— Clerk's Office —

NOTICE:

The City of Indianola is committed to maintaining a high level of communication with the community by providing easy-to-access information and materials about government activities and policies.

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

You may also view the meeting via a zoom webinar (Password: 963852):
https://us02web.zoom.us/j/84387099863?pwd=YWVyK1M3bGRMQTd5T1dFS1RhSVM1dz09

Or One tap mobile: 1-312-626-6799, 84387099863#, *963852# or 1-301-715-8592, 84387099863#, *963852#
Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799

Webinar ID: 843 8709 9863 Passcode: 963852

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

- Submit an electronic public comment form by visiting our website at http://www.indianolaiowa.gov/Public-Comment
- Submit the form on page seven (7) of the packet to:

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

(May be dropped off at the north entrance of City Hall)

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

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

CITY OF INDIANOLA COUNCIL MEETING
July 19, 2021
6:00 p.m.
City Council Chambers
Agenda

1. **Call to order**

2. **Pledge of Allegiance**

3. **Roll call**

4. **Page 6** **Open Forum** (Public comment)

5. **Consent**

A. Approval of agenda

B. **Page 8** Claims on the computer printout for July 19, 2021.

C. **Page 20** Resolution approving monthly transfers.

D. **Page 23** July 6, 2021 Minutes.

E. **Setting Dates for Future Public Hearings**

1. **Page 29** Resolution determining the necessity and fixing date for a public hearing on the matter of the adoption of a proposed Amendment No. 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan.

2. **Page 44** Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

F. **Applications**

1. **Page 76** Approval of a renewal Class C liquor license for Sodexo Management, Inc, dba Simpson College, located at 701 North C Street, Kent Campus Center.

2. **Page 77** Approval of a renewal Class B liquor license with Class C sub-permit and outdoor service and Sunday sales privileges for West Hill Brewing Company, located at 219 West Salem Avenue.

3. **Page 78** Approval of a renewal Class E liquor license with Class B and C sub permits and Sunday sales privileges for Jiffy Express, located at 311 North Jefferson.

4. **Page 79** Approval of a renewal Class E liquor license with Class B and C sub-permits and Sunday sales privileges for Indy 66 West, located at 2001 West 2nd Avenue.

5. **Page 80** Approval of an amended cigarette permit application.

6. **Page 81** Approval of a noise permit application from Simpson College for the Simpson College Welcome Back Event, to be held on Sunday, August 29th from 8 pm — 10:30 pm.

G. **Page 85** Approval of Pay Application Number 13 for the Water Resource Recovery Facility from Williams Brothers Construction Inc in the amount of $1,320,248.62.

H. **Page 129** Resolution approving Change Order Number 4 for the Water Resource Recovery Facility from Williams Brothers Construction Inc, in a credit amount of $28,772.

I. **Page 136** Resolution approving an agreement with Terracon Consultants, Inc for Prairie Glynn Plat 3 in an amount not to exceed $8979.00.

J. **Page 147** **Ordinances**

1. **Page 148** Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for adult entertainment and uses.

2. **Page 165** Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for massage establishments and technicians.

3. **Page 169** Third consideration of an Ordinance approving amendments to Chapter 165 (Zoning Regulations) and Chapter 166 (Site Plan).

4. **Page 304** Third consideration of an Ordinance approving an amended Official Zoning Map of Indianola, Iowa.

5. **Page 306** Third consideration of an Ordinance approving the vacation of a Storm Sewer and Drainage Way Easement on part of Lot 1, Williams Terrace Plat 1.

6. **Page 308** Second consideration of a proposed Ordinance establishing the street grades for the East Iowa Avenue Paving Project.

7. **Page 315** Second consideration of an Ordinance approving amendments to Chapter 27 of the City Code (Art Commission).

K. **Page 318** Consider a request for approval of a Plat of Survey for Michael and Marylee Vanderpool located within two miles of the City of Indianola.

L. **Page 328** Resolution approving salaries.

M. **Page 330** Resolution approving Fiscal Year 22 salaries for Police Union employees.

6. **Page 332** **City Treasurer's Report** — Doug Shull

7. **Council Reports**

A. Metro Advisory Report — Council Member Bob Kling

B. **Page 335** **Hometown Pride Committee Nominations**

1. **Page 336** Consideration of the appointment of Paula Chew to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

2. **Page 340** Consideration of the appointment of Michelle Holland-Sheraden to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

3. **Page 346** Consideration of the appointment of Mindy Blanchard to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

4. **Page 352** Consideration of the appointment of Katherine Newcomer to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

C. **Page 358** Consideration of the appointment of Lee Bash to serve on the Board of Adjustment for a term beginning immediately and ending June 30, 2026.

8. **Mayor's Report** — Mayor Pam Pepper

A. Community Update

B. **Page 362** Proclamation declaring July Independent Retailer Month in Indianola.

9. **Public Consideration**

A. **Old Business**

1. **Page 364** **407 North Jefferson Way**

a. **Page 371** Public Hearing on an application for exemption of a sign code at 407 North Jefferson Way.

b. **Page 372** Resolution accepting the application for exemption of the sign code at 407 North Jefferson Way.

2. **Page 374** **123 South Howard Street**

a. **Page 380** Public Hearing on an application for exemption of a sign code at 123 South Howard Street.

b. **Page 381** Resolution accepting the application for exemption of the sign code at 123 South Howard Street.

3. **Page 383** Resolution approving and authorizing execution of a development agreement by and between the City of Indianola and Johansen Enterprises, LLC. (Petitioner has requested this be withdrawn.)

B. **New Business**

1. **Page 386** Approval of a sewer credit for Agriland FS in the amount of $4120.00.

10. **Other Business**

A. **City Manager's Report** — Ryan Waller

1. **Page 389** Receive and file the Fiscal Year 22 Community Development Work Program.

2. **Page 408** Receive and file correspondence from July 2 and 9, 2021 weekly updates from City Manager, Ryan Waller.

B. **Page 415** Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

C. **Page 416** 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.

11. **Adjourn**

Information

Subject

Open Forum (Public comment)

Information

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

(Indianola City Council Rules of Procedure)

Attachments

Public Comment Form

CITY OF INDIANOLA
PUBLIC COMMENT FORM

If you would like to address the Council during Open Forum (aka Public Comment) or during a Public Hearing, please complete and return this form to the Deputy City Clerk.
Electronic submissions will be distributed to the Mayor and Council. Citizens attending the meeting will be called to the podium to speak.

Please complete the following information:

Your Name: _____

Your Address: _____

Organization (if applicable): _____

City Council Meeting Date: _____

Agenda Item or topic if not on the agenda:_____

Comment: _____

_____

_____

Open Forum

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- Once completed, this card becomes a public document.

(Indianola City Council Rules of Procedure)

Information

Subject

Claims on the computer printout for July 19, 2021.

