Fiscal Impact

Attachments

Indianola Meal Program Email

Ryan Waller

From: Melissa Oneil <moneil@centraliowashelter.org>
Sent: Wednesday, July 1, 2020 8:07 AM
To: Brenda Easter; Ryan Waller; warrencountyhelpinghand@gmail.com
Subject: FW: Indianola Meal Program
Attachments: Resturant pre-application.docx

From: Melissa Oneil
Sent: Wednesday, June 24, 2020 3:32 PM
To: john martin <johnmartinsr.7@gmail.com>
Subject: Indianola Meal Program

Purpose: To replicate the City of Des Moines program in the City of Indianola while applying for the State Community Development Block Grant Funding. We are looking for eight (8) restaurants to serve at or around McCord Park a grab n go style meal using signature dished (hot or cold) from local restaurants. Restaurants are asked to prepare 100 meals and will be reimbursed for the meals at a rate of \$8.00. Everyone is welcome to participate and grab a free meal.

Roles:

- City of Indianola will be the applicant
- The local Chamber will work with you to secure restaurants,
- Helping Hand will work with you on volunteers and spreading the message
- CISS will be the fiscal agent and administer the project
- CISS will write the grant

Next Meeting:

July 1st, 8am

Location:

Join Zoom Meeting

<https://us02web.zoom.us/j/88997071939?pwd=QXJMM3o0bld1OFxibWRYTDhKYzRkUT09>

Meeting ID: 889 9707 1939

Password: 096662

One tap mobile

+16465588656,,88997071939#,,,,0#,,096662# US (New York)

+13017158592,,88997071939#,,,,0#,,096662# US (Germantown)

Contacts:

Ryan Waller, City Manager rwaller@indianolaiowa.gov

Brenda Easter, Director, Indianola Chamber of Commerce, brenda@indianolachamber.com

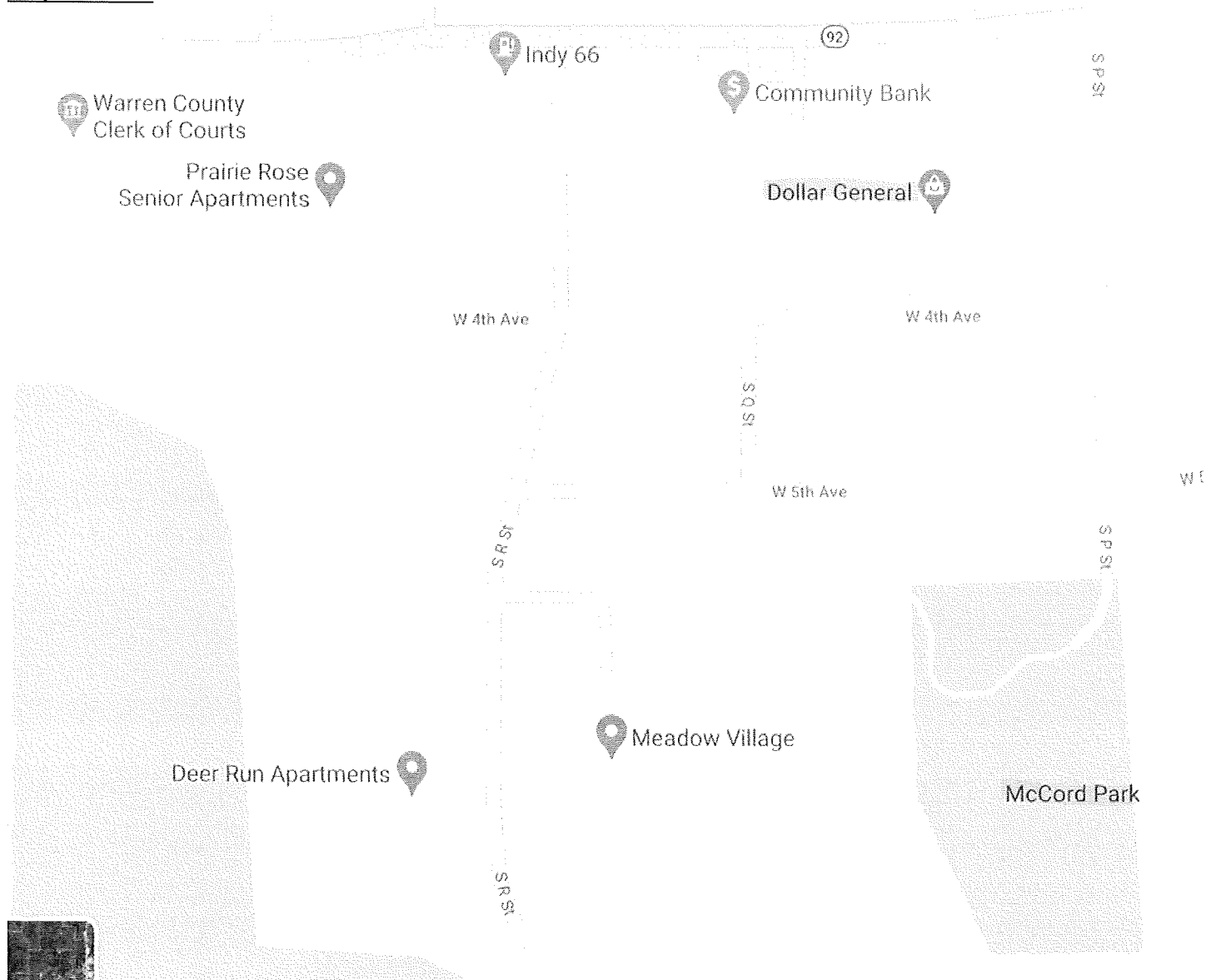
Sue ?, Director Helping Hand warrencountyhelpinghand@gmail.com

Proposed Budget:

Weeks to operate (July 31- September 28th)	9
Number of dinner sites (Monday)	1
Number of days per week	1

Total number of meals served per week	800
Cost per meal	8
Total cost assuming 800 attendees for 9 weeks	\$ 57,000
Administrative Oversight	\$ 5,700
Marketing/Public Relations	\$ 5,000
Total Cost	\$ 62,700

Proposed Site:



The apartments around McCord park and the Dollar General parking lot are low to moderate income and eligible for the funding.



Melissa O'Neil

Chief Executive Officer

515-280-2987

moneil@centraliowashelter.org

Meeting Date: 07/06/2020

Subject

Discussion and direction regarding a request from Warren County and the 5th Judicial Branch.

Information

Warren County officials have inquired about the possibility of using the Buxton Room at the Activity Center for court services on a limited basis.

Fiscal Impact

Attachments

Request Memorandum



— Parks and Recreation —

July 1, 2020

To: Mayor and City Council
From: Doug Bylund, Parks and Recreation Director
Cc: Ryan Waller, City Manager
Re: 5th Judicial Branch Request for Activity Center Use

Staff met with representatives of the 5th Judicial Branch on Tuesday, June 30 to discuss the use of the Activity Center for Court Services as a result of the COVID-19 pandemic. The County is looking for larger facilities in order to accommodate social distancing. The initial request is to hold District Court Services on Mondays and Tuesdays from 8:00 a.m. to approximately 4:00 p.m. in the Activity Center from July 13-September 14. Additional requests for the building use will be discussed and evaluated in August.

If this potential use is supported, Recreation staff can temporarily adjust the regular class schedules or room and building locations in order to accommodate the use of the Buxton Room for Court services. The Parks and Recreation offices and other rooms will still be available for staff and the public during the Court services. The Judicial Branch has been made aware that the regular room rental fee of \$30/hour for their use as well.

Please know that the 5th Judicial Branch is also evaluating other possible locations.

Staff's recommendation is to work with the 5th Judicial Branch to allow for the use of the Buxton Room on Mondays and Tuesdays.



Meeting Date: 07/06/2020

Subject

Receive and file correspondence from June 12, 19 and 26, 2020, weekly updates from City Manager, Ryan Waller.

Information

Roll call to receive and file correspondence is in order.

Fiscal Impact

Attachments

Waller's Weekly 0612
Statement
IPD
Sidewalk
Iowa Avenue
Building Permits 0612
Code Enforcement 0612
Current Projects 0612
WCJC Update 0612
Draft June 24
Draft July 6
Draft July 20
Waller's Weekly 0619
Building Permit Report
WCJC Update 0619
Current Projects 0619
Building Permits 0619
Code Enforcement 0619
Hillcrest Notice
July 6 Draft
July 20 Draft
Waller's Weekly 0626
June I-Mag Letter
COVID 19 Memo to Locals
July 6 2020 Draft
July 20, 2020 Draft
WCJC Update 0626
Code Enforcement 0626
Current Projects 0626

Jackie Raffety

From: Ryan Waller
Sent: Friday, June 12, 2020 4:36 PM
To: Ryan Waller
Subject: Waller's Weekly 6.12.2020
Attachments: Statement.pdf; IPD 8.jpg; ADA Ramp.png; Iowa Ave Picture.png; 2020 Permits- June 12.pdf; Code Enforcement-June 12.pdf; Curent Projects Update- June 12.pdf; WCJC Update-June 12.pdf; Draft June 24.pdf; July 6 Draft.pdf; July 20 draft.pdf

Good afternoon, all.

I hope this email finds you all well. Below and attached, please find this week's update email. As always, if there are questions regarding this update or other City matters, please let me know.

Have a great weekend and enjoy the beautiful weather!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Statement – Attached, please find an email that was shared with all City employees regarding the tragedy that took place in Minneapolis. It is not customary to include such emails in the weekly update, however, given the gravity of the situation I felt it important to do so. I am grateful for our team's dedication, professionalism, and unwavering commitment to the unbiased and equitable treatment of all.

Police Department – Several Metro police departments have received inquiries about a campaign called "8 Can't Wait." Attached, please find a graphic that illustrates how the Indianola Police Department addresses the pillars of the campaign (additional information may be found at <https://8cantwait.org/>). Lastly, please know that the process to review and update policies is a regular occurrence at the City. Within the Police Department, a review of the department's operating policies commenced a couple of weeks ago. I am very proud of the women and men of our department and greatly appreciate their dedicated and professional service to our community.

June 15th City Council Meeting - The City Council will meet on Monday, June 15th for its regular meeting (there will not be a study session). The agenda and meeting materials are available on

the City's website at <http://www.indianolaiaowa.gov/AgendaCenter/City-Council-5/>. The meetings will be aired live via the City's YouTube channel (accessed here: [City's YouTube Channel](#)) and a Zoom Webinar.

Library Opens Monday - The Library will re-open Monday with curbside pickup offered during all open hours. Besides checkout services, public computers will be available on a limited basis. To accommodate additional cleaning and disinfecting measures, hours will be temporarily reduced by two hours every day. This information has been updated on the City's re-opening matrix found at https://www.indianolaiaowa.gov/DocumentCenter/View/11303/Reopening-Matrix_6102020.

Activity Center Re-Opening - Staff is working to begin the first phase of re-opening the Activity Center to the public on Monday, June 22nd. The hours will be reduced to 8:00 a.m. - 3:00 p.m. to allow for additional cleaning and modifications will be made to keep the safety of our visitors and staff a high priority. Visitors will be required to check-in, encouraged to wear masks, lobby seating will be eliminated, activity schedules reduced or modified, some rooms will not be available, and additional safety signage will be posted. In addition, the Buxton Room will be made available for rentals beginning July 11th with limited seating, adjusted procedures and increased cleaning. The specific details will be posted on the Parks and Recreation website and emailed to the Senior Center membership list.

Temporary Road Closure on Hillcrest Avenue - The City's Street Division is planning to repair a failed pavement section on Hillcrest Avenue, between North 14th Street and 325 feet west of North 14th Street. Unfortunately, this construction work will require a temporary road closure of both the lanes. The work is scheduled to start the week of June 22, 2020 and is expected to be completed within one day, weather permitting.

Street & Stormwater Intake Repairs – Streets Division staff continued repairing deteriorated sections of roadways and upgrading sidewalk ramps to ensure ADA compliance. This work, which involves full-depth patching to restore the integrity and rideability of the concrete pavement, took place on West Sunset circle. The upgraded a sidewalk ramp work was at the intersection of West Sunset Circle & G Street (a picture is attached).

Traffic Signal Timing & Iowa Avenue Project Update - The contractor (Sternquist Construction) started the work for pavement reconstruction earlier this week. Road closure signage was placed accordingly, and the contractor began removing the existing pavement (a picture is attached). Excavation and subgrade preparation will follow, with new concrete paving expected to begin in roughly two to three weeks afterwards. This project, which is partially funded by a grant, will also improve the synchronization of the traffic signals on Jefferson Way (US highway 65/69) and 2nd Ave (IA 92). The contract for this project has a late completion date of July 17, 2020.

Pavement Markings - This week, Streets Division staff continued the annual pavement markings that includes the stop lines, crosswalks, turn indicators, on-street parking, bike lanes, and dashed lines down the middle of the roadways. Rainy weather conditions have caused some delays, but a few good days during this week allowed staff to make some progress.

Staff Training - All staff from the Streets Division completed a four-hour training on Roadway Safety Basics and a one-hour training on ADA Accessible Sidewalks and Curb Ramps. The training for Roadway Safety Basics was provided by Iowa Local Technical Assistance Program to give an overview of roadside safety, identification of safety concerns and determination of appropriate improvements. The training for ADA Accessible Sidewalks and Curb Ramps was provided by National Concrete Pavement Technology Center.

Comprehensive Master Plan (Elevate Indianola) – Staff has begun distributing hard copies of the recently adopted Comprehensive Plan to key stakeholders in the community, including: Indianola Municipal Utilities, the Indianola School District, Simpson College, Warren County, the Central Iowa Regional Transportation Planning Alliance, the Greater Des Moines Partnership, the Indianola Chamber of Commerce, and the Warren County Economic Development Corporation. We again would like to thank the citizens, stakeholders, staff, elected and appointed officials who provided their input via the various public engagement events, meetings, and/or online surveys.

Community Development Reports – Attached are the following reports provided by the Community Development Department:

- **Current Projects Update** - The Planning and Zoning Commission reviewed various final plats and recommended approval to the City Council. Additionally, Scooters Coffee and Peoples Bank administration building began site work.
- **2020 Building Permits** - Eight building permit applications were submitted, and four building permits were issued. There are currently six building permit applications in review and 90 building permits that have been issued year to date.
- **Code Enforcement** - One code enforcement case was opened and two cases were closed. There are currently 26 open code enforcement cases.

Warren County Justice Center (WCJC) Weekly Update – In the attached WCJC update, DCI reports that Ashland Avenue should be reopened on Monday.

Upcoming City Council Agendas - Attached, please find the anticipated agendas for the June 1st and June 15th upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction, as well as other factors that may or may not be within the control of the City departments).

Ryan Waller

From: Ryan Waller
Sent: Thursday, June 11, 2020 6:13 PM
To: City Employees
Subject: Important Message

Good evening, all.

Following the heinous events in Minneapolis, my desire had been to write to you earlier, but admittedly, it has been a tremendous struggle to find the words to capture the entirety of what I strongly believe needs to be conveyed. To make sure the importance of this message is not lost because of rambling sentences, I thought it might be best to simply enumerate several important thoughts, expectations and commitments I felt compelled to share with you all:

- Racism, hate, bigotry and discrimination are deplorable, wrong and will not be tolerated,
- Our organization will continue to regularly review and update our policies to not only reflect the commitment to the unbiased and equitable treatment of all, but also spell out actionable steps to ensure fulfillment of this pledge,
- Our organization will continue to invest in professional development and training opportunities for our team members,
- Our organization will continue to explore and implement initiatives like our employee engagement committee that's charged with ensuring we are all aware of and act to properly address matters of importance to our teammates,
- I will continue to support the efforts of all our teammates in serving this great community, and
- I will continue to encourage and support open and respectful dialogue meant to help further improve our team, our culture, and our service delivery to each other and the community.

I am very proud to be a part of this organization and greatly appreciate your commitment and dedication. Thank you especially for your continued efforts to foster an environment where we respect and appreciate differences, work collaboratively and respectfully with others to address the root causes of conflict, and support and encourage one another.

If you need anything, please don't hesitate to speak with your supervisor, department head, Melissa in HR or myself. My door is always open, my phone is always on, and I promise to always listen.

Thank you all. Have a great night!

Ryan

BAN CHOKEHOLDS & STRANGLEHOLDS Indianola Police Department policy identifies the use of neck and carotid holds as deadly force. Our officers are only permitted to use such techniques in situations where an imminent danger of death or serious injury to the officer and/or a member of the public exists. These restraints are not part of our defensive tactics training.	REQUIRE DE-ESCALATION De-escalation is an integral part of our policy manual, and de-escalation is written into several different policies, including Response to Resistance, and Responses to Persons with Mental Illness. Officers are trained on de-escalation techniques, and these techniques are included in many of our training scenarios, including Response to Resistance training.
REQUIRE A WARNING BEFORE SHOOTING Indianola Police Department Response to Resistance policy includes a section requiring a verbal warning for all responses to resistance – to include firing a weapon, when such warning would not create an additional unreasonable danger to the officer or others.	EXHAUST ALL OTHER MEANS BEFORE SHOOTING Iowa Code and our policies require officers to use reasonable response to resistance. We require officers to take steps to gain compliance and de-escalate conflict without using any physical force.
DUTY TO INTERVENE Indianola Police Department policy requires an officer to intervene when they reasonably believe another officer is using or is about to use unnecessary or excessive force.	BAN SHOOTING AT MOVING VEHICLES Indianola Police Department policy prohibits officers shooting at a moving vehicle unless the occupants of the vehicle are using deadly force against a member of the public or the officer.
REQUIRE A RESPONSE TO RESISTANCE CONTINUUM Indianola Police Department policy requires officers to work through a response to resistance continuum which includes taking steps to gain compliance without any use of force.	REQUIRE COMPREHENSIVE REPORTING EACH TIME AN OFFICER USES FORCE OR THREATENS TO DO SO Indianola Police Department policy requires officers to complete a separate Response to Resistance report form for responses to resistance that involve at least physical contact with a subject. The report is reviewed by each level of supervision up through the Chief of Police.







Community Development

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

2020 Building Permit Report

Date Application Submitted	Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finaled Date	C.O.Date	VALUE
12/31/2019	1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home				\$51,300
12/31/2019	2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home				\$51,300
1/7/2020	3	1/7/2020	Chad Keller	206 N Jefferson	B and D	DEMO				
1/7/2020	4	1/7/2020	Chad Keller	208 N Jefferson	B and D	DEMO				
1/7/2020	5	1/8/2020	North American MHC LLC	24 Leonard	Heartland Living	Mobile Home				\$51,300
1/7/2020	6	1/8/2020	North American MHC LLC	26 Alfred	Heartland Living	Mobile Home				\$38,494
1/7/2020	7	1/8/2020	North American MHC LLC	6 Leonard	Heartland Living	Mobile Home				\$38,494
1/14/2020	8	1/14/2020	Foxwood Apts	1005 W 3rd	Rainbow International	Remodel		5/29/2020		\$859,560
1/7/2020	9	1/13/2020	Kurt Ripperger	804 N B	Construction by Cambron	Remodel				\$80,000
10/29/2019	10	1/16/2020	Wal Mart	1500 N Jefferson Way	Midland	Commercial Remodel		4/15/2020		\$1,891,511
1/15/2020	11	1/20/2020	Jerry's Homes	506 N 17th	Jerry's Homes	Basement Finish				\$18,000
1/15/2020	12	1/27/2020	Jerry's Homes	402 N 18th	Jerry's Homes	Single Family Dwelling	1435			\$208,000
1/15/2020	13	1/27/2020	Jerry's Homes	406 N 18th	Jerry's Homes	Single Family Dwelling	1339			\$203,000
1/15/2020	14	1/27/2020	Jerry's Homes	408 N 18th	Jerry's Homes	Single Family Dwelling	1474			\$217,000
1/15/2020	15	1/27/2020	Jerry's Homes	1708 Detroit	Jerry's Homes	Single Family Dwelling	1644			\$201,000
1/15/2020	16	1/27/2020	Jerry's Homes	1704 Detroit	Jerry's Homes	Single Family Dwelling	1605			\$212,000
1/31/2020	17	2/3/2020	Sherwin and Leeann Back	808 W Salem	Vanderpool	Alteration				\$15,158
2/10/2020	18	2/10/2020	Dusty Jordan	1107 N 6th Street	Jordan Building & Design LLC	Screened In Porch	192			\$15,000
1/10/2020	19	2/12/2020	Pritesh Patel	1215 N Jefferson Way	Rod Curtis	Commercial Remodel				\$80,000
2/12/2020	20	2/12/2020	KC Inc	404 W Jefferson	Iowa Demolition	DEMO				
2/13/2020	21	2/18/2020	Top Hat Homes	810 W Orchard	Top Hat Homes	Single Family Dwelling	2404			\$448,000
2/21/2020	22	2/28/2020	North American MHC LLC	29 Alfred	Heartland Living	Mobile Home				\$38,494
3/2/2020	23	3/2/2020	Kyle Tipling	411 W Salem	Dirt Work	Garage Demo				
2/22/2020	24	3/2/2020	Horton-Robinson	709 Sunset	Horton-Robinson	Single Family Dwelling	1850			\$257,000
3/11/2020	25	3/11/2020	North American MHC LLC	24 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	26	3/11/2020	North American MHC LLC	6 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	27	3/11/2020	Jerry's Homes	400 N 18th	Jerry's Homes	Basement Finish				\$15,000
3/9/2020	28	3/9/2020	Tyler Christonski	1319 S O	Crosscut Custom Carpentry	Four Seasons Room				\$41,500
3/13/2020	29	3/13/2020	North American MHC LLC	38 Alfred	Miller Scrap Metal	DEMO				
3/13/2020	30	3/13/2020	North American MHC LLC	52 Lincoln	Miller Scrap Metal	DEMO				
3/13/2020	31	3/13/2020	Jerry's Homes	1703 Euclid	Jerry's Homes	Basement Finish				\$7,000
3/13/2020	32	3/13/2020	Steger Construction	608 S Y	Steger Construction	Duplex	18400			\$100,000
3/13/2020	33	3/13/2020	Steger Construction	610 S Y	Steger Construction	Duplex	18400			\$100,000
3/13/2020	34	3/13/2020	Rory and Kathy Crooks	1209 W Euclid	Rory and Kathy Crooks	Deck				\$1,650



Community Development

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2020 Building Permit Report

3/4/2020	35	3/16/2020	WJH LLC	1800 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	36	3/16/2020	WJH LLC	1710 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	37	3/16/2020	WJH LLC	1708 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	38	3/16/2020	WJH LLC	1706 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	39	3/16/2020	WJH LLC	1704 E Euclid	Century Complete	Single Family Dwelling	1625			\$90,935
3/4/2020	40	3/16/2020	WJH LLC	1606 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	41	3/16/2020	WJH LLC	1504 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	42	3/16/2020	WJH LLC	1502 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	43	3/16/2020	WJH LLC	1500 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	44	3/16/2020	WJH LLC	602 N 17th	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	45	3/16/2020	WJH LLC	600 N 17th	Century Complete	Single Family Dwelling	1602			\$90,542
3/20/2020	46	3/23/2020	Scott and Janelle Greene	1512 W Salem	self	Shed				\$2,000
3/6/2020	47	3/26/2020	Giovanti Homes	1401 W 14th	Giovanti Homes	Single Family Dwelling	3940			\$401,000
3/26/2020	48	3/26/2020	North American MHC LLC	45 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	49	4/2/2020	Stephen Muldrow	400 E 1st	Stephen Muldrow	Single Family Dwelling	2022			\$109,300
3/26/2020	50	4/2/2020	Carlson Homes LLC	1107 S O	Carlson Homes	Single Family Dwelling	1675			\$275,000
3/26/2020	51	4/2/2020	North American MHC LLC	41 Alfred	Heartland Living	Mobile Home				\$37,679
3/26/2020	52	4/2/2020	North American MHC LLC	58 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	53	4/2/2020	North American MHC LLC	11 Leonard	Heartland Living	Mobile Home				\$37,080
4/3/2020	54	4/6/2020	GroundBreaker Homes	1001 W Orchard	GroundBreaker Homes	Single Family Dwelling	1751			\$220,000
4/3/2020	55	4/6/2020	GroundBreaker Homes	1108 S O	GroundBreaker Homes	Single Family Dwelling	2781			\$210,000
10/9/2019	56	4/9/2020	Brew Enterprises (Scooters)	1112 N Jefferson Way	Huff Contracting	Commercial Building	561			\$75,000
4/9/2020	57	4/13/2020	Five Seven Enterprises/Eagle Homes	1306 S L	Eagle Homes	Single Family Dwelling	1642			\$322,080
4/13/2020	58	4/17/2020	Cody McKasson	1312 E Detroit	Cody McKasson	Deck Overhang				\$1,000
3/13/2020	59	4/17/2020	People's Bank	500 E iowa	Downing	Commerical	5616			\$1,050,000
4/17/2020	60	4/20/2020	Orton Homes	1304 S L	Orton Homes	Single Family Dwelling	2244			\$320,000
4/23/2020	61	4/27/2020	Dan Corsair	1611 W Iowa	Top Notch Renovations	Deck addition				\$4,050
4/27/2020	62	4/29/2020	Chris Bauer	811 N U	Chris Bauer	Deck				\$550
4/23/2020	63	4/30/2020	Mark Gaddls	1605 W Detroit	Crosscut Construction Co	Deck				\$6,500
4/29/2020	64	4/30/2020	Sam Bedwell	1204 Ann Pkwy	Sam Bedwell	Deck				\$2,500
4/29/2020	65	4/30/2020	Shelly Spponer	509 S Freeman	Risetter Construction	Deck				\$5,000
4/27/2020	66	5/1/2020	Fisher Decker	403 W 18th Pl	Fisher Decker	Deck				\$1,500
5/5/2020	67	5/5/2020	Marice and Dwight Freeman	104 S 4th	Marice and Dwight Freeman	DEMO				\$5,000
4/29/2020	68	5/5/2020	Pamela Hodges	805 W 4th	Pamela Hodges	Deck				\$1,100
5/5/2020	69	5/6/2020	Jerry's Homes	1709 Clinton	Jerry's Homes	Basement Finish				\$14,500



Community Development

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2020 Building Permit Report

4/15/2020	70	5/7/2020	Bunnell Properties	1003 E Lincoln	Gruringre Construction	Single Family Dwelling	2734			\$336,000
4/13/2020	71	5/11/2020	Construction By Cambron	1602 S K	Construction by Cambron	Commerical Building	2500			\$299,950
5/7/2020	72	5/12/2020	Brian Marron	303 N 16th	Brian Marron	Deck				\$12,000
5/14/2020	73	5/14/2020	James Oakes	607 W 1st	James Oakes	Deck				\$1,500
5/6/2020	74	5/14/2020	Tony Hixson	1227 S 3rd St	Self	Fence				
5/14/2020	75	5/19/2020	Darko Blazevic	308 S G	Darko Blazevic	Deck				\$3,000
5/18/2020	76	5/20/2020	Kimberly Development	1208 S O	Kimberly Development	Single Family Dwelling	1582			\$310,000
5/19/2020	77	5/20/2020	Wade Williams	1206 S O	Cornerstone Construction Ser	Single Family Dwelling	1585			\$276,100
4/17/2020	78	5/25/2020	Bill Bussanmas	1409 W 6th	Marvin Van Dam	Single Family Dwelling	2400			\$589,000
5/21/2020	79	5/27/2020	Joseph and Rhonda Casazza	712 W Ashland	Joseph Casazza	Garage				\$24,500
5/21/2020	80	5/27/2020	Todd Koeppan	911 W Boston	Wet Paint Co Inc	Deck				\$2,000
5/25/2020	81	5/27/2020	Jerry's Homes	502 N 18th	Jerry's Homes	Single Family Dwelling	1605			\$212,900
5/25/2020	82	5/27/2020	Jerry's Homes	504 N 18th	Jerry's Homes	Single Family Dwelling	1297			\$199,900
5/27/2020	83	6/1/2020	Will Miller	1200 N E	Will Miller	Deck Expansion				\$834
5/27/2020	84	6/1/2020	Greg Rhoulhac	1522 W Salem	Beardmore Construction	Deck Expansion				\$2,000
5/28/2020	85	6/1/2020	Chris and Darla Freshly	1219 S 4th	Pro1 Construction LLC	Deck remodel				\$4,000
6/4/2020	86	6/4/2020	Maranda and Doug Greenwalt	1506 W Kentucky	John Peters	Deck				\$1,200
6/10/2020	87	6/10/2020	Dustin Ostrander	1107 E Henderson	Dustin Ostrander	Deck				\$4,000
6/10/2020	88	6/10/2020	Mike Greubel	202 1/2 N Kenwood	Mike Greubel	Garage				\$35,000
6/11/2020	89	6/11/2020	Jeremy King	709 W 2nd	Jeremy King	Deck				\$500
6/10/2020	90	6/11/2020	Craig Rodgers	1509 W Kentucky	Midwest Builders	Deck				\$25,000
5/20/2020			IR Chad Amos	1200 S O	Chad Amos	Single Family Dwelling	3569			\$560,000
5/27/2020			IR David and Natasha Cooper	1321 S Jefferson	Denny Clayton	Garage				\$28,560
6/10/2020			IR Dan Flaherty	603 Scott Felton	Dan Flaherty	Garage				\$6,500
6/11/2020			IR Shelby Bengel	609 N O	Rupiper Construction	Deck				\$2,000
6/11/2020			IR Maryellen Andersen	808 W Iowa	Maryellen Andersen	Deck				\$750
6/11/2020			IR Michelle Lynn Chaplin	1406 Jackson Cir	Michelle Chaplin	Deck				\$12,963



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Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	CE: 08-2020	1/9/2020	Sign missing panels	1801 West 2nd	1/10/2020	1/14/2020	Sent letter of Nuisance and Demand for Abatement on 1/14/2020 and established a deadline of February 13th, 2020. Spoke with Deb from DML Management. She is working with a sign company and will be taking care of the existing sign as soon as possible. Established another deadline of March 31st, 2020. Spoke with Deb on Tuesday (4-7) about the status of the sign. She said they got a quote of \$18,000.00 for the new sign, which the landlord is a little hesitant to spend that much money with everything going on right now but will when things calm down. I granted additional time and told her I would follow up the first week in June. Waiting on a call back from Deb.	6/19/2020	
Open	CE: 02-2020	1/9/2020	Trailer park needs to be cleaned up. Junk and junk vehicles.	307 West 2nd	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of April 30th, 2020. Spoke with Larry today 4/16/2020. 4 vehicles have been removed and they continue to make progress on junk/debris removal. He informed me that he may not have everything completed by April 30th and may need to ask for an extension. Still gradually making progress. Asked for extension to June 19th. Extension granted, however this is the final extension before municipal infraction.	6/19/2020	
Open	CE: 09-2020	1/10/2020	Shed in front/side yard	640 North N	1/14/2020	1/16/2020	Sent letter of ordinance violation on 1/16/2020 and established a deadline of February 14th, 2020. Spoke with Diana and gave extension until May 1st, 2020. Asked for extension until end of May for company to move shed.	6/19/2020	
Open	CE: 17-2020	3/3/2020	Abandoned, unsafe & dangerous building	1009 E Salem		3/4/2020	Sent letter of Unsafe/Dangerous Building on 3/4/2020. Has until April 3rd to secure building permit and June 2nd to complete the work. No permit pulled for demolition. Moving forward with Municipal Infraction.	6/19/2020	
Open	CE: 20-2020	4/8/2020	Chickens	1106 North 9th	4/8/2020	4/8/2020	Spoke with Crystal on 4/9/2020 and established 30 day deadline (May 9th, 2020) for compliance. Without any complaints, I cannot confirm the chickens are still present but will keep the case open for now.	6/19/2020	
Open	CE: 22-2020	4/15/2020	Junk race car in front yard, garbage, trash, and construction debris piled in back yard.	808 West 3rd Avenue	4/15/2020	4/16/2020	30 Days to bring property use back into compliance. Spoke with owner 5/21/2020. Gave until Monday 5/25/2020 to have all construction debris cleaned up. Just a few items left to be removed. Owner has now cut down half of a tree in back corner of property. Has removed half of the tree that was cut down. Still has a little more to go.	6/19/2020	
Open	CE: 24-2020	4/16/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	4/17/2020	4/20/2020	Sent letter on 4/20/2020 giving 14 days to abate. Spoke with property owner. He sent letter back requesting to be heard before city council to determine if nuisance exists. Hearing is set for 6/1/2020. Has two weeks for compliance.	6/19/2020	
Open	CE: 28-2020	5/4/2020	Junk and junk debris throughout property	308 West 1st Avenue	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020. Sent Letter 5/8/2020 allowing 2 weeks for compliance. Trailer onsite full of half the garbage and junk piled up on back side of house. Will continue to monitor progress.	6/19/2020	
Open	CE: 40-2020	5/27/2020	Tall Grass/Weeds	610 North N Street	5/27/2020		Left door hanger 5/27/2020. Will abate next week	6/19/2020	
Open	CE: 43-2020	6/3/2020	Tall grass and weeds	207 South H Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week	6/19/2020	
Open	CE: 44-2020	6/3/2020	Tall grass and weeds	123 North Y Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week	6/19/2020	
Open	CE: 45-2020	6/3/2020	Tall grass and weeds	105 South E Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week	6/19/2020	
Open	CE: 46-2020	6/3/2020	Tall grass and weeds	1212 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week	6/19/2020	
Open	CE: 47-2020	6/3/2020	Tall grass and weeds	1308 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week	6/19/2020	
Open	CE: 49-2020	6/3/2020	Tall grass and weeds	209 North D Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week	6/19/2020	
Open	CE: 48-2020	6/3/2020	Race car	1106 West 1st Ave	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/19/2020 for compliance.	6/19/2020	
Open	CE: 50-2020	6/8/2020	Bee Keeping	1208 North 7th Court	6/8/2020	6/10/2020	Sent Letter 6/10/2020 giving until 6/19/2020 for compliance.	6/19/2020	



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Code Enforcement Tracking Report