Information

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	JANITORIAL	07/06/2021	220.00	GENERAL FUND
A 6FT GEEK LLC	CENTER PULL PAPER TOWELS	07/06/2021	80.00	FIRE FUND
Total A 6FT GEEK LLC:			300.00	
ADAMS DOOR COMPANY INC.				
ADAMS DOOR COMPANY INC.	GARAGE DOOR REPAIR	06/30/2021	353.55	ROAD USE TAX FU
Total ADAMS DOOR COMPANY INC.:			353.55	
AGRILAND FS INC				
AGRILAND FS INC	ROUNDUP QUICK PRO	06/30/2021	379.80	PARK & RECREATI
Total AGRILAND FS INC:			379.80	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	URBAN REVITE PLAN AMEND	06/25/2021	84.00	GENERAL FUND
AHLERS & COONEY P.C.	HILLCREST TIF, AMEND 4	06/25/2021	310.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			394.00	
ALLEN-COSIMO, AMBER				
ALLEN-COSIMO, AMBER	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	135.00	PARK & RECREATI
Total ALLEN-COSIMO, AMBER:			135.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	VACCUMN CART WHEELS	07/09/2021	29.87	POOL (MEMORIAL)
AMAZON CAPITAL SERVICES	CLEANING SUPPLIES	07/11/2021	18.78	GENERAL FUND
AMAZON CAPITAL SERVICES	SUPPLIES	07/11/2021	77.26	GENERAL FUND
AMAZON CAPITAL SERVICES	SUPPLIES	07/11/2021	69.35	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES- COM DEV	07/01/2021	50.77	GENERAL FUND
AMAZON CAPITAL SERVICES	LAMINATING SHEETS	07/01/2021	28.79	PARK & RECREATI
Total AMAZON CAPITAL SERVICES:			274.82	
AMERIGROUP				
AMERIGROUP	REFUND REQUEST BY PAYER: COB	12/16/2021	78.59	AMBULANCE FUN
Total AMERIGROUP:			78.59	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	07/02/2021	521.46	PARK & RECREATI
ATLANTIC BOTTLING CO.	POOL CONCESSIONS	07/02/2021	72.66	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	AQUATIC CENTER CONCESSIONS	07/09/2021	490.04	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	07/09/2021	2,623.60	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			3,707.76	
BARCO MUNICIPAL PROD INC				
BARCO MUNICIPAL PROD INC	SIGNS FOR RECREATIONAL TRAIL	07/01/2021	875.00	ROAD USE TAX FU
Total BARCO MUNICIPAL PROD INC:			875.00	
BETTUO, HAILLE				
BETTUO, HAILLE	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	135.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BETTUO, HAILLE:			135.00	
BOLTON & MENK INC				
BOLTON & MENK INC	STREETSCAPE ENGINEERING/CONSTRUCT	06/29/2021	100,629.50	SQUARE STREETS
Total BOLTON & MENK INC:			100,629.50	
BONNIE'S BARRICADES				
BONNIE'S BARRICADES	TRAFFIC CONTROL FOR STORM REPAIR ON	06/30/2021	166.25	ROAD USE TAX FU
Total BONNIE'S BARRICADES:			166.25	
BROADCAST MICROWAVE SERVICES				
BROADCAST MICROWAVE SER	COMPUTER/VIDEO 212	05/27/2021	12,934.17	POLICE FUND
Total BROADCAST MICROWAVE SERVICES:			12,934.17	
BUHROW, LUKE				
BUHROW, LUKE	CELL PHONE	07/12/2021	50.00	POLICE FUND
BUHROW, LUKE	CELL PHONE	07/12/2021	50.00	POLICE FUND
Total BUHROW, LUKE:			100.00	
CALLAHAN, JENNIFER				
CALLAHAN, JENNIFER	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	155.00	PARK & RECREATI
Total CALLAHAN, JENNIFER:			155.00	
CAPITOL ARMORY				
CAPITOL ARMORY	TRAINING	07/12/2021	2,205.00	POLICE FUND
Total CAPITOL ARMORY:			2,205.00	
CCP INDUSTRIES INC.				
CCP INDUSTRIES INC.	SAFETY GLOVES	07/02/2021	41.57	SEWER FUND
Total CCP INDUSTRIES INC.:			41.57	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES	07/02/2021	151.21	PARK & RECREATI
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES	07/02/2021	110.00	PARK & RECREATI
Total CENTRAL IOWA FASTENERS:			261.21	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVICE	06/22/2021	58.34	GENERAL FUND
Total CENTURYLINK:			58.34	
CINTAS CORPORATION				
CINTAS CORPORATION	LENS/SCREEN WIPES	07/01/2021	6.90	PARK & RECREATI
CINTAS CORPORATION	STOCK FIRST AID KIT	07/13/2021	63.16	SEWER FUND
Total CINTAS CORPORATION:			70.06	
CIRTPA				
CIRTPA	ANNUAL ASSESSMENT	06/25/2021	1,922.00	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CIRTPA:			1,922.00	
CITY SUPPLY CORPORATION				
CITY SUPPLY CORPORATION	WALL MOUNTED TOILET, GASKET MEMORIA	06/22/2021	139.00	PARK & RECREATI
Total CITY SUPPLY CORPORATION:			139.00	
CIVIC SYSTEMS LLC				
CIVIC SYSTEMS LLC	SEMI -ANNUAL SUPPORT FEES	06/24/2021	8,681.00	GENERAL FUND
Total CIVIC SYSTEMS LLC:			8,681.00	
CIVICPLUS				
CIVICPLUS	ANNUAL AGENDA SOFTWARE LICENSE	07/01/2021	4,500.79	GENERAL FUND
CIVICPLUS	CIVICCLERK SETUP FEE	07/01/2021	4,617.00	GENERAL FUND
Total CIVICPLUS:			9,117.79	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	BAR OIL, HEX NUT	06/29/2021	13.47	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	AUTO CUT HEAD FOR STIHL TRIMMER	07/01/2021	21.99	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			35.46	
COONEY, TERESA				
COONEY, TERESA	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	165.00	PARK & RECREATI
Total COONEY, TERESA:			165.00	
CRAWLEY, ANGELA				
CRAWLEY, ANGELA	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	180.00	PARK & RECREATI
Total CRAWLEY, ANGELA:			180.00	
DELL MARKETING L.P.				
DELL MARKETING L.P.	300GB HDD	05/14/2021	242.93	GENERAL FUND
DELL MARKETING L.P.	LIBRARY LAPTOP 2021	05/14/2021	676.27	VEHICLE RESERV
Total DELL MARKETING L.P.:			919.20	
DOERING, NAOMI				
DOERING, NAOMI	REFUND YOUTH TECH COMPUTER CAMP 2	07/13/2021	320.00	PARK & RECREATI
Total DOERING, NAOMI:			320.00	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR KUBOTA F3990 MOWER	07/06/2021	8.40	PARK & RECREATI
DOWNEY TIRE PROS	336 TIRE AIR EXTENSIONS	07/07/2021	90.19	FIRE FUND
DOWNEY TIRE PROS	2 TIRE REPAIRS ON JETTER	07/10/2021	82.23	SEWER FUND
DOWNEY TIRE PROS	TIRE REPAIR FOR DUMP TRUCK	07/13/2021	24.75	ROAD USE TAX FU
Total DOWNEY TIRE PROS:			205.57	
DUMAS, MINDIE				
DUMAS, MINDIE	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	160.00	PARK & RECREATI
DUMAS, MINDIE	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	140.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DUMAS, MINDIE:			300.00	
EDWARDS, RUTH				
EDWARDS, RUTH	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	160.00	PARK & RECREATI
Total EDWARDS, RUTH:			160.00	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	06/30/2021	109.38	POLICE FUND
Total ELIXIR RX SOLUTIONS:			109.38	
EMPLOYEE TECH				
EMPLOYEE TECH	IMPLEMENT/DELIVER 2021 ACA	07/06/2021	3,026.00	HEALTH INSURAN
Total EMPLOYEE TECH:			3,026.00	
FITZPATRICK, CHRISTINA				
FITZPATRICK, CHRISTINA	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	175.00	PARK & RECREATI
Total FITZPATRICK, CHRISTINA:			175.00	
FORMATION GROUP				
FORMATION GROUP	NEW CITY HALL/LIBRARY ASSESSMENT	06/30/2021	935.00	CAPITAL PROJECT
Total FORMATION GROUP:			935.00	
FREIGHTLINER - DES MOINES				
FREIGHTLINER - DES MOINES	UNIT 7 DUMPTRUCK	06/29/2021	52.66	ROAD USE TAX FU
Total FREIGHTLINER - DES MOINES:			52.66	
GALLS LLC				
GALLS LLC	UNIFORMS	06/18/2021	55.98	POLICE FUND
GALLS LLC	UNIFORMS	06/29/2021	12.99	POLICE FUND
GALLS LLC	UNIFORMS	06/30/2021	14.99	POLICE FUND
GALLS LLC	SS T-SHIRTS DEPARTMENT	07/01/2021	261.76	FIRE FUND
GALLS LLC	UNIFORM PANTS S LUNDE	07/07/2021	49.95	FIRE FUND
Total GALLS LLC:			395.67	
GOLAY, CARMEN				
GOLAY, CARMEN	REFUND YOUTH TECH COMPUTER CAMP	07/14/2021	101.00	PARK & RECREATI
Total GOLAY, CARMEN:			101.00	
GREENWALT, MARANDA				
GREENWALT, MARANDA	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	135.00	PARK & RECREATI
Total GREENWALT, MARANDA:			135.00	
HARVEY, ASHLEY				
HARVEY, ASHLEY	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	180.00	PARK & RECREATI
Total HARVEY, ASHLEY:			180.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HAWKINS INC				
HAWKINS INC	POOL CHLORINE	06/25/2021	890.33	POOL (MEMORIAL)
HAWKINS INC	POOL SODIUM BICARBONATE	06/25/2021	214.65	POOL (MEMORIAL)
HAWKINS INC	POOL CHLORINE	07/02/2021	239.25	POOL (MEMORIAL)
HAWKINS INC	POOL SODIUM BICARBONATE	07/02/2021	214.65	POOL (MEMORIAL)
Total HAWKINS INC:			1,558.88	
HENRY, CLAIRE				
HENRY, CLAIRE	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	160.00	PARK & RECREATI
Total HENRY, CLAIRE:			160.00	
HOTSY CLEANING SYSTEMS				
HOTSY CLEANING SYSTEMS	REPAIR POWER WASHER	06/30/2021	269.59	ROAD USE TAX FU
Total HOTSY CLEANING SYSTEMS:			269.59	
HULSE, LAWRENCE L.				
HULSE, LAWRENCE L.	PATIENT OVERPAID RESPONSIBILITY	09/30/2021	250.00	AMBULANCE FUN
Total HULSE, LAWRENCE L.:			250.00	
IMU - UTILITIES				
IMU - UTILITIES	PHONE	07/01/2021	516.00	GENERAL FUND
IMU - UTILITIES	INTERNET	07/01/2021	142.00	GENERAL FUND
IMU - UTILITIES	UTILITIES	07/01/2021	56.21	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - AQUATIC CENTER	07/01/2021	7,151.47	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES	07/01/2021	71.55	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2021	6,148.82	GENERAL FUND
IMU - UTILITIES	UTILITIES	07/01/2021	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	07/01/2021	10,927.78	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES (ELECTRIC)	07/01/2021	461.52	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES 206 N 1ST STREET	07/01/2021	80.12	FIRE FUND
IMU - UTILITIES	UTILITIES	07/01/2021	105.32	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2021	428.06	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ADULT SOFTBALL	07/01/2021	1,585.61	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2021	61.66	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	07/01/2021	643.73	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2021	428.78	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2021	200.50	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - YOUTH SOFTBALL	07/01/2021	296.79	PARK & RECREATI
IMU - UTILITIES	UTILITIES	07/01/2021	222.39	PARK & RECREATI
IMU - UTILITIES	NORTH PLANT ELECTRIC	07/01/2021	10,355.48	SEWER FUND
IMU - UTILITIES	LIFT STATION ELECTRIC	07/01/2021	5,926.02	SEWER FUND
IMU - UTILITIES	UTILITIES	07/01/2021	60.10	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - PICKARD PARK	07/01/2021	685.96	PARK & RECREATI
IMU - UTILITIES	UTILITIES 410 N JEFFERSON	07/01/2021	217.60	FIRE FUND
Total IMU - UTILITIES:			46,826.47	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	BILLING SERVICES - SEWER	07/01/2021	5,560.33	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	BILLING SERVICES - STORMWATER	07/01/2021	855.00	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	BILLING SERVICES - RECYCLING	07/01/2021	855.00	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			7,270.33	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA ASSOC OF MUN UTILITIES				
IOWA ASSOC OF MUN UTILITIE	CEU TRAINING BLAKE AND JARED	07/07/2021	100.00	SEWER FUND
Total IOWA ASSOC OF MUN UTILITIES:			100.00	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	TRAINING	06/30/2021	50.00	POLICE FUND
IOWA STATE UNIVERSITY	TRAINING	06/30/2021	50.00	POLICE FUND
Total IOWA STATE UNIVERSITY:			100.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR MUN BLDG	07/01/2021	150.00	GENERAL FUND
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	07/01/2021	40.00	LIBRARY FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
KAUFFMAN, LINDSEY				
KAUFFMAN, LINDSEY	REFUND YOUTH TECH COMPUTER CAMP	07/14/2021	140.00	PARK & RECREATI
Total KAUFFMAN, LINDSEY:			140.00	
KAWAMURA PLC, MK				
KAWAMURA PLC, MK	ANNUAL FEE	07/06/2021	1,500.00	AMBULANCE FUN
Total KAWAMURA PLC, MK:			1,500.00	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	07/12/2021	1,318.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,318.00	
KLEIN, RACHEL				
KLEIN, RACHEL	REFUND YOUTH TECH COMPUTER CAMP	07/14/2021	140.00	PARK & RECREATI
Total KLEIN, RACHEL:			140.00	
LENT, ANDREW				
LENT, ANDREW	WELLNESS	07/13/2021	25.00	GENERAL FUND
Total LENT, ANDREW:			25.00	
LOFTUS, RICHELE				
LOFTUS, RICHELE	REFUND BALANCE	07/12/2021	165.00	PARK & RECREATI
Total LOFTUS, RICHELE:			165.00	
MACLYN West				
MACLYN West	PUBLIC RELATIONS SERVICES	06/30/2021	3,996.00	GENERAL FUND
Total MACLYN West:			3,996.00	
MARTIN BROS.				
MARTIN BROS.	PICKARD CONCESSIONS	07/01/2021	565.49	PARK & RECREATI
MARTIN BROS.	PICKARD CONCESSIONS	07/08/2021	2,049.72	PARK & RECREATI
Total MARTIN BROS.:			2,615.21	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN EMS	06/30/2021	126.55	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			126.55	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	HARDWARE	06/24/2021	2.03	FIRE FUND
MCCOY HARDWARE INC	GEOMAT STAKES	06/28/2021	41.22	ROAD USE TAX FU
MCCOY HARDWARE INC	TOILET FLUSH LEVER	06/28/2021	5.84	PARK & RECREATI
MCCOY HARDWARE INC	PLEXIGLASS FOR RESERVATION BOXES	06/30/2021	49.50	PARK & RECREATI
MCCOY HARDWARE INC	SHOP SUPPLIES	06/30/2021	50.38	ROAD USE TAX FU
MCCOY HARDWARE INC	BATTERIES FOR DEPARTMENT	07/01/2021	14.39	SEWER FUND
MCCOY HARDWARE INC	POOL HARDWARE	07/06/2021	2.86	POOL (MEMORIAL)
MCCOY HARDWARE INC	POOL HARDWARE	07/06/2021	12.10	POOL (MEMORIAL)
MCCOY HARDWARE INC	PAINT BRUSH	07/06/2021	2.80	PARK & RECREATI
MCCOY HARDWARE INC	BIRD BLOCK NETTING	07/08/2021	26.99	PARK & RECREATI
MCCOY HARDWARE INC	3/8" RATCHED	07/08/2021	19.79	SEWER FUND
MCCOY HARDWARE INC	KEY BLANKS FOR PICKARD RR	07/09/2021	8.24	PARK & RECREATI
MCCOY HARDWARE INC	POOL HARDWARE	07/12/2021	.65	POOL (MEMORIAL)
MCCOY HARDWARE INC	POOL HARDWARE	07/12/2021	.45	POOL (MEMORIAL)
Total MCCOY HARDWARE INC:			237.24	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPME	ROAD GRADER REPAIR	06/28/2021	2,556.99	ROAD USE TAX FU
Total MURPHY TRACTOR & EQUIPMENT:			2,556.99	
NAPA AUTO PARTS				
NAPA AUTO PARTS	RUBBER CEMENT	07/08/2021	10.99	PARK & RECREATI
Total NAPA AUTO PARTS:			10.99	
NARTEC INC				
NARTEC INC	DETECTIVE SUPPLIES	07/08/2021	360.76	POLICE FUND
Total NARTEC INC:			360.76	
NATIONAL BALLOON CLASSIC				
NATIONAL BALLOON CLASSIC	FY22 CONTRIBUTION	07/07/2021	5,000.00	GENERAL FUND
Total NATIONAL BALLOON CLASSIC:			5,000.00	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	06/28/2021	1,054.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	06/30/2021	1,177.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	07/01/2021	1,188.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	SOUTH R STREET PAVEMENT REPAIRS	07/02/2021	607.50	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			4,026.75	
OPN ARCHITECTS INC				
OPN ARCHITECTS INC	NEW CITY HALL/LIBRARY ARCH SERVICES	06/30/2021	2,517.20	CAPITAL PROJECT
Total OPN ARCHITECTS INC:			2,517.20	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	GROUND STRAP	06/29/2021	12.48	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
O'REILLY AUTO PARTS	RETURN GROUND STRAP	06/29/2021	12.48-	PARK & RECREATI
O'REILLY AUTO PARTS	REPAIR UNIT 41 PICKUP	06/29/2021	49.98	ROAD USE TAX FU
O'REILLY AUTO PARTS	VEHICLES	06/30/2021	13.74	POLICE FUND
O'REILLY AUTO PARTS	BATTERY FOR SIMPLICITY MOWER	07/06/2021	47.74	PARK & RECREATI
O'REILLY AUTO PARTS	ENGINE OIL	07/08/2021	13.47	PARK & RECREATI
Total O'REILLY AUTO PARTS:			124.93	
PERDIGON, GEORGE LEE				
PERDIGON, GEORGE LEE	PATIENT OVERPAID RESPONSIBILITY	08/12/2020	150.00	AMBULANCE FUN
Total PERDIGON, GEORGE LEE:			150.00	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	REPAIR FRAME SIMPLICITY MOWER	07/08/2021	168.00	PARK & RECREATI
Total PIERCE BROTHERS REPAIR:			168.00	
PINE VALLEY INSPECTIONS/CONSULTING LLC				
PINE VALLEY INSPECTIONS/CO	JUNE 2021 PLAN REVIEWS	06/30/2021	945.00	GENERAL FUND
Total PINE VALLEY INSPECTIONS/CONSULTING LLC:			945.00	
PROSCREENING LLC				
PROSCREENING LLC	SCREENING	07/01/2021	45.00	POOL (MEMORIAL)
PROSCREENING LLC	SCREENING	07/01/2021	68.00	GENERAL FUND
Total PROSCREENING LLC:			113.00	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	COACHES BACKGROUND CHECKS	06/30/2021	302.60	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			302.60	
QUILL CORPORATION				
QUILL CORPORATION	SUPPLIES	06/21/2021	50.04	POLICE FUND
QUILL CORPORATION	SUPPLIES	06/22/2021	54.99	POLICE FUND
Total QUILL CORPORATION:			105.03	
ROGNES, CARRIE				
ROGNES, CARRIE	REFUND YOUTH TECH COMPUTER CAMP 2	07/12/2021	345.00	PARK & RECREATI
Total ROGNES, CARRIE:			345.00	
ROTHCHILD, LAURA				
ROTHCHILD, LAURA	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	160.00	PARK & RECREATI
Total ROTHCHILD, LAURA:			160.00	
SCHREIER, ERIC				
SCHREIER, ERIC	REFUND MIGHTY MINNOWS	07/13/2021	26.00	POOL (MEMORIAL)
Total SCHREIER, ERIC:			26.00	
SECRETARY OF STATE				
SECRETARY OF STATE	NOTARY	07/07/2021	30.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SECRETARY OF STATE:			30.00	
SIGN DESIGN & LABELING INC				
SIGN DESIGN & LABELING INC	APPARATUS DEPARTMENT DOOR DECAL	07/07/2021	250.00	FIRE FUND
Total SIGN DESIGN & LABELING INC:			250.00	
SMITH, ELEANOR J.				
SMITH, ELEANOR J.	PATIENT OVERPAID RESPONSIBILITY	11/15/2020	1,049.89	AMBULANCE FUN
Total SMITH, ELEANOR J.:			1,049.89	
SORENSEN, KAREN				
SORENSEN, KAREN	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	165.00	PARK & RECREATI
Total SORENSEN, KAREN:			165.00	
SPAUR, BRANDY				
SPAUR, BRANDY	REFUND 2 YOUTH TECH COMPUTER CAMP	07/12/2021	335.00	PARK & RECREATI
Total SPAUR, BRANDY:			335.00	
STERNQUIST CONST. INC.				
STERNQUIST CONST. INC.	RETAINAGE - TRAFFIC SIGNAL SYSTEM TIMI	05/03/2021	13,736.94	STREET CAPITAL
Total STERNQUIST CONST. INC.:			13,736.94	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES INC	OUTDOOR MOVIE - CROODS 3	07/07/2021	465.00	PARK & RECREATI
Total SWANK MOTION PICTURES INC.:			465.00	
THEISEN'S				
THEISEN'S	CABLE, SLEEVES, THIMBLES	06/29/2021	47.15	PARK & RECREATI
THEISEN'S	BACK PACK SPRAYER	06/30/2021	74.99	PARK & RECREATI
THEISEN'S	AIR HOSE COUPLER KIT	07/06/2021	9.99	PARK & RECREATI
Total THEISEN'S:			132.13	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	CONTRACT	07/01/2021	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - COM DEV	06/30/2021	40.62	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - CITY ADMIN	06/30/2021	40.63	GENERAL FUND
TRUENORTH COMPANIES LC	OSHA MOCK WALK THROUGH - POLICE	06/30/2021	350.00	POLICE FUND
TRUENORTH COMPANIES LC	OSHA MOCK WALK THROUGH - PARKS	06/30/2021	350.00	PARK & RECREATI
TRUENORTH COMPANIES LC	OSHA MOCK WALK THROUGH - ACTIVITY CT	06/30/2021	350.00	PARK & RECREATI
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - STREETS	06/30/2021	40.63	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - SEWER	06/30/2021	40.62	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - POLICE	06/30/2021	40.62	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - FIRE	06/30/2021	40.63	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - LIBRARY	06/30/2021	40.62	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MTG - P&R ADMIN	06/30/2021	40.63	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total TRUENORTH COMPANIES LC:			1,375.00	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	SCREENING - FALLIS	06/30/2021	556.00	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	SCREENING - LARSON	06/30/2021	556.00	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	RETURN TO WORK - MAY	06/30/2021	84.00	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	SCREENING - MYERS	06/30/2021	269.00	ROAD USE TAX FU
UPHDM OCCUPATIONAL MEDIC	SCREENING - SKULTETY	06/30/2021	272.00	PARK & RECREATI
Total UPHDM OCCUPATIONAL MEDICINE:			1,737.00	
URBAS, LINDA				
URBAS, LINDA	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	55.00	PARK & RECREATI
Total URBAS, LINDA:			55.00	
VERIZON WIRELESS				
VERIZON WIRELESS	WPC WIRELESS	06/26/2021	40.01	SEWER FUND
Total VERIZON WIRELESS:			40.01	
WALDKIRCH, JOYE				
WALDKIRCH, JOYE	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	160.00	PARK & RECREATI
Total WALDKIRCH, JOYE:			160.00	
WARREN CO. ASSESSOR				
WARREN CO. ASSESSOR	GIS SERVICES- COM DEV	07/01/2021	2,550.00	GENERAL FUND
WARREN CO. ASSESSOR	GIS SERVICES- WRRD	07/01/2021	2,550.00	SEWER FUND
WARREN CO. ASSESSOR	GIS SERVICES - STREETS	07/01/2021	2,550.00	ROAD USE TAX FU
Total WARREN CO. ASSESSOR:			7,650.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	PRISONER FEES	07/09/2021	1,620.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			1,620.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES	06/28/2021	20,718.17	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	06/28/2021	3,965.52	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIES - GARBAGE	06/28/2021	38.29	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	SPRING CLEAN UP-BRUSH FACILITY	06/28/2021	19,303.00	GENERAL FUND
WASTE MANAGEMENT OF IOW	LEAVES REOMAVAL FROM BRUSH FACILITY	07/01/2021	656.40	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			44,681.38	
WEST, ANGELA				
WEST, ANGELA	REFUND YOUTH TECH COMPUTER CAMP 2	07/12/2021	330.00	PARK & RECREATI
Total WEST, ANGELA:			330.00	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	KYBO AT BRUSH FACILITY	07/01/2021	65.00	GENERAL FUND
Total WIEGERT DISPOSAL CO.:			65.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	PAY APP #13	07/09/2021	1,320,248.62	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			1,320,248.62	
WILSON, LISA				
WILSON, LISA	ATHLETIC CTR REIMBURSEMENT	07/13/2021	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	
YATES, JEN				
YATES, JEN	REFUND YOUTH TECH COMPUTER CAMP	07/12/2021	165.00	PARK & RECREATI
YATES, JEN	REFUND YOUTH TECH COMPUTER CAMP	07/13/2021	160.00	PARK & RECREATI
Total YATES, JEN:			325.00	
YMCA OF GREATER DSM				
YMCA OF GREATER DSM	EMPLOYER EXPENSES	07/01/2021	390.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	07/01/2021	1,122.00	GENERAL FUND
YMCA OF GREATER DSM	JUNE EE IMU LIABILITY	07/01/2021	67.00	GENERAL FUND
Total YMCA OF GREATER DSM:			1,579.00	
Grand Totals:			1,630,554.84	