Open			Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1. Work has commenced on west side of house. Will check regularly. Owner continues to make progress on west side of structure. Will send letter to property owner stating requirements for completion of next phase. Moving forward with Municipal Infraction.	6/19/2020	
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied for a building permit. Default judgement issued by court on December 6. Property owner had until January 5 to have all work completed. Working on getting quotes for work to be completed to determine next steps. In the process of getting quotes to abate the property. Not going to abate. Will continue to issue Municipal Infractions.	6/19/2020	
Open			Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Will check regularly. House is up for sale by Berkshire Hathaway. Moving forward with Municipal Infraction.	6/19/2020	
Open			Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Court order issued establishing a deadline for abatement of June 9, 2020. Will check regularly. House has been demolished. Lot just needs seeded.	6/19/2020	
Open			Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted. Spoke with contractor, he said their waiting on materials and work will resume as soon as they are available but no later than 1/31/2020. Spoke with property owner. Contractor is waiting to finish siding until the weather warms up to avoid cracking the vinyl. Trying to make contact with owner before moving forward with a municipal infraction. Spoke with Diane and she will have her contractor get in touch with me beginning of next week. Still have not heard from contractor. If no update is recieved by 5/4/2020, then we will move forward with municipal infraction. Moving forward with Municipal Infraction. Spoke with owner and she informed me that everything noted on the dangerous building letter will be completed by June 15th. Still moving forward with court date and infraction to insure that work will be completed.	6/19/2020	
Open			Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding. Owner continues to make progress.	7/3/2020	
Open	CE: 19-2020	3/24/2020	Junk/Junk Vehicles and dead potentially dangerous trees in back yard	501 S G St	3/24/2020	4/9/2020	Upon inspection, there is junk in the rear yard that needs to be abated. Will send notice. Sent letter 4/17/2020. Established deadline of July 17th, 2020 (90 days) for compliance due to the amount of junk in back yard.	7/8/2020	
Open	CE 07-2020	1/9/2020	Abandoned/Dangerous/Unsafe Building	2110 West 2nd	1/9/2020	1/10/2020	Sent letter of Abandoned, Dangerous, & Unsafe Building on 1/10/2020 and established a date of April 9th for completion. No progress has been made. Bid for abatement or move forward with Municipal Infraction. Moving forward with Municipal Infraction. Owner called and said he will take care of everything noted on the dangerous building letter by next weekend. Owner called and asked for an extension to the beginning of August to complete gutters and paint. Still moving forward with court date and infraction to insure that work will be completed.	8/7/2020	



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Code Enforcement Tracking Report

Open			Unsafe Building	407 West 1st Ave	12/11/2019	12/11/2019	House caught fire over thanksgiving weekend 11/28/2019. Inspected house on 12/11/2019 to determine extent of damage and see if the structure can be saved. Unfortunately the structure cannot be saved and must be torn down. Sent letter to property owner on 12/11/2019 ordering the house to be demolished by January 20th, 2020. Person in charge of the estate called in on 2/3/2020. Insurance claim has been filed, and adjuster will evaluate. Still waiting on insurance adjuster. Sent Dangerous & Unsafe Building letter to Raviro Shoniwa, asset prevention coordinator with Mortgage Contracting Services on March 26th, 2020. Raviro contacted me on 4/22/2020 asking for the date upon which the house was to be demolished by. I told her it was to be demolished by the middle of January 2020 and seeing how it hasnt been demolished yet, we will be moving forward with a Municipal Infraction if we dont have something in writing from the mortgage/insurance company within the next 2 weeks showing a timeframe of when it will be demolished. Moving forward with Municipal Infraction.	TBD	
Closed	CE: 33-2020	5/12/2020	Tall grass and weeds, junk debris scattered throughout property, trash on back deck.	502 South D Street	5/12/2020	5/12/2020	Sent letter on 5/12/2020 allowing 10 days for compliance. Tenants mowed inside fence line but missed the 4' high grass outside the fence line. Will abate outside of fence line. Abated 6/11/2020	6/12/2020	6/11/2020
Closed		9/17/2019	Tall Grass/Weeds, Debris	Property E of East Scenic Valley Ave	9/17/2019		Construction debris has been removed from property.		6/9/2020
Closed	CE: 04-2020	1/9/2020	Junk and junk debris throughout property	107 North Kenwood	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with homeowner and she said she will have van removed from property as soon as the weather turns. Vehicles were not listed in the original Nuisance and Demand for Abatement Letter. I have drafted a new letter with the vehicles included allowing 14 days for abatement. One vehicle has been moved back inside a garage. Other vehicle (van) still remains on trailer. Allowed one more week for compliance otherwise we will move forward with municipal infraction. Owner making progress little by little. Van removed from trailer and has current tags. Other vehicle has been moved inside garage.		6/4/2020
Closed			Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated. Will check regularly.		6/4/2020
Closed	CE: 32-2020	5/7/2020	Subsoil drainage discharging directly onto neighbor's property to the east.	102 South 20th Street	5/8/2020	5/11/2020	Sent letter on 5/11/2020 allowing 30 days for compliance.		6/3/2020
Closed	CE: 35-2020	5/19/2020	Tall grass and weeds	48775010130 (North L in cul-de-sac)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 36-2020	5/19/2020	Tall grass and weeds	48775010180 (Lot in between 1015 and 1105 North L)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 37-2020	5/19/2020	Tall grass and weeds	1009 E Salem Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE:38-2020	5/19/2020	Tall grass and weeds	1603 West Detroit Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 42-2020	5/26/2020	Vehicles parked on grass	1816 North 7th	5/27/2020	5/29/2020	Sent letter 5/29/2020 allowing 10 days for compliance.		6/3/2020
Closed	CE: 21-2020	4/15/2020	Sidewalk Violation	100 West Orchard	4/15/2020	4/16/2020	Sent letter 4/17/2020 Allowing 30 days for compliance. Owner asked for extension to June 1st.		6/1/2020
Closed	CE: 41-2020	5/27/2020	Tall Grass/Weeds	608 North N Street	5/27/2020		Left door hanger 5/27/2020		6/1/2020
Closed	CE: 39-2020	5/27/2020	Tall Grass/Weeds	1510 West Euclid	5/27/2020		Left door hanger 5/27/2020		6/1/2020
Closed	CE: 01-2020	12/27/2019	Multiple Campers on property. Junk and junk vehicles parked on driveway and other miscellaneous junk debris.	1801 West Euclid	1/2/2020	1/2/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with Uele and established a 30 day deadline for each camper to be removed/moved from property. Only one camper remains. All vehicles are now parked on the driveway.		5/21/2020
Closed	CE: 23-2020	4/17/2020	Junk accumulating on apartment balconies	801 South R	4/17/2020	4/18/2020	Emailed Jason Frederick on 4/18/2020 about tennants collecting junk on their apartment balconies, and of trash such as old furniture and appliances sitting outside of dumpsters. Sent pictures on Monday 4/20/2020 giving 14 days to abate. He responded by saying he will take care of it. Dumpster onsite. Progress is being made. Owner abated nuisance.		5/21/2020
Closed	CE: 26-2020	4/22/2020	Tall grass and weeds	Parcel ID: 48775011000, (North L & Iowa)	4/22/2020	4/22/2020	Sent letter allowing one week for compliance. Bid for abatement. City abated 5/21/2020		5/21/2020



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Code Enforcement Tracking Report

Closed	CE: 25-2020	4/23/2020	Clutter and trash on the back deck. Tall grass and weeds. Junk vehicle.	110 South Kenwood	4/23/2020	4/23/2020	Left door hanger for clutter/trash on back deck. Upon inspection, I noticed the grass is higher than what ordinance allows for and made note of it on the door hanger as well. Junk vehicle. Sent Letter 5/8/2020 allowing one week for compliance. Contact for abatement. May need to tow a couple vehicles. Contact for abatement. City Abated 5/21/2020		5/21/2020
Closed	CE: 27-2020	4/30/2020	Possible driveway violation	110 Buxton Place	5/1/2020		Currently looking into violation. No violation at this time.		5/21/2020
Closed	CE: 31-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48870190655	5/5/2020	5/5/2020	Sent Letter 5/6/2020. Contact for abatement. City abated 5/21/2020		5/21/2020
Closed	CE: 34-2020	5/14/2020	Tall grass and weeds	Deer Run golf course, south side of West 13th, east side of cart path	5/15/2020		Spoke with property owner and he said he will take care of it.		5/21/2020
Closed	CE: 30-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48335001003	5/5/2020	5/5/2020	Spoke with property owner. Said it will be mowed by this weekend		5/11/2020
Closed	CE: 16-2020	2/20/2020	Green wrecked Malibu? No doors, in the side yard.	Parcel ID: 48860001371 503 West 2nd Ave	2/20/2020	2/21/2020	Left notice with tennant on 2/21/2020. Sent letter 3/6/2020. Gave until April 13th to have vehicle moved inside. Vehicle hasn't moved. Trying to make contact with owner before we abate. Spoke with Brenda 4/23/2020 and gave final extension to May 4th. If not removed by May 4th, we will abate the following day. Spoke with towing company. Vehicle will be moved elsewhere by 5/8/2020.		5/8/2020
Closed	CE: 29-2020	5/4/2020	Tall grass and weeds	513 West Jackson	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020		5/8/2020
Closed			Unsafe Building	206 N Jefferson	4/17/2018		Demolition has taken place. Will close out once all work is completed, and lot has been seeded. Lot has been seeded.		5/8/2020
Closed			Unsafe Building	208 N Jefferson Way	4/17/2018		Demolition has taken place. Will close out once all work is completed, and lot has been seeded. Lot has been seeded.		5/8/2020



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: June 12, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

1. Williams Terrace (1600 Block of North 9th Street)

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting, and recommended approval to the Council.
- The City Council held a public hearing on June 1 and approved first consideration.

2. People Bank Administration Building (500 East Iowa Avenue)

- Site plan and building permit submitted on March 13.
- Site plan review comments returned on March 24.
- Building permit comments returned on April 6.
- Updated building permit and site plan submitted on April 16.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.

3. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

- Application for annexation was received on February 25th, 2020.
- The applicant has indicated that this property, if annexed, would be developed residentially.
- At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council approved the annexation on June 1.

4. Apple Tree Inn (1215 North Jefferson Way)

- Building permit application for interior remodel submitted on January 10.
- Review comments were returned on January 13.
- Revised building plans submitted on February 5.
- Building Permit issued on February 12.

5. Cabin Coffee (910 East 2nd Avenue)

- Sale of D&D lot and development agreement was approved by Council on October 21.
- Staff hosted a preapplication meeting with the developers on October 22.
- Developer closed on the property on November 22.
- On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- On April 23, the developer requested a 90-day extension to the approved development agreement.
- Council approved the extension at its May 18 meeting.

6. Scooters Coffee (1112 North Jefferson Way)

- Site plan and building permit were submitted on October 9.
- Site plan comments returned to applicant on November 4.
- Updated site plan submitted on November 18.
- Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.
- Revised site plan submitted on February 28.
- Site plan comments returned on March 9.
- Revised site plan submitted on March 9.
- Site plan approved on March 11.
- Building Permit issued on April 9.
- Site work has begun

7. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

- Staff held a preapplication meeting on a proposed campground on October 3
- A rezoning petition was submitted on October 25 for a proposed campground
- The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
- The City Council held a public hearing on the request at its December 16 meeting.
- The City Council approved the request at its January 21 meeting.
- A plat of survey to split ground for the campground was submitted on April 1.
- A rezoning petition was submitted on April 3 for additional ground for the campground.
- The Planning and Zoning Commission reviewed the Plat of Survey and rezoning at its April 21 meeting and recommended approval of both to the City Council.
- The City Council approved the rezoning on June 1.
- Site plan submitted on May 18.
- Site plan comments returned on June 8.

8. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)

- Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
- City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
- City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.

- A revised site plan was submitted on May 20.
- Revised comments were returned on June 4.
- A second revised site plan was submitted on June 11.
- Site Plan was approved on June 11.
- Building permit application was submitted on June 14.
- Building permit comments were returned on July 2.
- Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
- Building permit application submitted on August 2
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- Fire review comments returned to applicant on September 23.
- Response to fire review comments received on October 29.
- Full building permit issued on November 13.

9. Ace Hardware (506 North Jefferson Way)

- City staff held a pre-development meeting on this project on February 22.
- The old car wash was demolished the week of July 15.
- The existing Mudslingers Coffee Shop would remain.
- A code review was submitted to the City for review by the architect on July 29.
- The City returned comments on that code review on July 31.
- Engineer inquired about site plan approval process on August 23.
- Site plan submitted on September 5.
- Initial comments on the site plan were returned on September 19.
- Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- Revised site plan submitted on October 4.
- Building Permit application and plans submitted on October 14.
- 2nd review comments on the site plan were returned on October 17.
- Building permit comments returned on October 18.
- Revised building permit plans received on October 23.
- Revised site plan submitted on October 25.
- Variance request for parking was approved by the Board of Adjustment on November 6.
- Site plan approved and building permit issued on November 7.

10. New Heights Church (309 East Hillcrest Avenue)

- The project engineer contacted the City on February 7 to clarify plan review comments.
- Updated site plan was received on March 7.
- Updated comments returned to applicant on March 20.
- The project engineer contacted the City on July 11 to clarify plan review comments.
- Staff responded to those questions on July 12.
- An updated site plan was submitted on July 29.
- Staff responded to fire code requirements on August 21.
- An updated site plan was submitted on August 30.
- Site plan comments were returned on September 2.

- Revised site plan submitted on September 20.
- Site plan comments returned on October 18.
- An updated site plan was submitted on April 22.
- Site plan approved on May 18.

11. Ashton Park Plat 7

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- City Council approved the preliminary plat at its May 18th meeting.

12. Summercrest

- Located north of the intersection of North 7th Street and East Hillcrest Avenue.
- Rezoning/PRD plan and preliminary plat received on April 3.
- Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- The City Council held a public hearing and first consideration on June 1 regarding the Rezoning/PRD plan.
- The City Council will review the preliminary plat at final consideration of the Rezoning/PRD plan.

13. Treeline Plat 1

- Located north of East Iowa Avenue and south of North 7th Court
- Preliminary Plat and Construction Plans submitted on March 16.
- Comments on Preliminary Plat and Construction Plans returned on April 3.
- Updated Preliminary Plat submitted on April 8.
- Preliminary Plat was reviewed by Planning and Zoning Commission at its April 21 meeting and was recommended for approval to the Council.
- The City Council approved the preliminary plat at its May 4 meeting.

14. Quail Meadows Plat 3

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.

- Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- The developer submitted a preliminary plat to the City on September 24.
- Comments on preliminary plat returned on October 4.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on December 2.
- Comments on construction plans returned on December 17.
- Revised construction plans submitted on February 7.
- Comments on construction plans returned on February 18.
- Revised construction plans submitted on March 2.
- Pre-construction meeting for both the Lift Station project and the Qual Meadows 3 development was held on March 11.
- Construction plans approved on March 13.

15. Heritage Hills Plat 10

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
- The City Council approved the preliminary plat at its August 19 meeting.
- Construction Plans were submitted on August 27.
- Comments on construction plans returned on September 11.
- Revised construction plans were submitted on September 18
- Construction plans were approved on October 8.
- Plat of survey to convey property to developer was submitted on January 2. This Plat of survey was reviewed by the Planning Commission on January 15 and the City Council adopted a resolution of approval on January 21.
- Final Plat submitted on May 8.
- Staff inspected the public improvements on June 5.
- The Planning and Zoning Commission recommended approval the final plat at its June 9 meeting.

16. Prairie Glynn Plat 2

- Located east of East Franklin Avenue and North 15th Street.
- Construction plans have been submitted and will be approved once changes are made.
- A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
- Final Plat submitted on April 2.
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.

17. Autumn Ridge Subdivision Plat 3

- Located north of North O Street and West Kentucky Avenue.
- City Council approved a Development Agreement on June 17.
- Staff meet with developer on November 14 to outline utility installs and final approvals.
- Final Plat submitted on May 22
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.

Charlie Dissell

From: Nick Bruck <nickb@dcigroup-us.com>
Sent: Friday, June 12, 2020 10:11 AM
To: Charlie Dissell
Cc: Justin Page; Chris Conn; Megan Andrew (megana@warrencountyia.org)
Subject: WCJC Weekly Update Week of June 15th

Charlie:

We will have a small crew working tomorrow, Saturday, onsite.

Next week we will break cylinders on Monday morning for the concrete paving on Ashland. If the strength is good the barricades will be removed and the street will be opened back up. Concrete foundation work will continue thru the week.

Tentatively it sound like the Hometown Committees will start hanging banners on the fence that enclosing the site.

Have a good weekend.