City Council: _____

_____

_____

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Information

Subject

Resolution approving monthly transfers.

Information

Attachments

Resolution Approving Transfers

RESOLUTION 2021-

RESOLUTION TO APPROVE MONTHLY TRANSFERS

WHEREAS, the City of Indianola transfers money between funds to meet certain fiduciary obligations, and

WHEREAS, the transfers described on the attached form need to be accomplished prior to the month end of July 2021, and

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

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

Passed and approved this 19th day of July 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk/CFO

FY 2021 Monthly Recurring Transfers

July 2021

	DEBIT	(CREDIT)	
610-8300-69101	$ 5,396		Transfer Out to General Fund
001-9100-49102		$ 5,396	Transfer In from Sewer PILOT
610-8300-69101	$ 10,021		Transfer Out to Police Fund
011-1100-49101		$ 10,021	Transfer In from Sewer PILOT
610-8300-69615	$ 7,000		Transfer Out to City Manager
001-6150-49615		$ 7,000	Transfer In from Sewer
110-2100-69615	$ 7,000		Transfer Out to City Manager
001-6150-49615		$ 7,000	Transfer In from Streets/RUT
610-8300-69625	$ 2,381		Transfer Out to Human Resourses
001-6250-49625		$ 2,381	Transfer In from Sewer
110-2100-69625	$ 2,381		Transfer Out to Human Resourses
001-6250-49625		$ 2,381	Transfer In from Streets/RUT
610-8300-69170	$ 6,667		Transfer Out to Community Development
001-1700-49170		$ 6,667	Transfer In from Sewer
110-2100-69170	$ 6,667		Transfer Out to Community Development
001-1700-49170		$ 6,667	Transfer In from Streets
001-1700-69621	$ 1,468	CD	Transfer Out Info & Tech
001-6100-69621	$ 1,100	M/C	Transfer Out Info & Tech
001-6150-69621	$ 616	CM	Transfer Out Info & Tech
001-6200-69621	$ 1,910	FIN	Transfer Out Info & Tech
001-6250-69621	$ 616	HR	Transfer Out Info & Tech
011-1100-69621	$ 5,705	PD	Transfer Out Info & Tech
015-1500-69621	$ 1,140	FD	Transfer Out Info & Tech
016-1600-69621	$ 6,459	EMS	Transfer Out Info & Tech
041-4100-69621	$ 3,660	LIB	Transfer Out Info & Tech
042-4200-69621	$ 1,015	Parks Admin	Transfer Out Info & Tech
042-4300-69621	$ 3,096	Parks	Transfer Out Info & Tech
110-2100-69621	$ 1,992	RUT	Transfer Out Info & Tech
610-8300-69621	$ 1,680	Sewer	Transfer Out Info & Tech
001-6210-49621		$ 30,456	Transfer In--Info & Tech
650-9000-69620	$ 800.00	Storm Sewer	Transfer Out Clerk
610-8300-69620	$ 4,500.00	Sewer	Transfer Out Clerk
670-8400-69620	$ 800.00	Recycling	Transfer Out Clerk
001-6200-49620		$ 6,100	Transfer In City Clerk
710-8300-69610	$ 158,333		Transfer Out for Sewer Operations
610-8300-49610		$ 158,333	Transfer In from Sewer Fee Revenue
	$ 242,401	$ 242,401	

Prepared By:

Date

Information

Subject

July 6, 2021 Minutes.

Information

Attachments

Minutes

City of Indianola - Regular Session – July 6, 2021

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

In public comment, Mayor Pepper noted Christina Beach, 409 W 5th Avenue, had submitted a public comment, which Council received prior to the meeting.

Council Member Southall moved to approve the consent agenda and Kling 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
- Claims on the computer printout for July 6, 2021.
- June 21 and 28, 2021 Minutes.
- Resolution 2021-157 setting a Public Hearing on an application for exemption of sign code at 407 North Jefferson Way.
- Resolution 2021-158 setting a Public Hearing on an application for exemption of sign code at 123 South Howard Street.
- Approval of a renewal Class E liquor license with Sunday sales privileges for I Towner Stop, located at 403 West 2nd Avenue.
- Approval of an event application from Willow Moon Apothecary for a Toasting to the Autumnal Equinox: A Wine and Charcuterie Event, on September 18, 2021.
- Approval of an event application from CrossFit 65/69 for a half-marathon to be held on August 21, 2021.
- Approval of Payment Application Number 3 for the Water Resource Recovery Facility influent trunk sewer and outfall project from Langman Construction Inc in the amount of $351,864.44.
- Resolution 2021-159 approving Payment Application and Change Order Number 3 for the East Iowa Avenue Paving Project.
- Resolution 2021-160 approving Change Order and Payment Application Number 1 for the Square Reconstruction Project.
- Resolution 2021-161 approving the purchase of a vehicle for the Police Department.
- Approval of an order accepting acknowledgement/settlement agreement with Murphy USA.
- Third and final consideration of an Ordinance approving the right-of-way vacation and conveyance of a portion of the east/west alley that lies between Lots 1, 2, 3 and Lots 10, 11, 12 and a portion of the north/south alley that lies between Lots 3 and 4, all in Block 14 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa to Peterson Funeral Service, Inc.
- Second consideration of an Ordinance approving the vacation of a Storm Sewer and Drainage Way Easement on part of Lot 1, Williams Terrace Plat 1.