 **Nick Bruck**
Senior Project Manager
DCI GROUP
DESIGN + CONSTRUCTION INTEGRATION
222 E 6th Street - Suite 200
Des Moines, IA 50309
  
C 515-202-3394 | W 515-244-5043

June 24, 2020

Draft Agenda

- Approval of claims
- Resolution approving year-end transfers

July 6, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Resolution suspending enforcement of the three-hour parking limitation in and around the public square.
- Public hearing and consideration to establish the zoning district boundaries regarding the request from Jon F. and Mary Hellen Peterson for Annexation into the City of Indianola.
- Third consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.
- Third consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.
- Approval of Fiscal Year 21 Council meeting dates and times.
- FY21 Budget amendment hearing and resolution
- Receive and file FY21/22 Budget calendar.
- Resolution approving Final Plat for Prairie Glynn Plat 2
- Resolution approving Final Plat for Heritage Hills Plat 10
- Resolution approving Final Plat for Autumn Ridge Plat 3
- Receive and file the HIRTA 2021 Business Plan
- Consideration of the nomination of Josh Weitzel to the Hometown Pride Committee from July 1, 2020 to June 30, 2022.
- Resolution approving agreement with Telum to provide sludge removal for three years.
- Approval of pay application 1 from Williams Brothers for work at the Water Resource Recovery Facility.
- Discussion and direction on the investment committee.
- Resolution approving supplemental agreement with Snyder and Associates for Stormwater Master Plan 2020
- Resolution setting July 20, 2020 as a Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
-

July 20, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Treasurer's Report
- Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- Resolution approving a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
- Public Hearing on the Consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- First consideration of an Ordinance Amending Chapter 100 of the Code of Ordinances of the City of Indianola, Iowa by Eliminating Interest Charges Associated with Connection Fees in Certain Connection Fee Districts.
- Public Hearing on the Consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.
- First consideration of an Ordinance Amending Subsection 3 of Section 100.12 of the Code of Ordinances of the City of Indianola, Iowa, by Eliminating Interest Charges Associated with Connection Fees in the Highway 92 West Sewer Connection Fee District.

July 20, 2020

Study Session Draft

- Presentation on the Stormwater Master Plan

Jackie Raffety

From: Ryan Waller
Sent: Friday, June 19, 2020 5:25 PM
To: Ryan Waller
Subject: Waller's Weekly 6.19.2020
Attachments: May 2020 DMHBA Report.pdf; WCJC Weekly.pdf; Curent Projects Update- June 19.pdf; 2020 Permits-June 19.pdf; Code Enforcement- June 19.pdf; Hillcrest Road Closure Notice.pdf; July 6 Draft.pdf; July 20 draft.pdf

Good evening, all.

I hope this finds you well. Attached and below, please find this week's weekly update email. If there are any questions, please let me know. I am happy to answer any questions regarding these or any other matters regarding the City.

Have a great weekend! Happy Father's Day to all the fathers receiving this email – it's the best job in the world!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Special City Council Meeting – The agenda and meeting materials for the Special City Council meeting on Wednesday, June 24th will be published and distributed on Monday. The primary purpose of the meeting is to review and consider approval of final payments before the close of the City's fiscal year on June 30, 2020.

East Iowa Closure – Beginning June 23rd until June 26th, the 400 block of East Iowa Avenue will be closed to all for a sanitary sewer connection. This is necessary for a new building being constructed at that location.

East Iowa Avenue Paving Project – The East Iowa Avenue Paving Project, which was anticipated to begin by late summer of 2020 has been pushed back to spring of 2021. It is anticipated that pushing this project back will result in more favorable bids. The revised schedule includes City Council consideration of plans, specifications, form of contract and notice to bidders in late summer 2020, with a bid opening and potential award of contract in fall 2020. The new schedule will have an estimated completion date of summer 2021.

Traffic Signal Timing & Iowa Avenue Project Update – The contractor (Sternquist Construction) continues work on the pavement reconstruction. New lane closure traffic controls were placed at the northbound left-turn lane of the intersection of Hwy 65/69 and Iowa Avenue to inform motorists of the road closure. The engineering consultant, Snyder & Associates, and the contractor are currently investigating the subgrade soil to find varying depths of sand that may need to be replaced with special back fill, which may necessitate a change order request for the backfill material or base stabilization.

Hillcrest Avenue Repair Work – Beginning next week, Streets Division staff is planning to repair a failed pavement section on Hillcrest Avenue, just west of 14th Street. This work will require a full closure of the road near the work site. Staff has done some temporary patching with the cold mix asphalt; however, a permanent full depth concrete repair is needed at this location. Road construction notices (see attached) were mailed out last week to inform all property owners directly impacted by this road closure.

Road Repairs – This week, Streets Division staff completed repair work on deteriorated concrete pavement sections on West Sunset Circle and in the 400 block of North 1st Street. This means an investment of materials and labor of 66 cubic yards and nearly 165 hours respectively.

Stormwater Intake – Streets Division staff completed repair work on a storm sewer manhole at the intersection of North 1st Street and East Ashland Avenue. The pipes connecting to this manhole were failing. As a result, staff grouted around the pipes to properly secure the pipes to the manhole. This will not just preserve the pavement surface around the manhole, but it will also restrict ground water infiltration. Staff also inspected and cleaned all storm sewer intakes on South Y and North Y Streets.

Roadway Safety and Tree Trimming – Streets Division staff recently noticed the trees in the public right-of-way were blocking the visibility of stop signs at the intersection of West Orchard Ave and North C Street. This presents a safety concern for motorist. Staff took the initiative to trim the trees near this intersection to improve the visibility of the existing stop signs.

Signage and Pavement Marking – Streets Division staff continued the annual pavement markings program. Most recently, the Library parking lot area and the curbs near the fire station were painted. In addition, staff replaced a stop ahead sign on R63 and installed dead-end signs at West 4th Avenue and South E Street.

Community Development Reports – Attached are the following reports provided by the Community Development Department:

- **Current Projects Update** - The City Council held second consideration on various requests. Staff also conducted the first walk through inspection of the improvements that have been installed as part of Autumn Ridge Plat 3.
- **2020 Building Permits** - Five building permit applications were submitted, and five building permits were issued. There are currently six building permit applications in review and 95 building permits that have been issued year to date.
- **Code Enforcement** - Four code enforcement cases were opened, and eight cases were abated and closed. There are currently 22 open code enforcement cases.
- **Des Moines Home Builders Association** - The Des Moines Home Builders Association issued their May 2020 Building permit report. The Des Moines Metro area reported 39 less permits for single-family in May 2020 compared to May 2019 and has seen 83 more permits for single-family year-to-date in 2020 compared to 2019. Indianola issued four less building permits in May 2020 compared to May 2019 and has issued the same year to date compared to 2019.

Warren County Justice Center (WCJC) Weekly Update – In the attached WCJC update, DCI reports that water service work that required a weeklong closure of Ashland concluded this past Monday. The road is back open. Foundation work continues and the masonry contractor will mobilize in the next few weeks.

Upcoming City Council Agendas – Attached, please find the anticipated agendas for the July 6th and July 20th upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction, as well as other factors that may or may not be within the control of the City departments).

2019-May Permit Totals				2020-May Permit Totals				2019 - To Date Building Permit Totals				2020 - To Date Building Permit Totals			
City	SF	TH	MF	City	SF	TH	MF	City	SF	TH	MF	City	SF	TH	MF
Adel	1	0	0	Adel	4			Adel	8	0	0	Adel	7	0	0
Altoona	18	2	18	Altoona	14			Altoona	58	2	18	Altoona	53	0	44
Ames	3	0	68	Ames	3			Ames	22	0	79	Ames	21	0	8
Ankeny	44	0	16	Ankeny	67	12		Ankeny	208	50	50	Ankeny	230	79	0
Bondurant	6	0	0	Bondurant	10			Bondurant	30	0	0	Bondurant	49	8	30
Carlisle	-	-	-	Carlisle	4			Carlisle	-	-	-	Carlisle	9		
Clive	21	0	0	Clive	14			Clive	49	0	0	Clive	43	0	0
Des Moines	26	13	0	Des Moines	7			Des Moines	58	56	85	Des Moines	51	3	77
Grimes	9	4	0	Grimes	8	6		Grimes	46	4	0	Grimes	42	10	0
Indianola	10	0	0	Indianola	6			Indianola	33	0	0	Indianola	33	0	0
Johnston	3	0	0	Johnston	1			Johnston	21	0	0	Johnston	21	0	0
Newton	2	0	0	Newton				Newton	3	0	0	Newton	4	0	0
Norwalk	29	4	0	Norwalk	15			Norwalk	66	24	0	Norwalk	72	16	48
Pella	1	2	0	Pella	2			Pella	4	0	0	Pella	5	0	0
Pleasant Hill	14	0	0	Pleasant Hill	7			Pleasant Hill	41	0	0	Pleasant Hill	15	2	0
Polk City	10	0	0	Polk City				Polk City	50	0	0	Polk City	22	0	0
Polk County	15	0	0	Polk County	16			Polk County	48	0	0	Polk County	41	0	0
Urbandale	21	0	0	Urbandale	21			Urbandale	75	0	0	Urbandale	86	0	0
Waukee	35	0	0	Waukee	28			Waukee	85	6	0	Waukee	134	12	0
WDM	12	6	0	WDM	14	17		WDM	42	42	0	WDM	92	56	78
TOTAL	280	31	102	TOTAL	241	35	0	TOTAL	947	184	232	TOTAL	1030	186	285

413

276

1363

1501

Charlie Dissell

From: Nick Bruck <nickb@dcigroup-us.com>
Sent: Thursday, June 25, 2020 10:53 AM
To: Charlie Dissell
Cc: Justin Page; Chris Conn; Megan Andrew (megana@warrencountyia.org)
Subject: WCJC Weekly Update Week of June 29th

Charlie:

Next week will likely be a 4 day week with the July 4th holiday being celebrated on Friday the 3rd by most.

There will be an uptick in deliveries starting next week as well as an uptick in workers onsite. The mason will be mobilizing and the electrical contractor will be onsite working in the basement. Foundation work will continue.

 Nick Bruck
Senior Project Manager
221 E 6th Street - Suite 200
Des Moines, IA 50309
C 515-202-3392 | W 515-244-5043
  



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: June 19, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

1. Williams Terrace (1600 Block of North 9th Street)

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting, and recommended approval to the Council.
- The City Council approved second consideration On June 15.

2. People Bank Administration Building (500 East Iowa Avenue)

- Site plan and building permit submitted on March 13.
- Site plan review comments returned on March 24.
- Building permit comments returned on April 6.
- Updated building permit and site plan submitted on April 16.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.

3. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

- Application for annexation was received on February 25th, 2020.
- The applicant has indicated that this property, if annexed, would be developed residentially.
- At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council approved the annexation on June 1.

4. Apple Tree Inn (1215 North Jefferson Way)

- Building permit application for interior remodel submitted on January 10.
- Review comments were returned on January 13.
- Revised building plans submitted on February 5.
- Building Permit issued on February 12.

5. Cabin Coffee (910 East 2nd Avenue)

- Sale of D&D lot and development agreement was approved by Council on October 21.
- Staff hosted a preapplication meeting with the developers on October 22.
- Developer closed on the property on November 22.
- On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- On April 23, the developer requested a 90-day extension to the approved development agreement.
- Council approved the extension at its May 18 meeting.

6. Scooters Coffee (1112 North Jefferson Way)

- Site plan and building permit were submitted on October 9.
- Site plan comments returned to applicant on November 4.
- Updated site plan submitted on November 18.
- Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.
- Revised site plan submitted on February 28.
- Site plan comments returned on March 9.
- Revised site plan submitted on March 9.
- Site plan approved on March 11.
- Building Permit issued on April 9.
- Site work has begun

7. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

- Staff held a preapplication meeting on a proposed campground on October 3
- A rezoning petition was submitted on October 25 for a proposed campground
- The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
- The City Council held a public hearing on the request at its December 16 meeting.
- The City Council approved the request at its January 21 meeting.
- A plat of survey to split ground for the campground was submitted on April 1.
- A rezoning petition was submitted on April 3 for additional ground for the campground.
- The Planning and Zoning Commission reviewed the Plat of Survey and rezoning at its April 21 meeting and recommended approval of both to the City Council.
- The City Council approved the rezoning on June 1.
- Site plan submitted on May 18.
- Site plan comments returned on June 8.

8. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)

- Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
- City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
- City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.

- A revised site plan was submitted on May 20.
- Revised comments were returned on June 4.
- A second revised site plan was submitted on June 11.
- Site Plan was approved on June 11.
- Building permit application was submitted on June 14.
- Building permit comments were returned on July 2.
- Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
- Building permit application submitted on August 2
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- Fire review comments returned to applicant on September 23.
- Response to fire review comments received on October 29.
- Full building permit issued on November 13.

9. Ace Hardware (506 North Jefferson Way)

- City staff held a pre-development meeting on this project on February 22.
- The old car wash was demolished the week of July 15.
- The existing Mudslingers Coffee Shop would remain.
- A code review was submitted to the City for review by the architect on July 29.
- The City returned comments on that code review on July 31.
- Engineer inquired about site plan approval process on August 23.
- Site plan submitted on September 5.
- Initial comments on the site plan were returned on September 19.
- Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- Revised site plan submitted on October 4.
- Building Permit application and plans submitted on October 14.
- 2nd review comments on the site plan were returned on October 17.
- Building permit comments returned on October 18.
- Revised building permit plans received on October 23.
- Revised site plan submitted on October 25.
- Variance request for parking was approved by the Board of Adjustment on November 6.
- Site plan approved and building permit issued on November 7.

10. New Heights Church (309 East Hillcrest Avenue)

- The project engineer contacted the City on February 7 to clarify plan review comments.
- Updated site plan was received on March 7.
- Updated comments returned to applicant on March 20.
- The project engineer contacted the City on July 11 to clarify plan review comments.
- Staff responded to those questions on July 12.
- An updated site plan was submitted on July 29.
- Staff responded to fire code requirements on August 21.
- An updated site plan was submitted on August 30.
- Site plan comments were returned on September 2.

- Revised site plan submitted on September 20.
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11. Ashton Park Plat 7

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
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- The City Council approved second consideration On June 15.
- The City Council will review the preliminary plat at final consideration of the Rezoning/PRD plan.

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- Located north of East Iowa Avenue and south of North 7th Court
- Preliminary Plat and Construction Plans submitted on March 16.
- Comments on Preliminary Plat and Construction Plans returned on April 3.
- Updated Preliminary Plat submitted on April 8.
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- The City Council approved the preliminary plat at its May 4 meeting.

14. Quail Meadows Plat 3

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
- Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.

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- Construction plans were submitted on December 2.
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- Comments on construction plans returned on February 18.
- Revised construction plans submitted on March 2.
- Pre-construction meeting for both the Lift Station project and the Qual Meadows 3 development was held on March 11.
- Construction plans approved on March 13.

15. Heritage Hills Plat 10

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
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16. Prairie Glynn Plat 2

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- Construction plans have been submitted and will be approved once changes are made.
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17. Autumn Ridge Subdivision Plat 3

- Located north of North O Street and West Kentucky Avenue.
- City Council approved a Development Agreement on June 17.
- Staff meet with developer on November 14 to outline utility installs and final approvals.
- Final Plat submitted on May 22
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.
- Staff inspected the public improvements on June 15.



Community Development

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

2020 Building Permit Report

Date Application Submitted	Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finaled Date	C.O.Date	VALUE
12/31/2019	1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home				\$51,300
12/31/2019	2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home				\$51,300
1/7/2020	3	1/7/2020	Chad Keller	206 N Jefferson	B and D	DEMO				
1/7/2020	4	1/7/2020	Chad Keller	208 N Jefferson	B and D	DEMO				
1/7/2020	5	1/8/2020	North American MHC LLC	24 Leonard	Heartland Living	Mobile Home				\$51,300
1/7/2020	6	1/8/2020	North American MHC LLC	26 Alfred	Heartland Living	Mobile Home				\$38,494
1/7/2020	7	1/8/2020	North American MHC LLC	6 Leonard	Heartland Living	Mobile Home				\$38,494
1/14/2020	8	1/14/2020	Foxwood Apts	1005 W 3rd	Rainbow International	Remodel		5/29/2020		\$859,560
1/7/2020	9	1/13/2020	Kurt Ripperger	804 N B	Construction by Cambron	Remodel				\$80,000
10/29/2019	10	1/16/2020	Wal Mart	1500 N Jefferson Way	Midland	Commercial Remodel		4/15/2020		\$1,891,511
1/15/2020	11	1/20/2020	Jerry's Homes	506 N 17th	Jerry's Homes	Basement Finish				\$18,000
1/15/2020	12	1/27/2020	Jerry's Homes	402 N 18th	Jerry's Homes	Single Family Dwelling	1435			\$208,000
1/15/2020	13	1/27/2020	Jerry's Homes	406 N 18th	Jerry's Homes	Single Family Dwelling	1339			\$203,000
1/15/2020	14	1/27/2020	Jerry's Homes	408 N 18th	Jerry's Homes	Single Family Dwelling	1474			\$217,000
1/15/2020	15	1/27/2020	Jerry's Homes	1708 Detroit	Jerry's Homes	Single Family Dwelling	1644			\$201,000
1/15/2020	16	1/27/2020	Jerry's Homes	1704 Detroit	Jerry's Homes	Single Family Dwelling	1605			\$212,000
1/31/2020	17	2/3/2020	Sherwin and Leeann Back	808 W Salem	Vanderpool	Alteration				\$15,158
2/10/2020	18	2/10/2020	Dusty Jordan	1107 N 6th Street	Jordan Building & Design LLC	Screened In Porch	192			\$15,000
1/10/2020	19	2/12/2020	Pritesh Patel	1215 N Jefferson Way	Rod Curtis	Commercial Remodel				\$80,000
2/12/2020	20	2/12/2020	KC Inc	404 W Jefferson	Iowa Demolition	DEMO				
2/13/2020	21	2/18/2020	Top Hat Homes	810 W Orchard	Top Hat Homes	Single Family Dwelling	2404			\$448,000
2/21/2020	22	2/28/2020	North American MHC LLC	29 Alfred	Heartland Living	Mobile Home				\$38,494
3/2/2020	23	3/2/2020	Kyle Tipling	411 W Salem	Dirt Work	Garage Demo				
2/22/2020	24	3/2/2020	Horton-Robinson	709 Sunset	Horton-Robinson	Single Family Dwelling	1850			\$257,000
3/11/2020	25	3/11/2020	North American MHC LLC	24 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	26	3/11/2020	North American MHC LLC	6 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	27	3/11/2020	Jerry's Homes	400 N 18th	Jerry's Homes	Basement Finish				\$15,000
3/9/2020	28	3/9/2020	Tyler Christonski	1319 S O	Crosscut Custom Carpentry	Four Seasons Room				\$41,500
3/13/2020	29	3/13/2020	North American MHC LLC	38 Alfred	Miller Scrap Metal	DEMO				
3/13/2020	30	3/13/2020	North American MHC LLC	52 Lincoln	Miller Scrap Metal	DEMO				
3/13/2020	31	3/13/2020	Jerry's Homes	1703 Euclid	Jerry's Homes	Basement Finish				\$7,000
3/13/2020	32	3/13/2020	Steger Construction	608 S Y	Steger Construction	Duplex	18400			\$100,000
3/13/2020	33	3/13/2020	Steger Construction	610 S Y	Steger Construction	Duplex	18400			\$100,000
3/13/2020	34	3/13/2020	Rory and Kathy Crooks	1209 W Euclid	Rory and Kathy Crooks	Deck				\$1,650