- Second consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for adult entertainment and uses.
- Second consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for massage establishments and technicians.
- Approval of Urban Revitalization Designations.
- Resolution 2021-162 approving salaries.

City Manager Ryan Waller stated for the record the consent agenda set two public hearings, approved pay applications on projects, and included approvals of the second readings of Ordinances. Public Works Director Akhilesh Pal updated Council on the progress of the Iowa Avenue Paving project.

City Treasurer, Doug Shull, provided the Council with the May 2021 Treasurer's Report. It was moved by Marchant and seconded by Southall to receive and file the May 2021 Treasurer's Report. Question was called for and on voice vote the Mayor declared the motion passed unanimously.

Marchant moved and Parker seconded to receive and file the May 2021 EMS Billing Activity Report. Question was called for and on voice vote the Mayor declared the motion passed unanimously.

In the Art Commission report, Council Member Kling explained the public piano project the commission is developing, as well as other goals of the commission.

Council directed staff to add the Fireworks Ordinance to a future study session agenda.

Mayor Pepper stated she has been speaking with businesses around the Square during the Streetscape project to ensure the project is going smoothly. She noted July has a lot of cultural attractions for our community and urged citizens to join. She also said that the July study session will include a discussion on a new Human Relations Commissions.

Simpson College Professors John Pauley and Clint Meyer gave a brief presentation about a joint research project they would like to do with the City, focusing on the Water Resource Recovery Facility (WRRF). Results of the study will be available in the spring of 2022.

Mayor Pepper read a Proclamation on Parks and Recreation Month.

The second consideration of an Ordinance approving amendments to Chapter 165 (Zoning Regulations) and Chapter 166 (Site Plan) was introduced on a motion by Marchant 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 second consideration of an Ordinance approving an amended Official Zoning Map of Indianola, Iowa was introduced on a motion by Hulen 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.

Marchant moved and Parker seconded to open the Public Hearing on a Fiscal Year 22 budget amendment. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Andrew Lent, City Clerk/CFO, explained that the budget amendment will allow staff to move items from FY21 to FY22. No additional revenue is projected for these projects but a decrease in fund balance is offset by non-expense in FY21. Other amendment items include permitting software, American Rescue Plan funding and a LOST transfer. Lent noted that the LOST transfer does not impact payments towards WRRF. Mayor Pepper then read public comments that were electronically submitted in opposition to the budget amendment from Jesse Beckford, 708 South K Street; Tim Brend, 908 N Buxton; Kelly Shaw, 101 Phillip Place; Scott Edgerton, 1909 W 5th Ave; Emily Fox, 1014 N 9th St; Christina Beach, 409 W 5th Ave; Brad Ross, 812 North S Ct; Shirley Clark, 403 North Y St; Holli Duncan, 1905 W 4th Ave; Stephanie Erickson, 1102 E Kentucky Ave; Denise Kalbus, 1319 E Franklin Ave; and Lori Fredrickson, 708 North U St.

City Attorney Fulton clarified for the record that the LOST funds can be used for infrastructure, per the referendum that voters passed. He also stated that filings with the Iowa Public Information Board are public records and as such, citizens are no longer private when making public filings. IPIB found no legitimacy in the claims filed against the City and dismissed them.

City Manager Ryan Waller explained that the WRRF is paid partly by user rates and partly by LOST funds. With this budget amendment, no funds are being taken from the obligation to pay on the WRRF loans and no rate increases are expected due to using a portion of LOST funds for the Streetscape project. He also clarified that the monuments for the Square are directional signage to assist in getting visitors to the Square.

No other public comments were offered. Marchant moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker stated an excess of LOST funds were never anticipated when the LOST referendum was passed. Now that the City is receiving more than originally budgeted, the money can be used to do other projects without affecting the tax rates or payments on the WRRF bond. Council agreed it is the best thing they can do while having the least financial impact on residents.

Parker introduced Resolution 2021-163 approving an amendment to the Fiscal Year 22 budget and moved for its adoption. Council Member Hulen 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.

Council Member Marchant moved to open the Public Hearing regarding the execution of a Development Agreement by and between the City of Indianola and Johansen Enterprises, LLC and

Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Waller explained the agreement includes the donation of park land and financial assistance to help relocate sewer lines. Included in the agenda packet was a request from the developer to continue the approval of the agreement to the July 19 meeting. No other public comments were offered. Marchant moved and Southall seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Schroder moved to continue the resolution approving and authorizing the execution of a Development Agreement by and between the City of Indianola and Johansen Enterprises, LLC to the July 19 meeting and Hulen seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Southall moved to approve the sewer credit request from the customer at 501 South Jefferson Way in the amount of $1,877.41 and Hulen 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 first consideration of a proposed Ordinance establishing the street grades for the East Iowa Avenue Paving Project was introduced on a motion by Southall and seconded by Hulen. In discussion, Public Works Director Pal stated legal counsel recommends approval of the Ordinance. 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 Kling and seconded by Marchant to approve the first consideration of an Ordinance approving amendments to Chapter 27 of the City Code (Art Commission). On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved and Parker seconded to approve Resolution 2021-165 approving an engagement letter with Ahlers & Cooney, P.C. regarding amendment Number 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan. 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 directed staff to review late fees on event and noise permit applications in order to update the process to be more business friendly.

It was moved by Marchant and seconded by Parker to receive and file the Fiscal Year 23 budget calendar. In discussion, City Clerk/CFO Lent noted there will be a special meeting in March to approve the budget. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Kling moved and Hulen seconded to receive and file correspondence from June 18 and 25, 2021 weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

It was moved by Marchant at 6:59 pm to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Schroder 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.

At 7:07 pm Marchant moved, and Parker seconded to exit the closed session. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken on items discussed in the closed session.

Meeting adjourned at 7:07 pm on a motion by Schroder and seconded by Parker.

_____
Pamela Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk/CFO

Information

Subject

Resolution determining the necessity and fixing date for a public hearing on the matter of the adoption of a proposed Amendment No. 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan.

Information

Attachments

Memorandum
Resolution Setting Hearing
Amendment

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 14, 2021
Re: Resolution determining the necessity and fixing date for a public hearing on the matter of the adoption of a proposed Amendment No. 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan

At its meeting on July 6, the City Council approved an engagement letter with Ahlers & Cooney, P.C. regarding amendment No. 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan. As the Council may be aware, during the 2021 legislative session, House File 418, which removes the multi-residential property tax assessment classification, was signed into law by Governor Reynolds and will go into effect for property assessments beginning January 1, 2022. This legislation was proposed by the Iowa Department of Revenue, in part, because the multi-residential property and residential property rollbacks are equalizing as of January 1, 2022.

As such, to help eliminate confusion with the existing multi-residential exemption categories in the existing Urban Revitalization Plan, it is necessary to amend the Urban Revitalization Plan to remove the multi-residential exemption and combine it into the residential exemption.

It is requested that the Council set a Public Hearing date on this matter for August 16, 2021, and the changes to the Urban Revitalization Plan would also be considered at that meeting.

I will attend the July 19 Council meeting if you have any questions.

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA
July 6, 2021
6:00 P.M.

Amended and Restated 1998 Citywide Urban Revitalization Plan

- Resolution determining the necessity and fixing date for a public hearing on the matter of the adoption of a proposed Amendment No. 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

July 6, 2021

The City Council of the City of Indianola, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND FIXING DATE FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 1 TO THE AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

_____

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

RESOLUTION NO. _____

RESOLUTION DETERMINING THE NECESSITY AND FIXING DATE FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 1 TO THE AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN

WHEREAS, in 2018, by Resolution No. 2018-132, the City adopted the Amended and Restated 1998 Citywide Urban Revitalization Plan (the "Plan") for the Citywide Urban Revitalization Area (the "Urban Revitalization Area"); and

WHEREAS, by the foregoing action, the Council has determined that the Urban Revitalization Area within the City of Indianola can be revitalized as authorized by Code of Iowa Chapter 404 (the "Act"); and

WHEREAS, in 2021, the Iowa legislature adopted legislation to eliminate the multiresidential property assessment classification starting January 1, 2022, and consequently many of the properties previously assessed as “multiresidential” will be reclassified as a subdivision of “residential” properties and corresponding changes will be made to the Act; and

WHEREAS, a proposed Amendment No. 1 to the Plan ("Amendment") has been prepared, the purpose of which is to (i) modify the exemption schedules under the Plan with respect to properties assessed as multiresidential or commercial that have three or more dwelling units on or after January 1, 2022, and (ii) clarify property owners’ options for applying under the Plan as either seeking prior approval for a proposed improvement project or applying after the improvements are first assessed; and

WHEREAS, before such Amendment can be adopted, it is necessary that a public hearing be held thereon and that due notice be given in accordance with the requirements of the Act.

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

Section 1. It is determined that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Urban Revitalization Area remains necessary in the interest of the public health, safety, or welfare of the residents of the City, and the Urban Revitalization Area continues to substantially meet the criteria of Section 404.1, and the proposed Amendment, attached to this Resolution as Exhibit 1, is declared to substantially meet the criteria of Iowa Code Section 404.2.

Section 2. It is determined that it is in the best interests of the citizens of the City of Indianola, Iowa to hold a public hearing on the matter of the adoption of the Amendment, on August 16, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 6:00 P.M.

Section 3. That the City Clerk be and is hereby directed to publish a notice of a public hearing on the Amendment, at least once not less than seven days prior to the date of said public hearing, as provided in Section 404.2(6) of the Code of Iowa. August 16, 2021 is the next regularly scheduled City Council meeting after the publication of notice.

Section 4. Be it further resolved that copies of the Amendment be made available to the public through the office of the City Clerk.

Section 5. The notice of the proposed hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA, ON THE MATTER OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 1 TO THE AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN FOR THE CITYWIDE URBAN REVITALIZATION AREA

Public notice is hereby given that the City Council of the City of Indianola, Iowa, will hold a public hearing on August 16, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 6:00 P.M., at which meeting the Council proposes to take action on the adoption of an Amendment No. 1 ("Amendment") to the Amended and Restated 1998 Citywide Urban Revitalization Plan ("Plan") for the Citywide Urban Revitalization Area described therein, under the authority of Chapter 404 of the Code of Iowa, as amended.

The purpose of the Amendment is to (i) modify the exemption schedules under the Plan with respect to properties assessed as multiresidential or commercial that have three or more dwelling units on or after January 1, 2022 (in response to the elimination of the multiresidential property assessment classification for assessments imposed on or after January 1, 2022), and (ii) clarify property owners' options for applying under the Plan as either seeking prior approval for a proposed improvement project or applying after the improvements are first assessed.

Any persons interested may appear at said meeting of the Council and present evidence for or against the adoption of the Amendment. The proposed Amendment is on file in the office of the City Clerk and available for public inspection or copying during ordinary business hours.

This notice is given by order of the City Council of the City of Indianola, Iowa, pursuant to Section 404.2(6) of the Code of Iowa, 2021, as amended.

Dated this _____ day of _____, 2021.

_____
City Clerk, City of Indianola, Iowa

(End of Notice)

PASSED AND APPROVED this 6th day of July, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

ATTACH AMENDMENT NO. 1
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

I, the undersigned City Clerk of Indianola, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of said Municipality hereto affixed this _____ day of _____, 2021.

_____
City Clerk, City of Indianola, State of Iowa

(SEAL)

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AMENDMENT NO. 1
TO THE
AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN
FOR THE
1998 CITYWIDE URBAN REVITALIZATION AREA

City of Indianola, Iowa

INTRODUCTION

The City of Indianola, Iowa ("City") adopted the Amended and Restated 1998 Citywide Urban Revitalization Plan ("Plan") for the 1998 Citywide Urban Revitalization Area (the "Urban Revitalization Area" or "Area") by action of the City Council on July 16, 2018. The Plan was adopted to promote the revitalization of properties in the Area, by providing tax abatement on eligible improvements on properties assessed as commercial, residential, or multiresidential.

In 2021, the Iowa legislature adopted legislation to eliminate the multiresidential property assessment classification. Because of this legislation, after January 1, 2022, many of the properties previously assessed as "multiresidential" will be reclassified as "residential" properties under the new Iowa Code Section 441.21(14)(a). Accordingly, the City is amending the Plan with the adoption of this Amendment No. 1 to the Plan ("Amendment" or "Amendment No. 1") to clarify the eligibility of properties assessed as multiresidential or commercial prior to January 1, 2022 that have three or more separate living quarters with at least seventy-five percent of the space used for residential purposes. This Amendment No. 1 also makes changes clarifying the application process under the Plan.

Except as modified by this Amendment No. 1, the provisions of the Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided therein. All subsections of the Plan not mentioned in this Amendment shall continue to apply to the Plan and the Area. In case of any conflict or uncertainty, the terms of this Amendment No. 1 shall control and any parts of the Plan in conflict with this Amendment No. 1 are hereby repealed.

AMENDMENTS TO PLAN

1. The first paragraph of Section F of the Plan, describing eligible properties under the Plan, is hereby repealed and replaced in its entirety with the following:

> The purpose of this Amended and Restated Plan is to stimulate the development of more residential, multi-residential, and commercial buildings, improvements, and uses. Therefore, property tax abatement is made available for new construction and for rehabilitation or additions to existing buildings on residential or commercial property, or on property assessed as multi-residential prior to January 1, 2022, within the Area.

2. Section H of the Plan, providing the available tax exemption schedules under the Plan, is hereby repealed in its entirety and replaced with the following:

H. Tax Exemption Schedules

Residential Property.

All Qualified Real Estate assessed as residential property is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements.

The exemption is for a period of five (5) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 100%
Second Year – 80%
Third Year – 60%
Fourth Year – 40%
Fifth Year – 20%

Commercial Property.

All Qualified Real Estate assessed as commercial property is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements.

The exemption is for a period of four (4) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 80%
Second Year – 60%
Third Year – 40%
Fourth Year – 20%

Property Assessed Prior to January 1, 2022 as Multi-residential or Commercial **with** Three or More Living Quarters.

All Qualified Real Estate assessed prior to January 1, 2022, as multi-residential property or commercial property, if the property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements.

The exemption is for a period of five (5) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 100%
Second Year – 80%
Third Year – 60%
Fourth Year – 40%
Fifth Year – 20%

3. The second paragraph of Section I of the Plan, defining "Eligible Improvements," is hereby repealed in its entirety and replaced with the following:

"Eligible Improvements," as used in this Amended and Restated Plan, include rehabilitation and additions to any existing residential and commercial structures and, prior to January 1, 2022, multi-residential structures. In addition, new construction of residential and commercial structures (and, prior to January 1, 2022, multi-residential structures) on vacant land or on land with existing structures is also eligible for tax abatement. All improvements, in order to be considered eligible, must be completed in conformance with all applicable ordinances and regulations of the City of Indianola, and must be completed during the time the Area is designated as a revitalization area. No abatement will be allowed unless a building permit has been issued by the City with respect to the project for which the abatement is requested.

4. To clarify the application process under the Plan, Sections L and M of the Plan are hereby repealed in their entirety and replaced with the following:

L. Application Procedures and Application Review Process:

Property owners must file an application, on the form provided by the City, for each new exemption claimed. The application shall be filed by the property owner with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years to receive an exemption for the total number of years in the applicable exemption schedule, if otherwise eligible for an exemption.

The application shall contain, but not be limited to, the following information:

1. Name of applicant/property owner;

2. Applicant's complete mailing address and telephone number;

3. Legal description of the property where improvement(s) are made;

4. The nature of the proposed improvement(s);

5. Estimated or actual cost of the improvement(s);

6. The estimated or actual date of completion of the improvement(s);

7. The tax exemption schedule as selected by the owner of the property; and

8. The tenants that occupied the property on the date the City adopted the Original Plan (February 1998).

The City Council shall approve all applications submitted for approval if:

1. The improvements are in conformance with this Plan and all other requirements of City Code, as determined by the City Council; and

2. The property to which the improvements were made is located within the Area; and

3. The eligible improvements were made during the time the Area was designated as a revitalization area under this Plan; and

4. The project has obtained a building permit from the City; and

5. The application meets all other legal requirements; and

6. The property is not located within an urban renewal area; provided, however, if the property is located within an urban renewal area, then the project may be eligible under this Plan only if the City Council determines that allowing such an exemption will not be inconsistent or interfere with any urban renewal plan, project, or related development agreement. If an application under this Amended and Restated Plan is denied by the City Council because the property for which an exemption is requested is within an existing urban renewal area, the owner may reapply for benefits under this Plan for the same property if the property has subsequently been removed from the urban renewal area, provided the property remains in the designated Revitalization Area and all other Plan requirements are met.

All approved applications shall be forwarded to the Warren County Assessor by March 1 for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the *Code of Iowa*. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

M. Prior Approval of Applications:

Property owners may submit an application seeking prior approval for a tax exemption on a proposed improvement project from the City, prior to completion of the improvements. To submit an application for prior approval, the property owner must select the option to apply for prior approval on the City's form of application. If a property owner selects to apply for prior approval before completion of the improvements, then the property owner will be required to submit a second application for the improvements between January 1

and February 1 of the year in which all value added for the improvement project is first assessed.

The City Council shall give its prior approval, by resolution, if the proposed improvements and application are in conformance with this Plan, including the requirements set forth is Section L of this Plan, above. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject.

Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption under this Plan. Upon completion of the improvements described in an application submitted for prior approval, the City Council shall forward the application to the Warren County Assessor by March 1 for review, pursuant to Section 404.5 of the Code of Iowa.

EFFECTIVE DATE OF AMENDMENT

This Amendment No. 1 shall become effective upon adoption by the City Council ("Effective Date"). The Plan, as amended, shall remain in effect until the City Council terminates and repeals the Plan and designating ordinance under the terms of the Plan and the provisions of Iowa Code Chapter 404.

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Information

Subject

Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

Information

Attachments

Memorandum
Resolution Setting Hearing
Amendment

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 14, 2021
Re: Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

The City is working with a few existing businesses regarding proposed expansion projects to their existing businesses. To help facilitate these expansion projects, the City proposes Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area.

It is requested that the Council set a consultation meeting with the affected taxing jurisdictions (Warren County and the Indianola School District) for July 26, 2021 at 10 AM and a Public Hearing date on this matter for the August 16, 2021 City Council Meeting at 6:00 PM.

It should be noted that at this time, Council is simply being asked to set the consultation meeting and public hearing dates. Formal action on the amendment and any associated development agreement with the noted expansion project will occur at a later date.

I will attend the July 19 Council meeting if you have any questions.

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA
July 19, 2021
6:00 P.M.

Hillcrest/Downtown Unified Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

July 19, 2021

The City Council of the City of Indianola, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 4 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 4 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA

WHEREAS, the City of Indianola (the "City") adopted the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area by Resolution No. 11-94 on July 5, 1994, and subsequently amended the Hillcrest Urban Renewal Plan six times; and

WHEREAS, the City adopted the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area by Resolution No. 08-01 on September 4, 2001 and subsequently amended the Downtown Urban Renewal Plan two times; and

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

WHEREAS, the Unified Plan has subsequently been amended three times, lastly by Amendment No. 3 in 2020; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

HILLCREST ORIGINAL URBAN RENEWAL AREA

A part of the North ½ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North 1/4 corner of said Section 19, thence North 89° 06' West 6.15 feet, thence South 01° 36' 20" East 1323.7 feet to the Southwest corner of the NW 1/4 NE 1/4 of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a 3° 36' 36" curve with a central angle of 51° 58' a distance of 659.0 feet, thence North 21° 03' West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

HILLCREST AMENDMENT NO. 1 SUBAREA

Beginning at a point 269.5' North of the Southeast corner of the NW 1/4 of the SE 1/4 of Section 19-76-23 thence North along West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980'

to East Corporate Limits; thence South along East Corporate Limits line within Section 20 a distance of 3,300', thence East along East Corporate Limits line 660' to East line of the NW 1/4 SW 1/4 of 20-76-23, thence South along corporate limits line to the center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00-05'-00" E) 269.5', thence West (N 00-08'-00" W) 165' to point of beginning. (Area includes Indianola Industrial Park Plats 1 & 2 and additional property.)

HILLCREST AMENDMENT NO. 2 SUBAREA

The East 808.65' of North 777.46' of the NE ¼ of the NW ¼ of Section 19, Township 76, Range 23, Indianola, Iowa. (Also known as a portion of Hillcrest Industrial Park Plat 2.)

HILLCREST AMENDMENT NO. 3 SUBAREA

All of the SW ¼ SE ¼ of Section 18-76-23, now known as Quail Meadows Subdivision, lying west of the east line of the former Railroad Right of Way including all adjacent Public Right of Way and Road Easements of record.

Beginning 555' South of the NW corner of Section 18-76-23 and running thence East 289'; thence South 170'; thence West 289'; thence North 170' to the P.O.B, and including all adjacent highway right-of-way of record.

All of the NE ¼ NW ¼ of Section 19-76-23 including all adjacent Public Right of Way and Road Easements of record except 18.54 acres in the NE Corner.

West 50' of the East 43 Acres in the N ½ of the NW ¼ of Section 19-76-23.

Lots 1-7 of Hulen's Subdivision including all north and west adjacent Public Right of Way and Road Easements of record.

Lots 1-5 of Scenic Pointe Subdivision including all adjacent Public Right of Way and Road Easements of record.

Lots C, D, E, F, G, and H of Goodale Place within SE ¼ SE ¼ of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE ¼ SE ¼ of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

Part of the SE ¼ SE ¼ of Section 12-76-24 described as follows: Beginning 450' West of the SE Corner of said Section 12, thence West 242', thence North 120',

thence East 242', thence South 120' to the point of beginning including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, 4 and Parcel A of Lot 2 of Langfitt Subdivision Plat 2 including all adjacent Public Right of Way and Road Easements of record. Lot 2 was included in the Amendment No. 3 map but inadvertently omitted from the legal description.

Lots 1 & 2 of Langfitt Subdivision Plat 1 including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, and 4 of Bob Moore Subdivision including all adjacent Public Right of Way and Road Easements of record.

All of the West 229' of the North 96' of the South 242' of the NW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE ¼ NE ¼ of Section 13-76-24 including all adjacent Public Right of Way and Road Easements of record except West 200' East 355.5' North 96' and except South 416' North 512' West 416' East 571.5'.

All Public Right of Way and Road Easements of record along the north boundary of the NW ¼ NE ¼ Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the E ½ SE ¼ of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE ¼ NE ¼ of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW ¼ NW ¼ of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW ¼ SW ¼ of Section 7-76-24.

HILLCREST AMENDMENT NO. 4 SUBAREA

The Northwest ¼ of the Southeast ¼ lying west of railroad right-of-way except the North 100' of 18-76-23:

AND

The Northeast ¼ of the Southwest ¼ except the North 100' of 18-76-23:

AND

The Southwest ¼ of the Southwest ¼ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest ¼ of the Southwest ¼ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast ¼ of the Southwest ¼ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast ¼ of the Northeast ¼ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast ¼ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast 1/4 of the Northeast ¼ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast ¼ of the Northeast ¼ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

The east 140 feet of Outlot 2 in Berry's Addition to Indianola, Iowa, except the East 30 feet thereof, and except the South 150 feet thereof, and except beginning 30 feet west of the northeast corner of said Outlot 2, thence South 86.4 feet, thence northwest 121 feet to a point of beginning, thence east 85 feet to point of beginning:

AND

The South 150 feet of the East 140 feet of Outlot 2, Berry's Addition to Indianola, Iowa, EXCEPT the East 30 feet thereof:

AND

Beginning at the Northeast corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet; thence South 83 feet; thence East 20 feet; thence South 75 feet; thence East to the East line of said Outlot No. 1; thence North 158 feet to the place of beginning.

AND

Commencing at the Northeast Corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet to the point of beginning, thence South 01 26'46" East 83.00 feet, thence South 90 00'00" East 20.00 feet, thence South 01 26'46" East 75 feet, thence South 90 00'00" West 38.30 feet, thence North 01 26'46" West 158 feet, thence North 90 00'00" East 18.31 feet to the point of beginning:

AND

The West 60 feet of the East 120 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa; NOW KNOWN as Lot 2 in Auditor's Sub-division of the East 420 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa.

The W ½ of the East 60 feet of the S ½ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W ½ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

Lot 3 in Auditor's Subdivision of the East 420 feet of the South one-half of Outlot 1 in Berry's Addition to Indianola, Iowa:

AND

All of Auditor's Outlot 111, except the North 30 feet thereof, in Indianola, Warren County, Iowa; and

AND

Parcel 1:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

AND

Beginning at a point 33 feet East of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence North 238.5 feet; thence East 208.5 feet; thence South 238.5 feet; thence West 208.5 feet to the Point of Beginning, EXCEPTING therefrom the South 30 feet thereof AND EXCEPTING therefrom the North 108.5 feet thereof.

Parcel 2:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

Beginning at a point 33 feet East and 238.5 feet North of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence East 208.5 feet; thence South 108.5 feet; thence West 208.5 feet; thence North 108.5 feet to the Point of Beginning.