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3/4/2020	35	3/16/2020	WJH LLC	1800 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	36	3/16/2020	WJH LLC	1710 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	37	3/16/2020	WJH LLC	1708 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	38	3/16/2020	WJH LLC	1706 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	39	3/16/2020	WJH LLC	1704 E Euclid	Century Complete	Single Family Dwelling	1625			\$90,935
3/4/2020	40	3/16/2020	WJH LLC	1606 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	41	3/16/2020	WJH LLC	1504 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	42	3/16/2020	WJH LLC	1502 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	43	3/16/2020	WJH LLC	1500 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	44	3/16/2020	WJH LLC	602 N 17th	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	45	3/16/2020	WJH LLC	600 N 17th	Century Complete	Single Family Dwelling	1602			\$90,542
3/20/2020	46	3/23/2020	Scott and Janelle Greene	1512 W Salem	self	Shed				\$2,000
3/6/2020	47	3/26/2020	Giovanti Homes	1401 W 14th	Giovanti Homes	Single Family Dwelling	3940			\$401,000
3/26/2020	48	3/26/2020	North American MHC LLC	45 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	49	4/2/2020	Stephen Muldrow	400 E 1st	Stephen Muldrow	Single Family Dwelling	2022			\$109,300
3/26/2020	50	4/2/2020	Carlson Homes LLC	1107 S O	Carlson Homes	Single Family Dwelling	1675			\$275,000
3/26/2020	51	4/2/2020	North American MHC LLC	41 Alfred	Heartland Living	Mobile Home				\$37,679
3/26/2020	52	4/2/2020	North American MHC LLC	58 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	53	4/2/2020	North American MHC LLC	11 Leonard	Heartland Living	Mobile Home				\$37,080
4/3/2020	54	4/6/2020	GroundBreaker Homes	1001 W Orchard	GroundBreaker Homes	Single Family Dwelling	1751			\$220,000
4/3/2020	55	4/6/2020	GroundBreaker Homes	1108 S O	GroundBreaker Homes	Single Family Dwelling	2781			\$210,000
10/9/2019	56	4/9/2020	Brew Enterprises (Scooters)	1112 N Jefferson Way	Huff Contracting	Commercial Building	561			\$75,000
4/9/2020	57	4/13/2020	Five Seven Enterprises/Eagle Homes	1306 S L	Eagle Homes	Single Family Dwelling	1642			\$322,080
4/13/2020	58	4/17/2020	Cody McKasson	1312 E Detroit	Cody McKasson	Deck Overhang				\$1,000
3/13/2020	59	4/17/2020	People's Bank	500 E iowa	Downing	Commerical	5616			\$1,050,000
4/17/2020	60	4/20/2020	Orton Homes	1304 S L	Orton Homes	Single Family Dwelling	2244			\$320,000
4/23/2020	61	4/27/2020	Dan Corsair	1611 W Iowa	Top Notch Renovations	Deck addition				\$4,050
4/27/2020	62	4/29/2020	Chris Bauer	811 N U	Chris Bauer	Deck				\$550
4/23/2020	63	4/30/2020	Mark Gaddls	1605 W Detroit	Crosscut Construction Co	Deck				\$6,500
4/29/2020	64	4/30/2020	Sam Bedwell	1204 Ann Pkwy	Sam Bedwell	Deck				\$2,500
4/29/2020	65	4/30/2020	Shelly Spponer	509 S Freeman	Risetter Construction	Deck				\$5,000
4/27/2020	66	5/1/2020	Fisher Decker	403 W 18th Pl	Fisher Decker	Deck				\$1,500
5/5/2020	67	5/5/2020	Marice and Dwight Freeman	104 S 4th	Marice and Dwight Freeman	DEMO				\$5,000
4/29/2020	68	5/5/2020	Pamela Hodges	805 W 4th	Pamela Hodges	Deck				\$1,100
5/5/2020	69	5/6/2020	Jerry's Homes	1709 Clinton	Jerry's Homes	Basement Finish				\$14,500



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4/15/2020	70	5/7/2020	Bunnell Properties	1003 E Lincoln	Gruringre Construction	Single Family Dwelling	2734			\$336,000
4/13/2020	71	5/11/2020	Construction By Cambron	1602 S K	Construction by Cambron	Commerical Building	2500			\$299,950
5/7/2020	72	5/12/2020	Brian Marron	303 N 16th	Brian Marron	Deck				\$12,000
5/14/2020	73	5/14/2020	James Oakes	607 W 1st	James Oakes	Deck				\$1,500
5/6/2020	74	5/14/2020	Tony Hixson	1227 S 3rd St	Self	Fence				
5/14/2020	75	5/19/2020	Darko Blazevic	308 S G	Darko Blazevic	Deck				\$3,000
5/18/2020	76	5/20/2020	Kimberly Development	1208 S O	Kimberly Development	Single Family Dwelling	1582			\$310,000
5/19/2020	77	5/20/2020	Wade Williams	1206 S O	Cornerstone Construction Ser	Single Family Dwelling	1585			\$276,100
4/17/2020	78	5/25/2020	Bill Bussanmas	1409 W 6th	Marvin Van Dam	Single Family Dwelling	2400			\$589,000
5/21/2020	79	5/27/2020	Joseph and Rhonda Casazza	712 W Ashland	Joseph Casazza	Garage				\$24,500
5/21/2020	80	5/27/2020	Todd Koeppan	911 W Boston	Wet Paint Co Inc	Deck				\$2,000
5/25/2020	81	5/27/2020	Jerry's Homes	502 N 18th	Jerry's Homes	Single Family Dwelling	1605			\$212,900
5/25/2020	82	5/27/2020	Jerry's Homes	504 N 18th	Jerry's Homes	Single Family Dwelling	1297			\$199,900
5/27/2020	83	6/1/2020	Will Miller	1200 N E	Will Miller	Deck Expansion				\$834
5/27/2020	84	6/1/2020	Greg Rhoulhac	1522 W Salem	Beardmore Construction	Deck Expansion				\$2,000
5/28/2020	85	6/1/2020	Chris and Darla Freshly	1219 S 4th	Pro1 Construction LLC	Deck remodel				\$4,000
6/4/2020	86	6/4/2020	Maranda and Doug Greenwalt	1506 W Kentucky	John Peters	Deck				\$1,200
6/10/2020	87	6/10/2020	Dustin Ostrander	1107 E Henderson	Dustin Ostrander	Deck				\$4,000
6/10/2020	88	6/10/2020	Mike Greubel	202 1/2 N Kenwood	Mike Greubel	Garage				\$35,000
6/11/2020	89	6/11/2020	Jeremy King	709 W 2nd	Jeremy King	Deck				\$500
6/10/2020	90	6/11/2020	Craig Rodgers	1509 W Kentucky	Midwest Builders	Deck				\$25,000
5/20/2020	91	6/15/2020	Chad Amos	1200 S O	Chad Amos	Single Family Dwelling	3569			\$560,000
6/17/2020	92	6/17/2020	Melinda Leggins	410 W Lincoln	Brock Leggins	Deck				\$7,349
6/11/2020	93	6/17/2020	Michelle Lynn Chaplin	1406 Jackson Cir	Michelle Chaplin	Deck				\$12,963
6/11/2020	94	6/17/2020	Maryellen Andersen	808 W Iowa	Maryellen Andersen	Deck				\$750
6/11/2020	95	6/17/2020	Shelby Benge	609 N O	Rupiper Construction	Deck				\$2,000
5/27/2020		IR	David and Natasha Cooper	1321 S Jefferson	Denny Clayton	Garage				\$28,560
6/10/2020		IR	Dan Flaherty	603 Scott Felton	Dan Flaherty	Garage				\$6,500
6/17/2020		IR	Joe Switzer	509 S D	Kimball Construction	Basement finish				\$11,000
6/18/2020		IR	Savannah Homes	695 N N	Savannah Homes	Single Family Dwelling	1292			\$221,900
6/18/2020		IR	Savannah Homes	635 N N	Savannah Homes	Single Family Dwelling	1290			\$215,900
6/18/2020		IR	Savannah Homes	702 N Kenwood	Savannah Homes	Single Family Dwelling	1219			\$209,900



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Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	CE: 08-2020	1/9/2020	Sign missing panels	1801 West 2nd	1/10/2020	1/14/2020	Sent letter of Nuisance and Demand for Abatement on 1/14/2020 and established a deadline of February 13th, 2020. Spoke with Deb from DML Management. She is working with a sign company and will be taking care of the existing sign as soon as possible. Established another deadline of March 31st, 2020. Spoke with Deb on Tuesday (4-7) about the status of the sign. She said they got a quote of \$18,000.00 for the new sign, which the landlord is a little hesitant to spend that much money with everything going on right now but will when things calm down. I granted additional time and told her I would follow up the first week in June. Waiting on a call back from Deb.	6/25/2020	
Open	CE: 02-2020	1/9/2020	Trailer park needs to be cleaned up. Junk and junk vehicles.	307 West 2nd	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of April 30th, 2020. Spoke with Larry today 4/16/2020. 4 vehicles have been removed and they continue to make progress on junk/debris removal. He informed me that he may not have everything completed by April 30th and may need to ask for an extension. Still gradually making progress. Asked for extension to June 19th. Extension granted, however this is the final extension before municipal infraction. Moving forward with Municipal Infraction	6/25/2020	
Open	CE: 09-2020	1/10/2020	Shed in front/side yard	640 North N	1/14/2020	1/16/2020	Sent letter of ordinance violation on 1/16/2020 and established a deadline of February 14th, 2020. Spoke with Diana and gave extension until May 1st, 2020. Asked for extension until end of May for company to move shed.	6/25/2020	
Open	CE: 17-2020	3/3/2020	Abandoned, unsafe & dangerous building	1009 E Salem		3/4/2020	Sent letter of Unsafe/Dangerous Building on 3/4/2020. Has until April 3rd to secure building permit and June 2nd to complete the work. No permit pulled for demolition. Moving forward with Municipal Infraction.	6/25/2020	
Open	CE: 20-2020	4/8/2020	Chickens	1106 North 9th	4/8/2020	4/8/2020	Spoke with Crystal on 4/9/2020 and established 30 day deadline (May 9th, 2020) for compliance. Without any complaints, I cannot confirm the chickens are still present but will keep the case open for now.	6/25/2020	
Open	CE: 24-2020	4/16/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	4/17/2020	4/20/2020	Sent letter on 4/20/2020 giving 14 days to abate. Spoke with property owner. He sent letter back requesting to be heard before city council to determine if nuisasnce exists. Hearing is set for 6/1/2020. Has two weeks for compliance. Owner has moved vehicle up driveway and appears to be working on it. Will check progress in one week.	6/25/2020	
Open	CE: 28-2020	5/4/2020	Junk and junk debris throughout property	308 West 1st Avenue	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020. Sent Letter 5/8/2020 allowing 2 weeks for compliance. Trailer onsite full of half the garbage and junk piled up on back side of house. Will continue to moniter progress.	6/25/2020	
Open	CE: 48-2020	6/3/2020	Race car	1106 West 1st Ave	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/19/2020 for compliance. Owner has covered one race car properly but still needs correct cover for the other car.	6/25/2020	
Open	CE: 50-2020	6/8/2020	Bee Keeping	1208 North 7th Court	6/8/2020	6/10/2020	Sent Letter 6/10/2020 giving until 6/19/2020 for compliance. Will check with neighbor to see if bee's have been removed.	6/25/2020	
Open	CE: 53-2020	6/15/2020	Tall grass and weeds	513 North N Street	6/15/2020	6/18/2020	Sent Letter 6/18/2020 giving until 6/25/2020 for compliance	6/25/2020	
Open	CE: 52-2020	6/17/2020	Tall grass and weeds	Parcels: 48617000031, 48617000040, 48617000050	6/18/2020	6/18/2020	Sent Letter 6/18/2020 giving until 6/25/2020 for compliance	6/25/2020	
Open	CE: 54-2020	6/18/2020	Tall grass and weeds	400 E Boston Ave	6/18/2020	6/18/2020	Sent Letter 6/18/2020 giving until 6/25/2020 for compliance	6/25/2020	



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Open			Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1. Work has commenced on west side of house. Will check regularly. Owner continues to make progress on west side of structure. Will send letter to property owner stating requirements for completion of next phase. Moving forward with Municipal Infraction.	6/25/2020	
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied for a building permit. Default judgement issued by court on December 6. Property owner had until January 5 to have all work completed. Working on getting quotes for work to be completed to determine next steps. In the process of getting quotes to abate the property. Not going to abate. Will continue to issue Municipal infractions.	6/25/2020	
Open			Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Will check regularly. House is up for sale by Berkshire Hathaway. Moving forward with Municipal Infraction.	6/25/2020	
Open			Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Court order issued establishing a deadline for abatement of June 9, 2020. Will check regularly. House has been demolished. Lot just needs seeded.	6/25/2020	
Open			Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted. Spoke with contractor, he said their waiting on materials and work will resume as soon as they are available but no later than 1/31/2020. Spoke with property owner. Contractor is waiting to finish siding until the weather warms up to avoid cracking the vinyl. Trying to make contact with owner before moving forward with a municipal infraction. Spoke with Diane and she will have her contractor get in touch with me beginning of next week. Still have not heard from contractor. If no update is received by 5/4/2020, then we will move forward with municipal infraction. Moving forward with Municipal Infraction. Spoke with owner and she informed me that everything noted on the dangerous building letter will be completed by July 29th (Court Date). Still moving forward with court date and infraction to insure that work will be completed.	6/25/2020	
Open			Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding. Owner continues to make progress.	7/3/2020	
Open	CE: 19-2020	3/24/2020	Junk/Junk Vehicles and dead potentially dangerous trees in back yard	501 S G St	3/24/2020	4/9/2020	Upon inspection, there is junk in the rear yard that needs to be abated. Will send notice. Sent letter 4/17/2020. Established deadline of July 17th, 2020 (90 days) for compliance due to the amount of junk in back yard.	7/8/2020	
Open	CE: 51-2020	6/16/2020	Defective Sidewalk	1209 E 2nd Ave	6/16/2020	6/18/2020	Sent Letter 6/18/2020 giving until 7/18/2020 for compliance	7/18/2020	
Open	CE 07-2020	1/9/2020	Abandoned/Dangerous/Unsafe Building	2110 West 2nd	1/9/2020	1/10/2020	Sent letter of Abandoned, Dangerous, & Unsafe Building on 1/10/2020 and established a date of April 9th for completion. No progress has been made. Bid for abatement or move forward with Municipal Infraction. Moving forward with Municipal Infraction. Owner called and said he will take care of everything noted on the dangerous building letter by next weekend. Owner called and asked for an extension to the beginning of August to complete gutters and paint. Still moving forward with court date and infraction to insure that work will be completed.	8/7/2020	



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Code Enforcement Tracking Report