Parcel 3:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

The South 210.0 feet of the West 158.93 feet of the following described parcel of land; Commencing at the lead plug in the pavement marking the West Quarter corner of said Section 19; thence South 1332.5 feet; thence South 87 25' East, 241.5 feet to the Point of Beginning; thence continuing South 87 25' East, 710.18 feet; thence North 392 feet; thence West 710.18 feet; thence South 392 feet to the Point of Beginning; EXCEPT the South 30 feet thereof. (The West line of said Section 19 is taken as due North in describing this parcel of land.):

Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, thence North 103 feet, thence East 208 ½ feet, thence South 103 feet, thence West 208 ½ feet to the place of beginning:

AND

The North 50 feet of the South Half (S ½) of the following described real estate: Beginning 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 76 North, Range 23 West of the 5th P.M. of Iowa, in Indianola, Iowa, thence North 306 feet, thence East 208 ½ feet, thence South 306 feet, thence West 208 ½ feet to the place of beginning:

AND

The N ½ of the following described real estate: Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the NW ¼ SW ¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Iowa, in Indianola, Iowa thence North 306 feet, thence East 208 ½ feet thence South 306 feet, thence West 208 ½ feet to the place of beginning.

AND

Lot 9 of Woodward's Subdivision in Indianola, Iowa (also described below).

AND

The Northwest ¼ of the Southwest ¼ of Section 19, Township 76, Range 23 Except Sunset Knolls Subdivision and except Sunset Terrace Plat 1 and except Parcel P and except parcel Q.

AND

Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23 except Sunset Terrace Plat 1 and except Hulen's Subdivision and except the east 110' of the North 250' of the Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23.

AND

A tract of land located in the SW ¼ of the NW ¼ of Section 19, Township 76, Range 23 West of the 5th P.M. in the City of Indianola, Warren County, Iowa more particularly described as: Beginning at the West ¼ corner of said Section 19, thence S87 36'50"E along the South line of the SW ¼ of the NW ¼ of said Section 19, a distance of 60.06' to an iron pin, said pin being on the East right of way line of U.S. Highways 65 & 69, thence N06 10'10"E along the East right of way line of U.S. Highways 65 & 69, a distance of 269.99' to an iron pin, thence N15 37'30"E along the East right of way line of U.S. Highways 65 & 69 a distance of 158.07' to an iron pin. Said pin being the true point of beginning, thence N15 37'30"E along the East right of way line of U.S. Highway 65 & 69, a distance of 116.76' to an iron pin. Thence N 89 47'20"E a distance of 210.00' to an iron pin, thence N00 12'40"W a distance of 399.00' to an iron pin, thence N89 47'20"E a distance of 560.00' to an

iron pin, thence S00 12'40"E a distance of 360.60' to an iron pin, thence S89 47'20"W a distance of 290.00' to an iron pin, thence N00 12'40"W a distance of 25.50' to an iron pin, thence S89 47'20"W a distance of 198.53' to an iron pin, thence S14 20'30"W a distance of 182.20' to an iron pin, thence S89 48'50"W a distance of 267.55' to an iron pin, said pin being the true point of beginning, containing 5.257 acres. SUBJECT to all easements, restrictions, encumbrances, and other matters, if any, of record:

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west ¼ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

Lots 1, 2, 3, 4, 5 and 6 of Orchard Plaza Replat

AND

Berry's Outlots 3 and 4 except the West 75' of the South 150' of Lot 4

AND

Parcels A and C of Berry's Outlot 5

AND

Lots 1, 4 and 5 and 12' alley adjoining West, Except the East 5.5', Block 25, College Addition

AND

All of Block 9 and alleys except the former Railroad R.O.W., All of Block 10 and alleys and former street R.O.W. between Blocks 9 and 10 and All of Block 12 and alleys except the West 5.5' of Windle's Addition

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Woodward's Subdivision

AND

All of the Wal-Mart Subdivision

AND

The area includes the full right-of-way of all streets forming the boundary.

AND

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

Beginning at the intersection of Highway 65/69 and Highway 92, then North on Highway 65/69 to Franklin Avenue, then West to North 1st Street, then South on North 1st Street to East Detroit Avenue, then West on East Detroit Avenue to North Buxton Street, then South on North Buxton Street to Boston Avenue, then West on Boston Avenue to B Street, then South on B Street to Highway 92, then East on Highway 92 to the point of beginning.

The area includes the full right-of-way of all the streets forming the boundary.

DOWNTOWN AMENDMENT NO. 1 SUBAREA

All of Blocks 1, 2, 3, 4, & 8 of South Indianola Addition; all of Blocks 3 & 4 of Hayworths Addition; all of Blocks 3, 4, 9, 10, & 15 of East Indianola Addition; all of Parcel A and Parcel B of Auditors Outlot 93, and Parcel D, E, & F of former Railroad Right of Way west of Auditors Outlots 103, 104, & 106, and all of Auditors Outlots 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, and former Railroad Right of Way; all of Blocks 13, 14, & 15 Windles Addition; all of the public street Right of Ways of record adjacent thereof.

DOWNTOWN AMENDMENT NO. 2 SUBAREA

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE ¼ of the SW ¼ of Section 26, Township 76 North, Range 24, Lots 5 and 6, Leonard Subdivision, Plat 2; Beginning at a point 2119.55' east and 559.0' south of the NW corner of the North ½ of the SW ¼ of Section 26, Township 76 North, Range 24, Thence South 300' to North right-of-way, Thence West 200', thence North 300', thence East 200' to point of beginning. Lots 1, 2, 3, 4 and 5 in Leonard's Subdivision; Parcels A, B and C in the NW ¼ of the SW ¼ of Section

26, Township 76 North, Range 24; The West 150' of the NW ¼ of Section 26, Township 76 North, Range 24; Lots 1, 2, 3, 4 and 5 of the Newsome Subdivision; The West 677.6' of the SW ¼ of the SW ¼, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE ¼ of the SE ¼ of Section 22, Township 76 North, Range 24; The East 150' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; The east 660' of the SE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24, The N ½ of the SE ¼ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East ½ of the SE ¼ of the SE ¼ of Section 27, Township 76 North, Range 24; Lot 1 of Naberhaus Subdivision; Lots l, 2 and 3 of the Subdivision of Lot 1, except the South 125' of the Naberhaus Subdivision Plat 2; South·125' of Lot 1 of Naberhaus Subdivision Plat 2; South 150' of East 512.5' and the West 2' of the East 512.15' of North 125' South 275' of Lot 2 Naberhaus Subdivision Plat 2; The East 512.15' of the NE '¼ of the NE ¼ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE ¼ of the NE ¼ except the South 438.9'of Section 34, Township 76 North, Range 24; Lots 1, 2, 3, 39, 40 and 41 Deer Run Plat 2; Lot 1 Deer Run Plat 4; All portions of Lot 3 Deer Run Subdivision which lies in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE ¼ of SW ¼ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW ¼ of the SW ¼ Section 26, Township 76 North, Range 24; The West 430' of the NW ¼ of the .NW ¼ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW ¼ of the NW ¼ Section 35, Township 76 North , Range 24 which lies within the corporate limits except for Deer Run Subdivision Plat 2: Lot 1 and Lots 8 through 29 Lennie's Subdivision; Lots 1 through 7 Block 2, Buxton Addition; Lots 1 and 2, Block 1, Buxton Addition: Lots 1, 2 and Outlot X in the F.S.I. Addition; Auditor's Outlot 123; All of Blocks 1, 4 and 5 of Day's Addition; Auditor's Outlots 133, 134, 135, 137, 138 and Lot 136 except the South 282' and Lot A of Auditor's Outlot 139, 140 and 141; All of Auditor's Outlots 142, 143, 144, 145 and 146, all of the Public Alley and Street Right of Ways of Record Adjacent Thereof.

The Unified Urban Renewal Area also includes the full boundary of any City-owned right-of-way within or adjacent to any Hillcrest Urban Renewal Subarea and any Downtown Urban Renewal Subarea as unified by the Hilcrest/Downtown Unified Urban Renewal Plan.

UNIFIED AMENDMENT NO. 1 SUBAREA

The following property was REMOVED from the Area by Unified Amendment No. 1:

Beginning at a point 269.5’ North of the Southeast corner of the NW ¼ of the SE ¼ of Section 19-76-23 thence North along the West line until said line intersects

the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to the Northeast corner of the West ¼ of the NW ¼ of Section 20-76-23; thence South along the East line of the of the West ¼ of the NW ¼ of Section 20-76-23 to the Northeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence South along the East line of the of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23 to the Southeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence East along the North line of the SE ¼ of the NW ¼ of the SW ¼ of Section 20-76-23, 660' to East line of the NW ¼ SW ¼ of Section 20-76-23, thence South along the East line of the of the NW ¼ of the SW ¼ of Section 20-76-23 to center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00°-05'-00" E) 269.5', thence West (N 00°-08'-00" W) 165' to point of beginning. (area includes Indianola Industrial Park Plats 1 & 2 and additional property).

UNIFIED AMENDMENT NO. 2 SUBAREA

The South 50' of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼), of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The South 50' of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼), lying East of the railroad right-of-way, of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The East Half of the North Three-quarters of the East Half (E ½ N ¾ E ½), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), thence North 16 rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W ½ SE ¼ NE ¼) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N ½ SW ¼) and the West Half of the Northwest Quarter (W ½ NW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa

(Parcel IDs 49023200440, 49023200441, 49023200460, 49023200462, 49023200469, 49023200500, 49023200620, 49023200643 and 49023200644); and

The North 33' of the South Half of the Southwest Quarter (S ½ SW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa.

UNIFIED AMENDMENT NO. 3
No land added or removed.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 4 to the Plan ("Amendment No. 4" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove land from the Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 4 removes the following land from the Urban Renewal Area:

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 4 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 4 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 4 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the July 26, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 10:00 A.M., and the City Clerk, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of

conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 4, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF INDIANOLA, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 4 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF INDIANOLA, STATE OF IOWA

The City of Indianola, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on July 26, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa concerning a proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Clerk, or his delegate, as the designated representative of the City of Indianola, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2021.

_____
City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 4 before the City Council at its meeting which commences at 6:00 P.M. on August 16, 2021, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Indianola Record Herald, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 4 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF INDIANOLA, STATE OF IOWA

The City Council of the City of Indianola, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on August 16, 2021 in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, to consider adoption of a proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Indianola, State of Iowa.

Amendment No. 4 **removes** land from the Hillcrest/Downtown Unified Urban Renewal Area as follows:

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Indianola, Iowa.

The City of Indianola, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 4 would remove land from the Urban Renewal Area and add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2021.

_____
City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 4, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 4 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 19th day of July, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

I, the undersigned City Clerk of the City of Indianola, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

_____
City Clerk, City of Indianola, State of Iowa

(SEAL)

01911124-1\13538-166

AMENDMENT NO. 4

TO

HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN

CITY OF INDIANOLA, IOWA

Hillcrest Urban Renewal Area – 1994
Amendments #1 – #6
(#1 – 1998, #2 – 2001, #3 – 2005, #4 – 2009, #5 – 2010, #6 – 2015)

Downtown Urban Renewal Area – 2001
Amendment #1 – 2005
Amendment #2 – 2007

Unified Urban Renewal Plan 2015
Amendment No. 1 – 2019
Amendment No. 2 - 2019
Amendment No. 3 - 2020
Amendment No. 4 - 2021

AMENDMENT NO. 4
TO THE
HILLCREST/DOWNTOWN UNIFIED
URBAN RENEWAL PLAN
CITY OF INDIANOLA, IOWA

The Hillcrest/Downtown Unified Urban Renewal Plan (the "Plan" or "Unified Urban Renewal Plan" or "Unified Plan") for the Hillcrest/Downtown Unified Urban Renewal Area (the "Area" or "Urban Renewal Area") was adopted in 2015 when the City of Indianola (the "City") unified the City's existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and combined and renamed the original urban renewal plans for the two areas. The Unified Plan previously has been amended, twice in 2019 and once in 2020.

The City is further amending the Unified Plan with the adoption of this Amendment No. 4 to the Plan ("Amendment No. 4" or "Amendment") to remove land from the Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Unified Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Unified Plan.

DESCRIPTION OF URBAN RENEWAL AREA

The legal description of the property being removed from the Urban Renewal Area is attached hereto as Exhibit "A." A map of the property being removed by Amendment No. 4 is attached hereto as Exhibit "B." A map of the Hillcrest/Downtown Unified Urban Renewal Area, as amended by this Amendment No. 4, is attached hereto as Exhibit "C."

AREA DESIGNATION

The Urban Renewal Area continues to be an economic development (commercial and industrial development) area. This Amendment makes no change to the designation.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole outlined in the Elevate Indianola comprehensive plan, adopted by the City on May 18, 2020. The goals and objectives of the Plan, as previously amended, and the projects outlined in this Amendment, are in conformity with the Elevate Indianola comprehensive plan.

The Unified Urban Renewal Plan, as amended, does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, if any, is set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous Urban Renewal Projects have previously been approved and are continuing. Such projects are not listed in this Amendment but may consist of a variety of urban renewal projects. This Amendment does not alter the description of those previously approved Projects.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 4)

Although certain project activities may occur over a period of years, in addition to the projects previously approved in the Unified Urban Renewal Plan, as previously amended, the Eligible Urban Renewal Project under this Amendment includes:

1. Development Agreements:

A. *Cemen Tech, Inc. (or related entities)*: The proposed urban renewal project anticipates Cemen Tech, Inc. (or a related entity) constructing a new building and renovating an existing building. Construction is expected to be completed in 2022. It is estimated that total construction costs for the building will be approximately $1,500,000 and will result in the creation or retention of jobs in the City. The City expects to make annual grants to Cemen Tech, Inc. in the form of rebates of incremental taxes generated by the project. The cost of such grants shall not exceed $215,000 and will be subject to the terms and conditions of a detailed development agreement with both parties.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees & Costs	Undetermined	Not to Exceed $25,000

FINANCIAL DATA

1.	July 1, 2021 constitutional debt limit:	$53,320,144
2.	Current outstanding general obligation debt:	$12,705,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Proposed Eligible Urban Renewal Project (Amendment No. 4) has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 4 are	$240,000 (Note: The above does not include debt service or financing costs).

	estimates only and will be incurred and spent over a number of years. In no event will the City's constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Eligible Urban Renewal Project (Amendment No. 4) as described above will be approximately as indicated in the adjacent column:	

URBAN RENEWAL PLAN AMENDMENTS

The Unified Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Amendment No. 4 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Unified Urban Renewal Plan, any prior amendment, resolution, or document, the Unified Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Code of Iowa. The division of revenues shall continue on the Urban Renewal Area, including all amendment areas or subareas, for the maximum period allowed by law.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

LAND TO BE REMOVED BY AMENDMENT NO. 4 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

EXHIBIT B

MAP OF PROPERTY BEING REMOVED BY AMENDMENT NO. 4

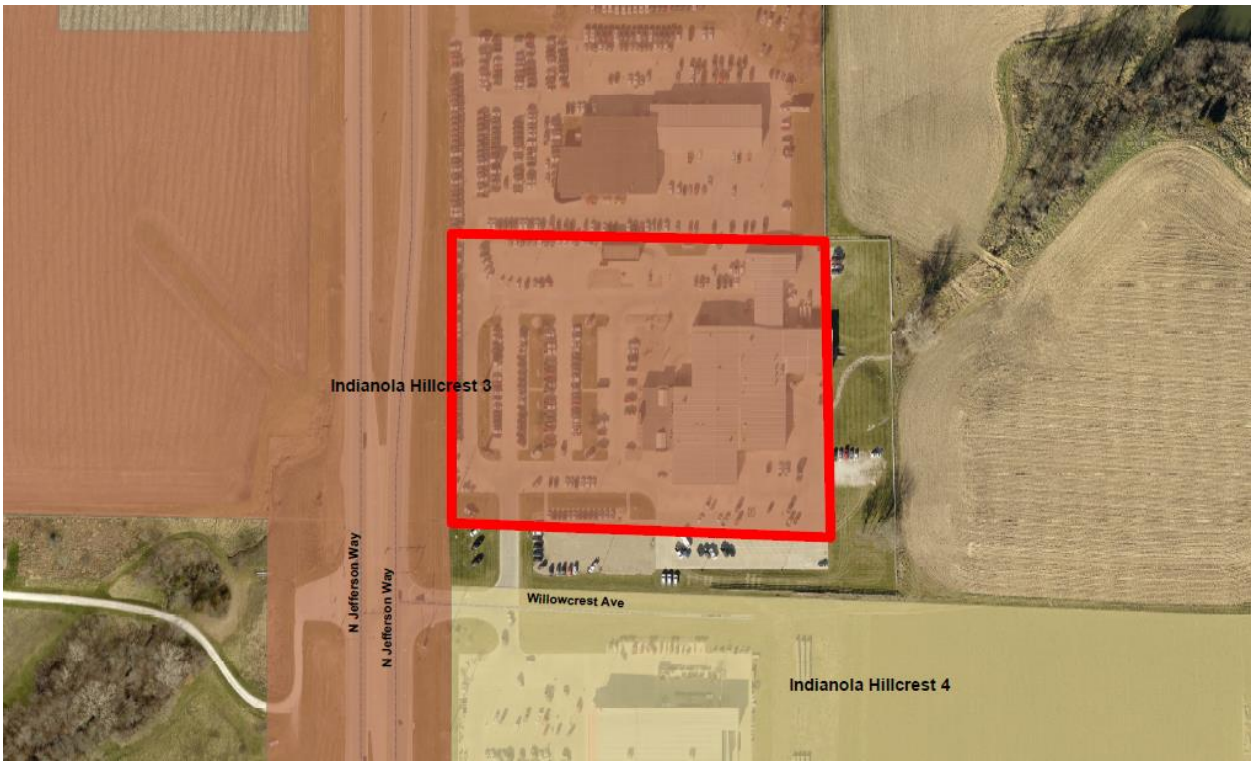
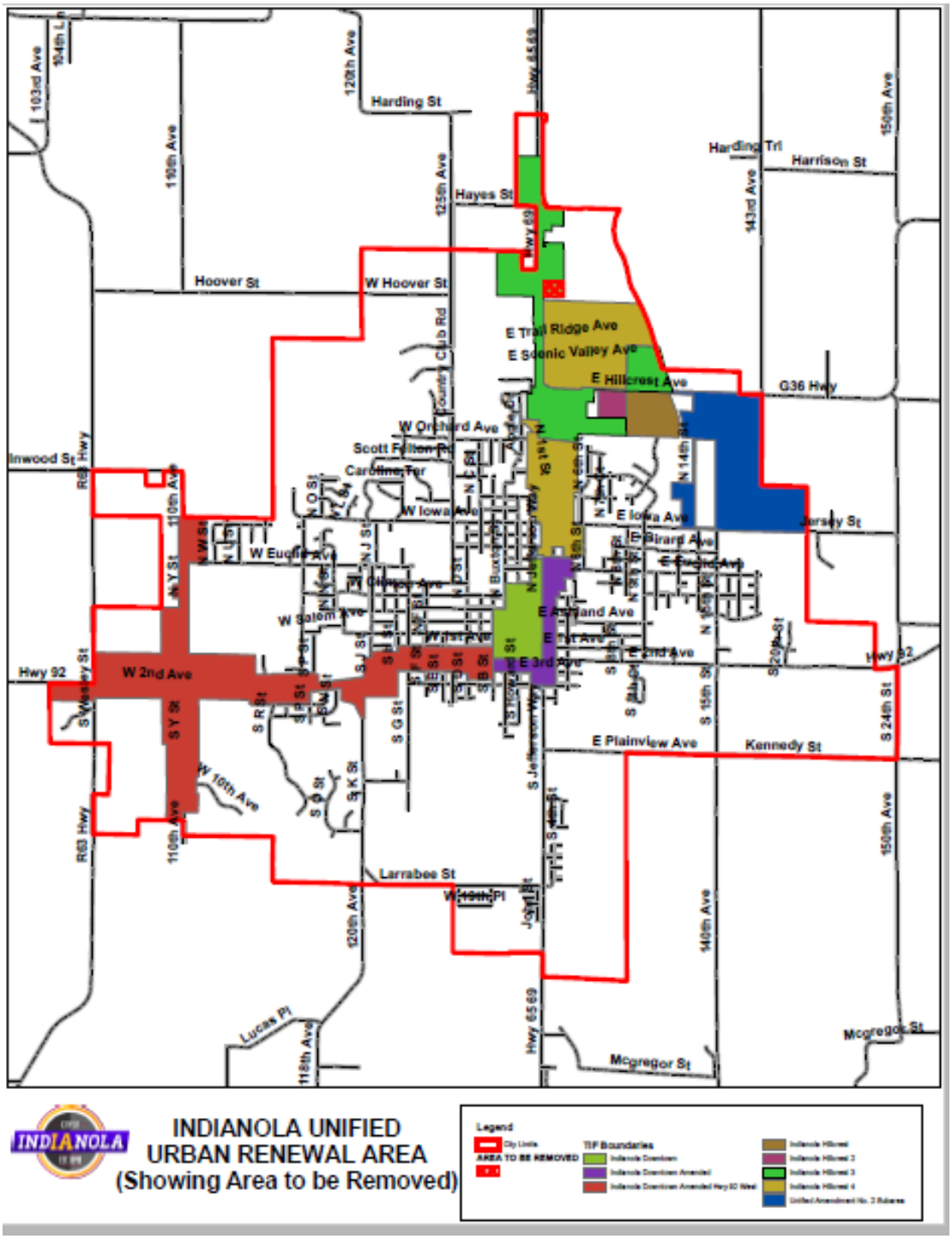


EXHIBIT C

HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA, AS AMENDED BY AMENDMENT NO. 4



01904911-1\13538-166

Information

Subject

Approval of a renewal Class C liquor license for Sodexo Management, Inc, dba Simpson College, located at 701 North C Street, Kent Campus Center.

Information

Council is asked to consider approval of a renewal Class C liquor license with catering privileges for Simpson College. All paperwork is in order and staff has approved.

Attachments

No file(s) attached.

Information

Subject

Approval of a renewal Class B liquor license with Class C sub-permit and outdoor service and Sunday sales privileges for West Hill Brewing Company, located at 219 West Salem Avenue.

Information

Council is asked to consider approval of a renewal Class B liquor license with Class C sub-permit and outdoor service and Sunday sales privileges for West Hill Brewing Company. The owners are Heather Gaumer and Douglas Gaumer. The paperwork is in order and staff has approved.

Attachments

No file(s) attached.

Information

Subject

Approval of a renewal Class E liquor license with Class B and C sub permits and Sunday sales privileges for Jiffy Express, located at 311 North Jefferson.

Information

Council is asked to consider a renewal Class E liquor license for Jiffy Express, pending final staff approval. Owners are Lee Adams, Daniel Moellers, and Christine Adams. The paperwork is in order.

Attachments

No file(s) attached.

Information

Subject

Approval of a renewal Class E liquor license with Class B and C sub-permits and Sunday sales privileges for Indy 66 West, located at 2001 West 2nd Avenue.

Information

Council is asked to consider a renewal Class E liquor license with Class B and C sub-permits and Sunday sales privileges for Indy 66 West, pending final staff approval. The owners are Christine Adams, Lee Adams and Daniel Moellers.

Attachments

No file(s) attached.

Information

Subject

Approval of an amended cigarette permit application.

Information

Taste the Vape, LLC has submitted a cigarette retail permit application for their new address at 407 N Jefferson Way. The new permit would replace the one Council approved on June 21 for 106 N Howard. The business is owned by Jason Glenn. Council is required to approve the application before a new permit can be issued. The paperwork is in order.

Attachments

No file(s) attached.

Information

Subject

Approval of a noise permit application from Simpson College for the Simpson College Welcome Back Event, to be held on Sunday, August 29th from 8 pm — 10:30 pm.

Information

Council is asked to consider approval of a noise permit application from Simpson College for their Welcome Back Event. The event will be held on the east side of Kent Campus Center on Sunday, August 29th from 8:00 pm to 10:30 pm. All paperwork is in order and staff has approved.