Open			Unsafe Building	407 West 1st Ave	12/11/2019	12/11/2019	House caught fire over thanksgiving weekend 11/28/2019. Inspected house on 12/11/2019 to determine extent of damage and see if the structure can be saved. Unfortunately the structure cannot be saved and must be torn down. Sent letter to property owner on 12/11/2019 ordering the house to be demolished by January 20th, 2020. Person in charge of the estate called in on 2/3/2020. Insurance claim has been filed, and adjuster will evaluate. Still waiting on insurance adjuster. Sent Dangerous & Unsafe Building letter to Raviro Shoniwa, asset prevention coordinator with Mortgage Contracting Services on March 26th, 2020. Raviro contacted me on 4/22/2020 asking for the date upon which the house was to be demolished by. I told her it was to be demolished by the middle of January 2020 and seeing how it hasnt been demolished yet, we will be moving forward with a Municipal Infraction if we dont have something in writing from the mortgage/insurance company within the next 2 weeks showing a timeframe of when it will be demolished. Moving forward with Municipal Infraction.	TBD	
Closed	CE: 22-2020	4/15/2020	Junk race car in front yard, garbage, trash, and construction debris piled in back yard.	808 West 3rd Avenue	4/15/2020	4/16/2020	30 Days to bring property use back into compliance. Spoke with owner 5/21/2020. Gave until Monday 5/25/2020 to have all construction debris cleaned up. Just a few items left to be removed. Owner has now cut down half of a tree in back corner of property. Has removed half of the tree that was cut down. Still has a little more to go. Abated 6/25/2020.		6/18/2020
Closed	CE: 40-2020	5/27/2020	Tall Grass/Weeds	610 North N Street	5/27/2020		Left door hanger 5/27/2020. Will abate next week		6/18/2020
Closed	CE: 43-2020	6/3/2020	Tall grass and weeds	207 South H Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/18/2020
Closed	CE: 44-2020	6/3/2020	Tall grass and weeds	123 North Y Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/18/2020
Closed	CE: 45-2020	6/3/2020	Tall grass and weeds	105 South E Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/18/2020
Closed	CE: 46-2020	6/3/2020	Tall grass and weeds	1212 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/18/2020
Closed	CE: 47-2020	6/3/2020	Tall grass and weeds	1308 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/18/2020
Closed	CE: 49-2020	6/3/2020	Tall grass and weeds	209 North D Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/18/2020
Closed	CE: 33-2020	5/12/2020	Tall grass and weeds, junk debris scattered throughout property, trash on back deck.	502 South D Street	5/12/2020	5/12/2020	Sent letter on 5/12/2020 allowing 10 days for compliance. Tenants mowed inside fence line but missed the 4' high grass outside the fence line. Will abate outside of fence line. Abated 6/11/2020		6/11/2020
Closed		9/17/2019	Tall Grass/Weeds, Debris	Property E of East Scenic Valley Ave	9/17/2019		Construction debris has been removed from property.		6/9/2020
Closed	CE: 04-2020	1/9/2020	Junk and junk debris throughout property	107 North Kenwood	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with homeowner and she said she will have van removed from property as soon as the weather turns. Vehicles were not listed in the original Nuisance and Demand for Abatement Letter. I have drafted a new letter with the vehicles included allowing 14 days for abatement. One vehicle has been moved back inside a garage. Other vehicle (van) still remains on trailer. Allowed one more week for compliance otherwise we will move forward with municipal infraction. Owner making progress little by little. Van removed from trailer and has current tags. Other vehicle has been moved inside garage.		6/4/2020
Closed			Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated. Will check regularly.		6/4/2020
Closed	CE: 32-2020	5/7/2020	Subsoil drainage discharging directly onto neighbor's property to the east.	102 South 20th Street	5/8/2020	5/11/2020	Sent letter on 5/11/2020 allowing 30 days for compliance.		6/3/2020
Closed	CE: 35-2020	5/19/2020	Tall grass and weeds	48775010130 (North L in cul-de-sac)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 36-2020	5/19/2020	Tall grass and weeds	48775010180 (Lot in between 1015 and 1105 North L)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 37-2020	5/19/2020	Tall grass and weeds	1009 E Salem Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE:38-2020	5/19/2020	Tall grass and weeds	1603 West Detroit Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 42-2020	5/26/2020	Vehicles parked on grass	1816 North 7th	5/27/2020	5/29/2020	Sent letter 5/29/2020 allowing 10 days for compliance.		6/3/2020
Closed	CE: 21-2020	4/15/2020	Sidewalk Violation	100 West Orchard	4/15/2020	4/16/2020	Sent letter 4/17/2020 Allowing 30 days for compliance. Owner asked for extension to June 1st.		6/1/2020
Closed	CE: 41-2020	5/27/2020	Tall Grass/Weeds	608 North N Street	5/27/2020		Left door hanger 5/27/2020		6/1/2020



Community Development

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

Code Enforcement Tracking Report

Closed	CE: 39-2020	5/27/2020	Tall Grass/Weeds	1510 West Euclid	5/27/2020		Left door hanger 5/27/2020		6/1/2020
Closed	CE: 01-2020	12/27/2019	Multiple Campers on property. Junk and junk vehicles parked on driveway and other miscellaneous junk debris.	1801 West Euclid	1/2/2020	1/2/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with Uele and established a 30 day deadline for each camper to be removed/moved from property. Only one camper remains. All vehicles are now parked on the driveway.		5/21/2020
Closed	CE: 23-2020	4/17/2020	Junk accumulating on apartment balconies	801 South R	4/17/2020	4/18/2020	Emailed Jason Frederick on 4/18/2020 about tennants collecting junk on their apartment balconies, and of trash such as old furniture and appliances sitting outside of dumpsters. Sent pictures on Monday 4/20/2020 giving 14 days to abate. He responded by saying he will take care of it. Dumpster onsite. Progress is being made. Owner abated nuisance.		5/21/2020
Closed	CE: 26-2020	4/22/2020	Tall grass and weeds	Parcel ID: 48775011000, (North L & Iowa)	4/22/2020	4/22/2020	Sent letter allowing one week for compliance. Bid for abatement. City abated 5/21/2020		5/21/2020
Closed	CE: 25-2020	4/23/2020	Clutter and trash on the back deck. Tall grass and weeds. Junk vehicle.	110 South Kenwood	4/23/2020	4/23/2020	Left door hanger for clutter/trash on back deck. Upon inspection, I noticed the grass is higher than what ordinance allows for and made note of it on the door hanger as well. Junk vehicle. Sent Letter 5/8/2020 allowing one week for compliance. Contact for abatement. May need to tow a couple vehicles. Contact for abatement. City Abated 5/21/2020		5/21/2020
Closed	CE: 27-2020	4/30/2020	Possible driveway violation	110 Buxton Place	5/1/2020		Currently looking into violation. No violation at this time.		5/21/2020
Closed	CE: 31-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48870190655	5/5/2020	5/5/2020	Sent Letter 5/6/2020. Contact for abatement. City abated 5/21/2020		5/21/2020
Closed	CE: 34-2020	5/14/2020	Tall grass and weeds	Deer Run golf course, south side of West 13th, east side of cart path	5/15/2020		Spoke with property owner and he said he will take care of it.		5/21/2020



— CONSTRUCTION NOTICE —

June 12, 2020

Temporary Road Closure on Hillcrest Avenue

Dear Resident and Property/Business Owner:

The City of Indianola's Street Division is planning to repair a failed pavement section on **Hillcrest Avenue between North 14th Street and 325 feet west of North 14th Street** (See map on the back of this page). Unfortunately, this construction work will require a temporary road closure of both the lanes. The construction work is scheduled to start **during the week of June 22, 2020** and is expected to be **completed within one day**, barring unforeseen circumstances or adverse weather conditions.

We would like to apologize for any inconvenience that will be caused due to this construction work and thank you for your assistance while we work to improve the City of Indianola. If you have any questions or concerns, please contact the City's Public Works Director, Akhilesh Pal, at (515) 961-9415 or by email at apal@indianolaiowa.gov.

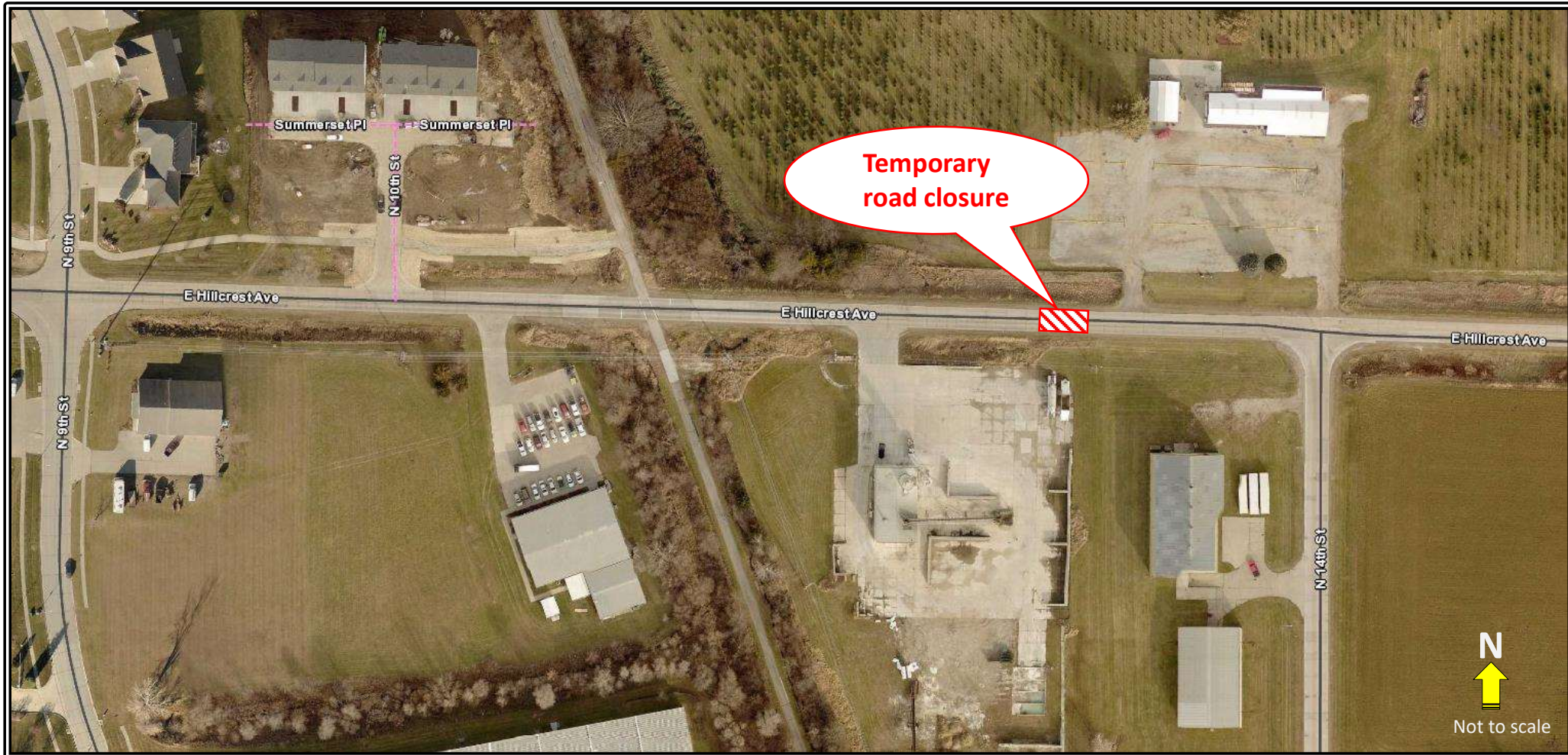




NOTICE OF ROAD CONSTRUCTION

Location: Hillcrest Avenue between North 14th Street and 325 feet east of North 14th Street

When: During the week of June 22, 2020



July 6, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Resolution suspending enforcement of the three-hour parking limitation in and around the public square.
- Public hearing and consideration to establish the zoning district boundaries regarding the request from Jon F. and Mary Hellen Peterson for Annexation into the City of Indianola.
- Third consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.
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- FY21 Budget amendment hearing and resolution
- Receive and file FY21/22 Budget calendar.
- Resolution approving Final Plat for Prairie Glynn Plat 2
- Resolution approving Final Plat for Heritage Hills Plat 10
- Resolution approving Final Plat for Autumn Ridge Plat 3
- Receive and file the HIRTA 2021 Business Plan
- Consideration of the nomination of Josh Weitzel to the Hometown Pride Committee from July 1, 2020 to June 30, 2022.
- Resolution approving agreement with Telum to provide sludge removal for three years.
- Approval of pay application 1 from Williams Brothers for work at the Water Resource Recovery Facility.
- Discussion and direction on the investment committee.
- Resolution approving supplemental agreement with Snyder and Associates for Stormwater Master Plan 2020
- Resolution setting July 20, 2020 as a Public Hearing for a sign exemption request from Oskam Signs, on behalf of Grace Church, located at 108 North Jefferson Way.
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July 20, 2020

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July 20, 2020

Study Session Draft

- Presentation on the Stormwater Master Plan

Jackie Raffety

From: Ryan Waller
Sent: Friday, June 26, 2020 11:55 AM
To: Ryan Waller
Subject: Waller's Weekly 6.26.2020
Attachments: June I-Mag Letter.pdf; COVID 19 Memo to Locals II 062220.pdf; July 6 Draft.pdf; July 20 draft.pdf; WCJC Weekly.pdf; Code Enforcement- June 25.pdf; Curent Projects Update- June 26.pdf

Good afternoon, all.

I hope this finds you and your loved ones doing well. Below and attached, please find this week's update email. My apologies on the length of the update, but there is a lot happening in our community. If there are questions on these or any other City related item, please let me know.

I hope you have a great and relaxing weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Indianola Magazine – Attached, please find a letter that will be mailed to residents regarding the upcoming edition of the Indianola magazine. With the cost to publish and mail a magazine ranging between \$12,000 and \$15,000, staff determined it was best to publish a digital version only in the event future programs and activities need to be rescheduled or canceled. Staff anticipates the digital version to be live on the City's website by July 1st.

Square Parking Meeting – On Wednesday, June 24th, the City and Chamber co-hosted a meeting with businesses to discuss parking regulations on the Square. During the meeting, businesses shared their thoughts and preferences which will be used to help guide the development of a draft ordinance amending current regulations. A follow-up meeting will be scheduled to share progress of this draft with Square businesses. In the interim, staff are working to complete the required documents for City Council's consideration to effectuate the direction to temporarily suspend enforcement of the current three-hour weekday parking restrictions. Staff anticipates having this come before the City Council at its July 6th meeting.

Central Iowa Shelter Services Meeting – Earlier this week, Sue Wilson (Helping Hand), Brenda Easter (Indianola Chamber) and I met with Melissa O'Neil of Central Iowa Shelter Services. The purpose of the meeting was to

explore a possible partnership among the entities. The intended goal is to compete for Federal grant dollars available to support restaurants impacted by the COVID-19 pandemic. These dollars would be used to pay participating restaurants to provide hot meals for those in need. City Staff is waiting on additional information from these partners and will provide additional information at an upcoming City Council meeting.

Road Use Tax Fund Revenue – Attached, please find a memorandum from the Iowa Department of Transportation regarding the shift in Road Use Tax Fund (RUTF) Revenue from the economic effects of the COVID-19 pandemic. As a reminder, this is the sole funding source for the City’s Streets Division. The projections only go to September 2020, so it is still not clear how the revenues will be impacted later this year. Much depends on how well the economy is sustained and many other factors pertaining to the virus. Below is a table staff put together to summarize the information in the memorandum. Up until the September projection, the shortfall in the FY2021 revenue is covered by the revenue received in FY2020 that wasn’t budgeted.

	FY2019 Actual	FY2020/2021 Actual/Projected	Difference
June	154,713	88,466	(66,247)
July	152,590	176,932	24,342
August	213,603	139,538	(74,065)
September	212,386	160,000	(52,386)
Total Shortfall FY2021			(102,109)
FY2020 Budgeted Revenue			1,796,013
FY2020 Actual Revenue			1,900,054
FY2020 Total Difference			104,041
Difference FY2020 Overbudget minus FY2021 Shortfall			1,932

Traffic Signal Timing & Iowa Avenue Project Update – The reconstruction activity on Iowa Avenue has slowed down this week because some of the underground utilities need to be relocated. The relocation is dependent on the specific utility companies. In addition, during the excavation contractors discovered varying depths of sand under the old pavement. This sandy soil must be removed and replaced with better quality backfill material to ensure the long-term integrity of the new pavement. A change order for this work will be forthcoming to the City Council’s July 6th meeting.

Hillcrest Avenue Maintenance – Streets Division staff completed repairs on a failed section of Hillcrest Avenue, located just west of 14th Street. This full-depth street repair was completed on Tuesday, June 23rd and required a total of 80 hours of labor and 31 cubic yards of concrete. This repair work required a temporary road closure on Hillcrest Avenue, between 9th Street and 14th Street.

Stormwater Intake Repairs – Streets Division staff is working towards repairs to the storm sewer intakes at the intersections of W 2nd Ave and South G Street and Jefferson Way and Plainview Avenue. These intakes have deteriorated due to heavy traffic on the state highways. The objective of the repairs is to preserve the intake structure and to restrict ground water infiltration.

Pavement Markings – Streets Division staff continued progress on the annual pavement markings program. The recently completed work included school crossings near the intersection of West 2nd Avenue and South 15th Street, as well as at the intersection of West 2nd Avenue and South 12th Street. Crews have also been painting yellow curb markings on West Iowa Avenue and double yellow lines at East Trail Ridge Avenue and East Willow Creek Avenue. The double yellow line serves to separate lanes of traffic travelling in opposite directions and the yellow curb designates no parking areas on the streets.

Sewer Plant Notice – The City received a letter of non-compliance relating to effluent limits for the current 40-plus year-old wastewater treatment plant. Water Pollution Control Staff have been working collaboratively with DNR representatives on required follow-ups and documentation. Virtually all the items noted in the letter are the result of the age of the current plant and will be completely addressed once the new Water Resource Recovery Facility is completed.