Attachments

Noise Permit Application

Indianola Noise Permit Application
APPROVALS

	Signature	Date	Approved	Denied
Police Department:				
City Manager:				

City of Indianola

Noise Permit Application

Dear Event Organizer:

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

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

Rules and Regulations:

- The City Manager and Police Department shall review all applications.
- All applications will be approved or denied by the Police Chief.
- Events that have received prior complaints, or are multiple days in length shall have City Council approval.
- Applications need to be received no later than 60 days prior to the event. If received less than 60 days prior to the event, staff will deny the application. It may be appealed to the City Council, but a $50.00 late fee will be assessed to process late requests.
- Multiple events may be requested on one application, i.e. 6 events in a single year.
- The Indianola Police Department reserves the right to order noise reduction or to cancel any permit, dependent upon the activity or complaints related to the event.
- In the event that the Police Department discovers an outdoor music event without a permit, the Department shall cause the source of the noise to cease.
- The application must include a cell phone number for the contact person.
- Bands, DJs and any source of loud noise should be directed away from residential areas to every extent possible.
- For information regarding City Code, please click here. Or visit http://indianolaiowa.gov/151/City-Code-and-Policies

Return completed noise application to:

City of Indianola

Attn: Noise Permit Application

110 N 1st Street

PO Box 299

Indianola, Iowa 50125

Email: cityclerk@indianolaiowa.gov

Phone: 515-961-9410

City of Indianola

Noise Permit Application

Today's Date: 7-4-2021

Event Name: Simpson College Stand Around-Welcome Back Event

Date/Time/ Location of Event: Sunday, Aug. 29th, 8-10:30pm, East side of Kent Campus Center

Event Sponsor(s): Simpson College Student Activities

Contact Information

Organization: Simpson College Student Activities

Contact Name: Rich Ramos

Address: 701 N C Street

Telephone Number: 515-961-1536 Cell Phone: 515-238-8237

Email Address: rich.ramos@simpson.edu

Anticipated Attendance: 1000 Per Day 1000 Total

Event Information:

Event Starts: Date: 8-29-21 Time: 8pm Day of Week: Sunday

Event Ends: Date: 8-29-21 Time: 10:30pm Day of Week: Sunday

Previous Event Information:

Date of Event: 8-25-19 Time of Event: 8-11pm

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

_____ Band XX DJ _____ Other (please specify)

Applicant Signature: [signature]

Office Use Only:

Late Fee: Amount___ _____ Payment Method _____ Received By: Jackie

Date Received in office: 7/13/21

Return completed noise application to:

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

Information

Subject

Approval of Pay Application Number 13 for the Water Resource Recovery Facility from Williams Brothers Construction Inc in the amount of $1,320,248.62.

Information

As of the Pay Application, Williams Brothers Construction Inc has been paid 44.6% of the contract. Items included in this application are through June 30, 2021 and include:
• Site Work: Storm Sewer, Storm Sewer Intakes, Sanitary Sewer Lines, Sanitary Sewer Manholes, Process Structures Influent & Effluent Lines, Fire Lines, Irrigation Line, Fire Hydrants, Electrical Site Gear, Electrical Site Wiring, Dewatering, Rock Backfill;
• 100-Electrical Service Building: PEMB Erection, Electrical Rough-in;
• 120-Admin Vehicle Storage: Concrete Slab, PEMB Erection, Plumbing & Electrical rough-in;
• 210-Headworks: HVAC Ductwork Rough-in;
• 230-Grit Building: CMU Walls, Grit Removal Equipment Piping;
• 270-Peak Flow Treatment: CMU Walls, Exterior Brick Walls, Wall System Insulation, Electrical Work, Cloth Media Filters Rough-in Plumbing;
• 320-Oxidation Ditches: Concrete, Beam & Suspended Slab Forming;
• 350-Secondary Treatment Building: Rebar;
• 380-Secondary Clarifiers: Rebar, Concrete Base Slab, Concrete Walls;
• 420-UV Disinfection Building: Exterior Brick Walls, Wall System Insulation, Electrical rough-in, Vertical Turbine Pump Layout;
• 520-Aerobic Digester: Rebar, Concrete Walls;
• 570-Biosolids Storage: Rebar, Base Slab, Concrete Walls;
• Change Orders: Change Order #1, #2 & #3 Items;
• Stored Materials: HVAC Equipment, & Building Insulation.

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

Attachments

Pay Application

HRGreen

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

HRGREEN.COM

July 9, 2021

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

Re: Indianola Water Resource Recovery Facility (WRRF)
City of Indianola
Contractor's Application for Payment No. 13

Dear Rick:

Attached is an electronic copy of Payment Application No. 13 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through June 30, 2021 and summarized as follows:

- **General Requirements:** Division 01;
- **Site Work:** Storm Sewer, Storm Sewer Intakes, Sanitary Sewer Lines, Sanitary Sewer Manholes, Process Structures Influent & Effluent Lines, Fire Lines, Irrigation Line, Fire Hydrants, Electrical Site Gear, Electrical Site Wiring, Dewatering, Rock Backfill;
- **100-Electrical Service Building:** PEMB Erection, Electrical Rough-in;
- **120-Admin Vehicle Storage:** Concrete Slab, PEMB Erection, Plumbing & Electrical rough-in;
- **210-Headworks:** HVAC Ductwork Rough-in;
- **230-Grit Building:** CMU Walls, Grit Removal Equipment Piping;
- **250-Equalization Tank:** Nothing this period;
- **270-Peak Flow Treatment:** CMU Walls, Exterior Brick Walls, Wall System Insulation, Electrical Work, Cloth Media Filters Rough-in Plumbing;
- **320-Oxidation Ditches:** Concrete, Beam & Suspended Slab Forming;
- **350-Secondary Treatment Building:** Rebar;
- **380-Secondary Clarifiers:** Rebar, Concrete Base Slab, Concrete Walls;
- **420-UV Disinfection Building:** Exterior Brick Walls, Wall System Insulation, Electrical rough-in, Vertical Turbine Pump Layout;
- **520-Aerobic Digester:** Rebar, Concrete Walls;
- **550-Solids Processing Building:** Nothing this period;
- **570-Biosolids Storage:** Rebar, Base Slab, Concrete Walls;
- **Change Orders:** Change Order #1, #2 & #3 Items;
- **Stored Materials:** HVAC Equipment, & Building Insulation;

The total for Pay Application No. 13 is $1,320,248.62. As of this Pay Application, WBCI has been paid 44.6% of the contract. The total work completed and stored to date is 46.9% of the total contract which breaks down to work completed of 40% with the remainder in stored materials. As of this Pay Application, 57.8% of the time has been used.

We have reviewed Payment Application No. 13 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. 13 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.

Joseph Frankl, P.E.
Project Manager

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

J:\2019\191899\Construction\Payment\Pay_Estimates\#13\ltr-070921-Williams_Brothers_Pay_Request_13.docx

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

0

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

Telephone:
Fax:

PROJECT Indianola Water Resource Recovery Facility

Application No. 13
Period To: June 30, 2021
PROJECT NOS.:

Distribution to:
OWNER
ENGINEER

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

CONTRACT FOR: General

VIA ENGINEER HR Green Inc.
5525 Merle Hay Road, Suite 200
Johnston, IA 50131
Attn: James Rusmussen

Phone: 515-278-2913
Fax:

App'l date June 30, 2021
Contract date:
Substaintial completeion date:
Invoice 6 21 530 13

CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM		45,600,000.00
2. Net Change by Change Orders		(44,516.00)
3. CONTRACT SUM TO DATE (LINE 1 +2)		45,555,484.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G702)		21,406,182.12
5. RETAINAGE:		
a. 5 % of 100% of Contract (Columns D + E on G703)	(911,698.48)	
b. 5 % of Stored Material (Columns F on G703)	(158,610.63)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	0.00	(1,070,309.11)
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		20,335,873.01
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		(19,015,624.39)
8. CURRENT PAYMENT DUE		1,320,248.62
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		25,219,610.99

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Ow 1-2	2,842.00	
Total approved this Month		(47,358.00)
TOTALS	2,842.00	(47,358.00)
NET CHANGES by Change Order		(44,516.00)

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

CONTRACTOR: Williams Brothers Construction Inc.

By: Jacqueline Smith Date: June 30, 2021

Jacqueline Smith, Treasurer

State of: Illinois
County of: Peoria

Subscribed and sworn to before me this day of June 30, 2021

Notary Public : Lisa A Munstedt

"OFFICIAL SEAL"
LISA A. MUNSTEDT
Notary Public, State of Illinois
My Commission Expires 04-01-202

My Commission expires:

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED 1,320,248.62

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

Engineer: HR Green

By: Joseph Frankl Date: 7/9/2021

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

CONTINUATION SHEET — Application No. 13 — PER. TO: June 30, 2021 — APPL. DATE: June 30, 2021 — ENGINEER'S PROJECT NO.: 0.00

Spec Sec.	Build NO	City of Indianola Water Resource Recovery Facility		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL	WORK COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
Div. #01	***General Requirements***											
01 0000	1	Mobilization		August Winter & Sons, Inc.	185,000.00	111,000.00			111,000.00	60%	74,000.00	5,550.00
01 0000	1	Demobilization		August Winter & Sons, Inc.	5,000.00				0.00	0%	5,000.00	0.00
01 0000	1	Div #1		Price Electric	177,000.00	123,900.00	3,540.00		127,440.00	72%	49,560.00	6,372.00
01 0000	1	Demobilization		Williams Brothers Const. Inc.	101,250.00				0.00	0%	101,250.00	0.00
01 0000	1	Submittal Exchange		Williams Brothers Const. Inc.	28,321.27	28,321.27			28,321.27	100%	0.00	1,416.06
01 0000	1	Mobilization		Williams Brothers Const. Inc.	1,688,184.10	843,750.00			843,750.00	50%	844,434.10	42,187.50
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
Site Work												
03 0000	0	Site Structures										
03 0000	0	Rebar	M/L	Harris Rebar (Ambassador Stee	30,025.00			16,975.00	16,975.00	57%	13,050.00	848.75
03 0000	0	Concrete	M	Norwalk Ready Mix Concrete I	27,279.62				0.00	0%	27,279.62	0.00
03 0000	0	Form & place										
03 0000	0	Walls	L	Williams Brothers Const. Inc.	208,278.78				0.00	0%	208,278.78	0.00
03 0000	0	Base Slabs	L	Williams Brothers Const. Inc.	19,164.60				0.00	0%	19,164.60	0.00
03 0000	0	SOG	L	Williams Brothers Const. Inc.	12,675.15	1,267.52			1,267.52	10%	11,407.64	63.38
03 0000	0	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	3,473.55				0.00	0%	3,473.55	0.00
03 0000	0	Suspended Slab	L	Williams Brothers Const. Inc.	8,468.55				0.00	0%	8,468.55	0.00
03 0000	0	Mechanical Curbs	L	Williams Brothers Const. Inc.	1,999.35				0.00	0%	1,999.35	0.00
03 0000	0	Concrete	M	Norwalk Ready Mix Concrete I	392,918.50				0.00	0%	392,918.50	0.00
03 0000	0	Pavement	L	Williams Brothers Const. Inc	787,570.42				0.00	0%	787,570.42	0.00
03 0000	0	Sidewalk	L	Williams Brothers Const. Inc.	72,666.10				0.00	0%	72,666.10	0.00
03 1000	0	Site Bridge	M	Molin Concrete Products	7,782.00				0.00	0%	7,782.00	0.00
03 1000	0	Site Bridge	L	Williams Brothers Const. Inc.	10,504.00				0.00	0%	10,504.00	0.00
08 3100	0	Access Doors and Panels	M	Nystrom	425.00				0.00	0%	425.00	0.00
08 3100	0	Access Doors and Panels	L	Williams Brothers Const. Inc.	1,470.85				0.00	0%	1,470.85	0.00
10 4400	0	Fire Protection Specialties	M	Johnson Specialty Sales, Ltd.	1,525.00				0.00	0%	1,525.00	0.00
10 4400	0	Fire Protection Specialties	L	Williams Brothers Const. Inc.	889.20				0.00	0%	889.20	0.00
22 0500	0	24" CMP Flared End Section		J and K Contracting	5,741.96	2,870.98			2,870.98	50%	2,870.98	143.55
22 0500	0	12" PVC Storm Sewer		J and K Contracting	41,393.52	23,297.40	15,906.20	1,800.00	41,003.60	99%	389.92	2,050.18
22 0500	0	SW-508 Modified Intake		J and K Contracting	12,088.35	9,066.26			9,066.26	75%	3,022.09	453.31
22 0500	0	SW-508 Intake		J and K Contracting	36,265.05	27,198.79			27,198.79	75%	9,066.26	1,359.94
22 0500	0	SW-512 Intake		J and K Contracting	6,392.82		2,130.94	711.13	2,842.07	44%	3,550.75	142.10
22 0500	0	42" RCP Flared End Section		J and K Contracting	14,050.56	14,050.56			14,050.56	100%	0.00	702.53
22 0500	0	SW-501 Intake		J and K Contracting	5,928.62				0.00	0%	5,928.62	0.00
22 0500	0	6" PVC Site Sanitary Sewer		J and K Contracting	76,522.60			1,410.50	1,410.50	2%	75,112.10	70.53
22 0500	0	60" SW-301 Manhole		J and K Contracting	256,987.28	128,493.64			128,493.64	50%	128,493.64	6,424.68
22 0500	0	12" CMP Flared End Section		J and K Contracting	2,327.56		1,163.78		1,163.78	50%	1,163.78	58.19
22 0500	0	4" PVC Site Sanitary Sewer		J and K Contracting	10,070.25	1,157.50			1,157.50	11%	8,912.75	57.88
22 0500	0	12" PVC EQ Overflow		J and K Contracting	13,982.40			3,693.85	3,693.85	26%	10,288.55	184.69
22 0500	0	8" PVC