Community Development Reports – Attached are the following reports provided by the Community Development Department:

- **Current Projects Update** - A site plan for a new retail building located at 1508 North Jefferson Way (old Destiny Bible site) was submitted. The tenant of the building has not been announced. Additionally, site work on the Treeline Plat 1 subdivision began this week, and the final plat for Quail Meadows Plat 3 was submitted.
- **2020 Building Permits** - One building permit application was submitted and five building permits were issued. There are currently two building permit applications in review and 100 building permits that have been issued year to date.
- **Code Enforcement** - One code enforcement case was opened, and two cases were closed. There are currently 19 open code enforcement cases.

Warren County Justice Center (WCJC) Weekly Update – In the attached WCJC update, DCI reports there will be an increase in deliveries next week, as well as more workers on site as masonry and electrical work begins.

Upcoming City Council Agenda – Attached, please find the anticipated agendas for the July 6th and July 20th upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction, as well as other factors that may or may not be within the control of the City departments).



Greetings, Neighbors and Friends.

I hope that this letter finds you and your loved ones safe and enjoying the early stages of Summer in Indianola.

Normally at this time, you would be receiving the Summer edition of the *Indianola Magazine*. This quarterly magazine is one of the many tools the City has used since 2012 to relay information about activities, programs, projects and schedules important to you. Our most recent issue was published and mailed in March as the COVID-19 virus began to spread across our country. Unfortunately, as we are all now aware, this spread resulted in the cancelation of programs and events throughout the world, including in our community.

As our team began working on the Summer edition, we reviewed the best course of action and decided that we would temporarily suspend printing of the magazine. This decision, which was not taken lightly, was ultimately made because of the uncertainty created by COVID-19 and the cost associated with publishing and mailing a magazine that may end up containing a list of canceled events.

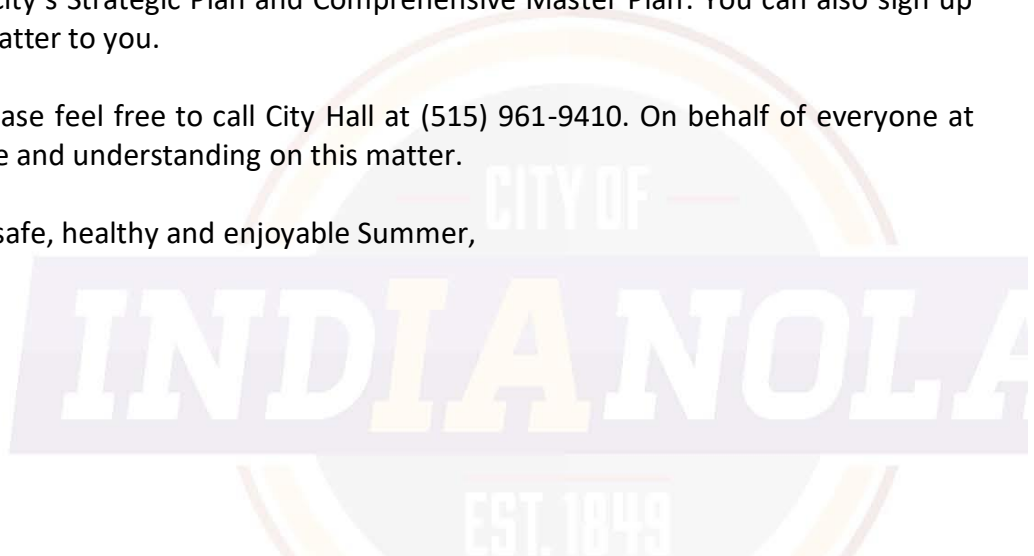
While we are not printing a physical edition, the digital version of the magazine is always available on the City's website (www.indianolaiowa.gov). We realize that this may not be convenient for all, so please know that the City's Library and Activity Center both have computers available for public use. As a result of this digital-only approach, not only will we still be able to share all the great opportunities our amazing team organizes, we will also be able to quickly update content to ensure it remains current.

When you visit the website, you'll find so much more than just the digital version of the *Indianola Magazine*. On this recently revamped site, you will also be able to access meeting packets, project updates, and important documents such as the City's Strategic Plan and Comprehensive Master Plan. You can also sign up for real-time alerts on topics that matter to you.

If there are ever any questions, please feel free to call City Hall at (515) 961-9410. On behalf of everyone at the City, thank you for your patience and understanding on this matter.

Wishing you and your loved ones a safe, healthy and enjoyable Summer,

Ryan J. Waller
City Manager
City of Indianola



Date: June 22, 2020

To: City Public Works Directors/Engineers/Clerks
County Engineers
Metropolitan Planning Organizations
Regional Planning Affiliations

From: Stu Anderson, Director
Planning, Programming and Modal Division

Charlie Purcell, Director
Project Delivery Division

Subject: COVID-19 Impacts on Highway/Road/Street Funding

At the end of March, we sent you our initial estimate of the impacts of COVID-19 on state Road Use Tax Fund (RUTF) revenue. The purpose of this memo is to provide you with updated estimates now that we have real data that reflects COVID-19 impacts. This took longer than we expected for two reasons. First, the lag between when revenues are collected and when they end up being deposited into our accounts is about one month longer than we initially thought. In addition, the RUTF variation from month-to-month is quite significant this time of year so it's been challenging to differentiate those variations from COVID-19 impacts.

We now have completed our analysis and are sharing those results with you in this memo. Please keep in mind that these are high-level estimates and the situation is very fluid. Therefore, we will plan to send out an updated analysis around the middle of every month the rest of this calendar year.

State RUTF Impacts

Last week, Iowa DOT, cities, and counties received their June allocation of state RUTF. In general, those allocations were about 40 percent lower than the May allocations. However, about half of that reduction was unrelated to COVID-19. We'll explain why in the next section, but this is an example of the need to look at all the factors that impact monthly allocations. The following sections summarize the variation we expect to see in monthly allocations for the next few months. Please note, when we refer to RUTF, we also include TIME-21 revenue. As you'll see, the TIME-21 revenue allocations and when they are deposited are part of the variability you will experience in the next few months.

June Allocation of RUTF

- We expect this will be the lowest allocation of RUTF to cities/counties over the next several months. We had estimated it to be about 40 percent lower than the May allocations and based on our review of allocations from the Treasurer's office to cities and counties, this appears accurate. **Please note that the 40 percent drop is NOT primarily due to COVID-19 for the reasons below.**
- Reasons:
 - The biggest reason this is lower than May is due to a significant portion of May fuel tax revenue payments were received on June 1 because the last day of May fell on a

Sunday. In fact, approximately 2/3 of the May fuel tax revenue payments fell into this situation and will be reported as June fuel tax payments to be allocated in July. This will be made up in the July allocation of RUTF to cities/counties.

- Lower allocation due to COVID-19 impact on fuel tax collections and vehicle sales. The June allocation of those revenue streams correspond to collections in April which was the lowest month of travel and vehicle sales.

July Allocation of RUTF

- July will be a high month of RUTF revenue to cities/counties. We estimate it will be more than double the June allocation.
- Reasons:
 - Higher allocation due to the May fuel tax revenues that were credited to June instead of May as described previously.
 - Higher allocation due to a full month of TIME-21 annual registration fees collected in May that will be allocated to local governments in July. This is the highest month of TIME-21 allocations to local governments.
 - Lower allocation due to COVID-19 impact on fuel tax collections and vehicle sales. The July allocation of those revenue streams correspond to collections in May which was not as low as April but still significantly lower than normal.

August Allocation of RUTF

- August allocation is estimated to be comparable to the May 2020 allocation of RUTF to local governments. This will be significantly lower than July, but July was artificially high.
- Reasons:
 - TIME-21 revenue allocations are much lower because the TIME-21 cap of \$225 million is hit. However, this is more than offset for counties because this means annual vehicle registration revenue flows back to the RUTF which goes to counties at a higher percentage than TIME-21.
 - Lower allocation due to COVID-19 impact on fuel tax collections and vehicle sales. The August allocation of those revenue streams correspond to collections in June which should not be as low as May but still lower than normal.

September Allocation of RUTF

- September allocation is estimated to be a relatively high month. About 10 percent lower than the July allocation.
- Reasons:
 - The primary reason for the increase is because this is when the unallocated balance of FY 2020 Statutory Allocations Fund is transferred to the RUTF for distribution by formula. Look at the FY 2021 pipeline chart to visualize the Statutory Allocation Fund and how it is allocated by Iowa Code and then the balance at the end of the FY goes to RUTF. (<https://iowadot.gov/about/pdf/Pipeline.pdf>). This is a one-time bump in RUTF of about \$50 million.
 - Lower allocation due to COVID-19 impact on fuel tax collections and vehicle sales. The September allocation of those revenue streams correspond to collections in July which should not be as low as June but still lower than normal.

Overall Estimate COVID-19 Impacts on RUTF

As we've described, due to the large variations of monthly allocations that are unrelated to COVID-19, it's challenging to estimate on a monthly basis how much of the variability is due to COVID-19. Therefore, we think it is more meaningful to estimate the impacts of COVID-19 over a several month period. As we've looked at traffic and vehicle sales trends, we've estimated that from June through October, the reduction in RUTF to COVID-19 is approximately \$100 million. The bigger impacts are early in that period and then decrease each month as traffic and vehicle sales have increased and are expected to continue to increase. That \$100 million reduction reflects about a 20 percent loss of RUTF over that five-month period. Therefore, you can roughly assume your RUTF/TIME-21 allocations over that five-month period will be 20 percent lower than normal.

We expect to see continued lower RUTF receipts beyond October but hopefully they will continue to improve. Initially, we estimate a reduction of about 10 percent from November 2020 through June 2021. Of course, this is all subject to change based on the progression of the COVID-19 pandemic and how it may or may not impact travel and vehicle sales.

We've updated the RUTF source table that we included in the March memo to include some more information about trends. It is at the end of this memo.

Federal Backfill

There continues to be a lot of discussion in Washington, D.C. of federal backfill for lost state transportation revenues; however, that does not appear to be a priority for immediate action. The good news is there is a lot of discussion about federal surface transportation reauthorization. The House T&I Committee has passed a bill that would significantly increase highway funding and the Senate EPW Committee previously passed a bill that would do the same. The administration also continues to talk about significant increases in infrastructure funding. While it's unlikely we'll see a full reauthorization by September 30, 2020, we're hopeful something will pass in December/January and provide significant increases in federal funding that should help offset lost state revenue.

Please remember everything we've said in this memo is an estimate and highly subject to change. Therefore, as stated earlier, we will send out an updated analysis around the middle of every month the rest of this calendar year.

Please let us know if you have any questions or comments.

State Road Use Tax Fund (including TIME-21)

Funding Sources and COVID-19 Impacts

State Revenue Source	Estimated FY 2020 Revenue (prior to COVID-19 impacts)	Percent of Total State Revenue	COVID-19 Impact on Funding Source	Corresponding Revenue Source Impact
Fuel tax	\$663 million	39 percent	Total traffic in Iowa was down 44 percent in mid-April at its lowest. It has grown each week since then and was down 16 percent last week. See our daily traffic report at https://iowadot.gov/maps/Data/AUTOMATIC-TRAFFIC-RECORDER-REPORTS	Significant: Fuel tax revenue will drop in direct relationship to decline in traffic. There is a two-month lag between collections and allocations to jurisdictions. For example, April collections are allocated to jurisdictions in June.
<i>Passenger Vehicles</i>			<i>Almost all of the decrease in traffic has been due to passenger vehicles.</i>	<i>At this time, all fuel tax revenue decreases are due to passenger vehicle traffic reductions.</i>
<i>Trucks</i>			<i>Truck traffic has been relatively stable throughout this pandemic.</i>	<i>Diesel fuel tax revenue will be steady.</i>
Annual vehicle registration fee	\$626 million	36 percent	DOT is allowing late renewals Impact of fewer vehicle sales and potential delayed remittance of fees from counties	This revenue stream is coming in only a couple percent below forecast and we expect that to continue.
Fee for New Registration (5% fee paid when buying a new or used vehicle)	\$346 million	20 percent	Expect dramatic drop in vehicle sales	Vehicle sales were down by over 50 percent in April. In May, they were down about one-third.
Other (title fees, driver's license, etc.)	\$87 million	5 percent	DOT is allowing late renewals of DLs. Other fees could be impacted by reduction in vehicle sales	Minor: In terms of overall dollar amount but driver's license renewals are way down
Total	\$1.722 b			

July 6, 2020

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July 20, 2020

Study Session Draft

- Presentation on the Stormwater Master Plan

Charlie Dissell

From: Nick Bruck <nickb@dcigroup-us.com>
Sent: Thursday, June 25, 2020 10:53 AM
To: Charlie Dissell
Cc: Justin Page; Chris Conn; Megan Andrew (megana@warrencountyia.org)
Subject: WCJC Weekly Update Week of June 29th

Charlie:

Next week will likely be a 4 day week with the July 4th holiday being celebrated on Friday the 3rd by most.

There will be an uptick in deliveries starting next week as well as an uptick in workers onsite. The mason will be mobilizing and the electrical contractor will be onsite working in the basement. Foundation work will continue.

 Nick Bruck
Senior Project Manager
221 E 6th Street - Suite 200
Des Moines, IA 50309
C 515-202-3392 | W 515-244-5043
  



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiaowa.gov

515-961-9430 • comdev@indianolaiaowa.gov

Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	CE: 08-2020	1/9/2020	Sign missing panels	1801 West 2nd	1/10/2020	1/14/2020	Sent letter of Nuisance and Demand for Abatement on 1/14/2020 and established a deadline of February 13th, 2020. Spoke with Deb from DML Management. She is working with a sign company and will be taking care of the existing sign as soon as possible. Established another deadline of March 31st, 2020. Spoke with Deb on Tuesday (4-7) about the status of the sign. She said they got a quote of \$18,000.00 for the new sign, which the landlord is a little hesitant to spend that much money with everything going on right now but will when things calm down. I granted additional time and told her I would follow up the first week in June. Waiting on a call back from Deb.	7/2/2020	
Open	CE: 02-2020	1/9/2020	Trailer park needs to be cleaned up. Junk and junk vehicles.	307 West 2nd	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of April 30th, 2020. Spoke with Larry today 4/16/2020. 4 vehicles have been removed and they continue to make progress on junk/debris removal. He informed me that he may not have everything completed by April 30th and may need to ask for an extension. Still gradually making progress. Asked for extension to June 19th. Extension granted, however this is the final extension before municipal infraction. Moving forward with Municipal Infraction	7/2/2020	
Open	CE: 09-2020	1/10/2020	Shed in front/side yard	640 North N	1/14/2020	1/16/2020	Sent letter of ordinance violation on 1/16/2020 and established a deadline of February 14th, 2020. Spoke with Diana and gave extension until May 1st, 2020. Asked for extension until end of May for company to move shed.	7/2/2020	
Open	CE: 17-2020	3/3/2020	Abandoned, unsafe & dangerous building	1009 E Salem		3/4/2020	Sent letter of Unsafe/Dangerous Building on 3/4/2020. Has until April 3rd to secure building permit and June 2nd to complete the work. No permit pulled for demolition. Moving forward with Municipal Infraction.	7/2/2020	
Open	CE: 20-2020	4/8/2020	Chickens	1106 North 9th	4/8/2020	4/8/2020	Spoke with Crystal on 4/9/2020 and established 30 day deadline (May 9th, 2020) for compliance. Without any complaints, I cannot confirm the chickens are still present but will keep the case open for now.	7/2/2020	
Open	CE: 24-2020	4/16/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	4/17/2020	4/20/2020	Sent letter on 4/20/2020 giving 14 days to abate. Spoke with property owner. He sent letter back requesting to be heard before city council to determine if nuisance exists. Hearing is set for 6/1/2020. Has two weeks for compliance. Owner has moved vehicle up driveway and appears to be working on it. Will check progress in one week. Still no change. Issuing Municipal infraction.	7/2/2020	
Open	CE: 28-2020	5/4/2020	Junk and junk debris throughout property	308 West 1st Avenue	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020. Sent Letter 5/8/2020 allowing 2 weeks for compliance. Trailer onsite full of half the garbage and junk piled up on back side of house. Will continue to monitor progress.	7/2/2020	
Open	CE: 48-2020	6/3/2020	Race car	1106 West 1st Ave	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/19/2020 for compliance. Owner has covered one race car properly but still needs correct cover for the other car.	7/2/2020	
Open	CE: 50-2020	6/8/2020	Bee Keeping	1208 North 7th Court	6/8/2020	6/10/2020	Sent Letter 6/10/2020 giving until 6/19/2020 for compliance. Will check with neighbor to see if bee's have been removed. Have not heard any additional complaints. Will get in touch with complainant to see if bee's have been relocated.	7/2/2020	
Open	CE: 54-2020	6/18/2020	Tall grass and weeds	400 E Boston Ave	6/18/2020	6/18/2020	Sent Letter 6/18/2020 giving until 6/25/2020 for compliance. Will set up for abatement middle of next week.	7/2/2020	
Open			Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding. Owner continues to make progress.	7/2/2020	
Open	CE: 19-2020	3/24/2020	Junk/Junk Vehicles and dead potentially dangerous trees in back yard	501 S G St	3/24/2020	4/9/2020	Upon inspection, there is junk in the rear yard that needs to be abated. Will send notice. Sent letter 4/17/2020. Established deadline of July 17th, 2020 (90 days) for compliance due to the amount of junk in back yard.	7/8/2020	
Open	CE: 55-2020	6/22/2020	Shrubs covering sidewalk	314 North 9th	6/23/2020	6/23/2020	Left door hanger 6/23/2020. Have not heard from property owner. Will send letter out with a deadline of 7/9/2020	7/9/2020	



Community Development

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Code Enforcement Tracking Report

Open	CE: 51-2020	6/16/2020	Defective Sidewalk	1209 E 2nd Ave	6/16/2020	6/18/2020	Sent Letter 6/18/2020 giving until 7/18/2020 for compliance	7/18/2020	
							Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted. Spoke with contractor, he said their waiting on materials and work will resume as soon as they are available but no later than 1/31/2020. Spoke with property owner. Contractor is waiting to finish siding until the weather warms up to avoid cracking the vinyl. Trying to make contact with owner before moving forward with a municipal infraction. Spoke with Diane and she will have her contractor get in touch with me beginning of next week. Still have not heard from contractor. If no update is recieved by 5/4/2020, then we will move forward with municipal infraction. Moving forward with Municipal Infraction. Spoke with owner and she informed me that everything noted on the dangerous building letter will be completed by July 29th (Court Date). Still moving forward with court date and infraction to insure that work will be completed.		
Open			Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019		7/29/2020	
							Sent letter of Abandoned, Dangerous, & Unsafe Building on 1/10/2020 and established a date of April 9th for completion. No progress has been made. Bid for abatement or move forward with Municipal Infraction. Moving forward with Municipal Infraction. Owner called and said he will take care of everything noted on the dangerous building letter by next weekend. Owner called and asked for an extension to the beginning of August to complete gutters and paint. Still moving forward with court date and infraction to insure that work will be completed.		
Open	CE 07-2020	1/9/2020	Abandoned/Dangerous/Unsafe Building	2110 West 2nd	1/9/2020	1/10/2020		8/7/2020	
							Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1. Work has commenced on west side of house. Will check regularly. Owner continues to make progress on west side of structure. Will send letter to property owner stating requirements for completion of next phase. Moving forward with Municipal Infraction.		
Open			Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Municipal Infraction issued.	TBD	
							Notice of unsafe building issued. Property owner has applied or a building permit. Default judgement issued by court on December 6. Property owner had until January 5 to have all work completed. Working on getting quotes for work to be completed to determine next steps. In the process of getting quotes to abate the property. Not going to abate. Will continue to issue Municipal Infractions.		
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019		TBD	
							Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Will check regularly. House is up for sale by Berkshire Hathaway. Moving forward with Municipal Infraction.		
Open			Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019		TBD	
							House caught fire over thanksgiving weekend 11/28/2019. Inspected house on 12/11/2019 to determine extent of damage and see if the structure can be saved. Unfortunately the structure cannot be saved and must be torn down. Sent letter to property owner on 12/11/2019 ordering the house to be demolished by January 20th, 2020. Person in charge of the estate called in on 2/3/2020. Insurance claim has been filed, and adjuster will evaluate. Still waiting on insurance adjuster. Sent Dangerous & Unsafe Building letter to Raviro Shoniwa, asset prevention coordinator with Mortgage Contracting Services on March 26th, 2020. Raviro contacted me on 4/22/2020 asking for the date upon which the house was to be demolished by. I told her it was to be demolished by the middle of January 2020 and seeing how it hasnt been demolished yet, we will be moving forward with a Municipal Infraction if we dont have something in writing from the mortgage/insurance company within the next 2 weeks showing a timeframe of when it will be demolished. Moving forward with Municipal Infraction.		
Open			Unsafe Building	407 West 1st Ave	12/11/2019	12/11/2019		TBD	
Closed	CE: 52-2020	6/17/2020	Tall grass and weeds	Parcels: 48617000031, 48617000040, 48617000050	6/18/2020	6/18/2020	Sent Letter 6/18/2020 giving until 6/25/2020 for compliance		6/25/2020



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Code Enforcement Tracking Report

Closed			Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Court order issued establishing a deadline for abatement of June 9, 2020. Will check regularly. House has been demolished. Lot just needs seeded. Lot has been seeded.		6/25/2020
Closed	CE: 22-2020	4/15/2020	Junk race car in front yard, garbage, trash, and construction debris piled in back yard.	808 West 3rd Avenue	4/15/2020	4/16/2020	30 Days to bring property use back into compliance. Spoke with owner 5/21/2020. Gave until Monday 5/25/2020 to have all construction debris cleaned up. Just a few items left to be removed. Owner has now cut down half of a tree in back corner of property. Has removed half of the tree that was cut down. Still has a little more to go. Abated 6/25/2020.		6/19/2020
Closed	CE: 40-2020	5/27/2020	Tall Grass/Weeds	610 North N Street	5/27/2020		Left door hanger 5/27/2020. Will abate next week		6/19/2020
Closed	CE: 43-2020	6/3/2020	Tall grass and weeds	207 South H Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 44-2020	6/3/2020	Tall grass and weeds	123 North Y Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 45-2020	6/3/2020	Tall grass and weeds	105 South E Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 46-2020	6/3/2020	Tall grass and weeds	1212 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 47-2020	6/3/2020	Tall grass and weeds	1308 South O Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 49-2020	6/3/2020	Tall grass and weeds	209 North D Street	6/4/2020	6/4/2020	Sent Letter 6/5/2020 giving until 6/12/2020 for compliance. Abate next week		6/19/2020
Closed	CE: 33-2020	5/12/2020	Tall grass and weeds, junk debris scattered throughout property, trash on back deck.	502 South D Street	5/12/2020	5/12/2020	Sent letter on 5/12/2020 allowing 10 days for compliance. Tenants mowed inside fence line but missed the 4' high grass outside the fence line. Will abate outside of fence line. Abated 6/11/2020		6/11/2020
Closed		9/17/2019	Tall Grass/Weeds, Debris	Property E of East Scenic Valley Ave	9/17/2019		Construction debris has been removed from property.		6/9/2020
Closed	CE: 04-2020	1/9/2020	Junk and junk debris throughout property	107 North Kenwood	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with homeowner and she said she will have van removed from property as soon as the weather turns. Vehicles were not listed in the original Nuisance and Demand for Abatement Letter. I have drafted a new letter with the vehicles included allowing 14 days for abatement. One vehicle has been moved back inside a garage. Other vehicle (van) still remains on trailer. Allowed one more week for compliance otherwise we will move forward with municipal infraction. Owner making progress little by little. Van removed from trailer and has current tags. Other vehicle has been moved inside garage.		6/4/2020
Closed			Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated. Will check regularly.		6/4/2020
Closed	CE: 32-2020	5/7/2020	Subsoil drainage discharging directly onto neighbor's property to the east.	102 South 20th Street	5/8/2020	5/11/2020	Sent letter on 5/11/2020 allowing 30 days for compliance.		6/3/2020
Closed	CE: 35-2020	5/19/2020	Tall grass and weeds	48775010130 (North L in cul-de-sac)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 36-2020	5/19/2020	Tall grass and weeds	48775010180 (Lot in between 1015 and 1105 North L)	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 37-2020	5/19/2020	Tall grass and weeds	1009 E Salem Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE:38-2020	5/19/2020	Tall grass and weeds	1603 West Detroit Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020 (Abating next week) Abated		6/3/2020
Closed	CE: 42-2020	5/26/2020	Vehicles parked on grass	1816 North 7th	5/27/2020	5/29/2020	Sent letter 5/29/2020 allowing 10 days for compliance.		6/3/2020
Closed	CE: 21-2020	4/15/2020	Sidewalk Violation	100 West Orchard	4/15/2020	4/16/2020	Sent letter 4/17/2020 Allowing 30 days for compliance. Owner asked for extension to June 1st.		6/1/2020
Closed	CE: 41-2020	5/27/2020	Tall Grass/Weeds	608 North N Street	5/27/2020		Left door hanger 5/27/2020		6/1/2020
Closed	CE: 39-2020	5/27/2020	Tall Grass/Weeds	1510 West Euclid	5/27/2020		Left door hanger 5/27/2020		6/1/2020
Closed	CE: 01-2020	12/27/2019	Multiple Campers on property. Junk and junk vehicles parked on driveway and other miscellaneous junk debris.	1801 West Euclid	1/2/2020	1/2/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with Uele and established a 30 day deadline for each camper to be removed/moved from property. Only one camper remains. All vehicles are now parked on the driveway.		5/21/2020



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Code Enforcement Tracking Report

Closed	CE: 23-2020	4/17/2020	Junk accumulating on apartment balconies	801 South R	4/17/2020	4/18/2020	Emailed Jason Frederick on 4/18/2020 about tennants collecting junk on their apartment balconies, and of trash such as old furniture and appliances sitting outside of dumpsters. Sent pictures on Monday 4/20/2020 giving 14 days to abate. He responded by saying he will take care of it. Dumpster onsite. Progress is being made. Owner abated nuisance.		5/21/2020
Closed	CE: 26-2020	4/22/2020	Tall grass and weeds	Parcel ID: 48775011000, (North L & Iowa)	4/22/2020	4/22/2020	Sent letter allowing one week for compliance. Bid for abatement. City abated 5/21/2020		5/21/2020
Closed	CE: 25-2020	4/23/2020	Clutter and trash on the back deck. Tall grass and weeds. Junk vehicle.	110 South Kenwood	4/23/2020	4/23/2020	Left door hanger for clutter/trash on back deck. Upon inspection, I noticed the grass is higher than what ordinance allows for and made note of it on the door hanger as well. Junk vehicle. Sent Letter 5/8/2020 allowing one week for compliance. Contact for abatement. May need to tow a couple vehicles. Contact for abatement. City Abated 5/21/2020		5/21/2020
Closed	CE: 27-2020	4/30/2020	Possible driveway violation	110 Buxton Place	5/1/2020		Currently looking into violation. No violation at this time.		5/21/2020
Closed	CE: 31-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48870190655	5/5/2020	5/5/2020	Sent Letter 5/6/2020. Contact for abatement. City abated 5/21/2020		5/21/2020
Closed	CE: 34-2020	5/14/2020	Tall grass and weeds	Deer Run golf course, south side of West 13th, east side of cart path	5/15/2020		Spoke with property owner and he said he will take care of it.		5/21/2020



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: June 26, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

1. Retail Building (1508 North Jefferson Way)

- Variance to parking requirements submitted on June 12.
- Site plan submitted on June 25

2. Williams Terrace (1600 Block of North 9th Street)

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting, and recommended approval to the Council.
- The City Council will hold third and final consideration on July 15.

3. People Bank Administration Building (500 East Iowa Avenue)

- Site plan and building permit submitted on March 13.
- Site plan review comments returned on March 24.
- Building permit comments returned on April 6.
- Updated building permit and site plan submitted on April 16.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.
- A change to the landscaping plan was approved on June 18.

4. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

- Application for annexation was received on February 25th, 2020.
- The applicant has indicated that this property, if annexed, would be developed residentially.
- At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council approved the annexation on June 1.

5. Apple Tree Inn (1215 North Jefferson Way)

- Building permit application for interior remodel submitted on January 10.
- Review comments were returned on January 13.
- Revised building plans submitted on February 5.
- Building Permit issued on February 12.

6. Cabin Coffee (910 East 2nd Avenue)

- Sale of D&D lot and development agreement was approved by Council on October 21.
- Staff hosted a preapplication meeting with the developers on October 22.
- Developer closed on the property on November 22.
- On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- On April 23, the developer requested a 90-day extension to the approved development agreement.
- Council approved the extension at its May 18 meeting.

7. Scooters Coffee (1112 North Jefferson Way)

- Site plan and building permit were submitted on October 9.
- Site plan comments returned to applicant on November 4.
- Updated site plan submitted on November 18.
- Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.
- Revised site plan submitted on February 28.
- Site plan comments returned on March 9.
- Revised site plan submitted on March 9.
- Site plan approved on March 11.
- Building Permit issued on April 9.
- Site work has begun.

8. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

- Staff held a preapplication meeting on a proposed campground on October 3
- A rezoning petition was submitted on October 25 for a proposed campground
- The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
- The City Council held a public hearing on the request at its December 16 meeting.
- The City Council approved the request at its January 21 meeting.
- A plat of survey to split ground for the campground was submitted on April 1.
- A rezoning petition was submitted on April 3 for additional ground for the campground.
- The Planning and Zoning Commission reviewed the Plat of Survey and rezoning at its April 21 meeting and recommended approval of both to the City Council.
- The City Council approved the rezoning on June 1.
- Site plan submitted on May 18.
- Site plan comments returned on June 8.

9. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)

- Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
- City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
- City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
- A revised site plan was submitted on May 20.
- Revised comments were returned on June 4.
- A second revised site plan was submitted on June 11.
- Site Plan was approved on June 11.
- Building permit application was submitted on June 14.
- Building permit comments were returned on July 2.
- Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
- Building permit application submitted on August 2
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- Fire review comments returned to applicant on September 23.
- Response to fire review comments received on October 29.
- Full building permit issued on November 13.

10. Ace Hardware (506 North Jefferson Way)

- City staff held a pre-development meeting on this project on February 22.
- The old car wash was demolished the week of July 15.
- The existing Mudslingers Coffee Shop would remain.
- A code review was submitted to the City for review by the architect on July 29.
- The City returned comments on that code review on July 31.
- Engineer inquired about site plan approval process on August 23.
- Site plan submitted on September 5.
- Initial comments on the site plan were returned on September 19.
- Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- Revised site plan submitted on October 4.
- Building Permit application and plans submitted on October 14.
- 2nd review comments on the site plan were returned on October 17.
- Building permit comments returned on October 18.
- Revised building permit plans received on October 23.
- Revised site plan submitted on October 25.
- Variance request for parking was approved by the Board of Adjustment on November 6.
- Site plan approved and building permit issued on November 7.

11. New Heights Church (309 East Hillcrest Avenue)

- The project engineer contacted the City on February 7 to clarify plan review comments.
- Updated site plan was received on March 7.

- Updated comments returned to applicant on March 20.
- The project engineer contacted the City on July 11 to clarify plan review comments.
- Staff responded to those questions on July 12.
- An updated site plan was submitted on July 29.
- Staff responded to fire code requirements on August 21.
- An updated site plan was submitted on August 30.
- Site plan comments were returned on September 2.
- Revised site plan submitted on September 20.
- Site plan comments returned on October 18.
- An updated site plan was submitted on April 22.
- Site plan approved on May 18.

12. Ashton Park Plat 7

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- City Council approved the preliminary plat at its May 18th meeting.

13. Summercrest

- Located north of the intersection of North 7th Street and East Hillcrest Avenue.
- Rezoning/PRD plan and preliminary plat received on April 3.
- Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- The City Council will hold third and final consideration on July 15.
- The City Council will review the preliminary plat at final consideration of the Rezoning/PRD plan.

14. Treeline Plat 1

- Located north of East Iowa Avenue and south of North 7th Court
- Preliminary Plat and Construction Plans submitted on March 16.
- Comments on Preliminary Plat and Construction Plans returned on April 3.
- Updated Preliminary Plat submitted on April 8.
- Preliminary Plat was reviewed by Planning and Zoning Commission at its April 21 meeting and was recommended for approval to the Council.
- The City Council approved the preliminary plat at its May 4 meeting.
- Site work has begun.

15. Quail Meadows Plat 3

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.

- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
- Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- The developer submitted a preliminary plat to the City on September 24.
- Comments on preliminary plat returned on October 4.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on December 2.
- Comments on construction plans returned on December 17.
- Revised construction plans submitted on February 7.
- Comments on construction plans returned on February 18.
- Revised construction plans submitted on March 2.
- Pre-construction meeting for both the Lift Station project and the Qual Meadows 3 development was held on March 11.
- Construction plans approved on March 13.
- Final plat submitted on July 26.

16. Heritage Hills Plat 10

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
- The City Council approved the preliminary plat at its August 19 meeting.
- Construction Plans were submitted on August 27.
- Comments on construction plans returned on September 11.
- Revised construction plans were submitted on September 18
- Construction plans were approved on October 8.
- Plat of survey to convey property to developer was submitted on January 2. This Plat of survey was reviewed by the Planning Commission on January 15 and the City Council adopted a resolution of approval on January 21.
- Final Plat submitted on May 8.
- Staff inspected the public improvements and sent a punchlist on June 5.
- The Planning and Zoning Commission recommended approval the final plat at its June 9 meeting.

17. Prairie Glynn Plat 2

- Located east of East Franklin Avenue and North 15th Street.
- Construction plans have been submitted and will be approved once changes are made.
- A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
- Final Plat submitted on April 2.
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.

18. Autumn Ridge Subdivision Plat 3

- Located north of North O Street and West Kentucky Avenue.
- City Council approved a Development Agreement on June 17.
- Staff meet with developer on November 14 to outline utility installs and final approvals.
- Final Plat submitted on May 22
- The Planning and Zoning Commission recommended approval of the final plat at its June 9 meeting.
- Staff inspected the public improvements on June 15 and sent a punchlist on June 17.
- Staff conducted a follow-up inspection on June 26.

Meeting Date: 07/06/2020

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.

Information

Roll call to go into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/06/2020

Subject

After the closed session, the City Council may take action on any matter discussed in closed session.

Information

Fiscal Impact

Attachments

No file(s) attached.
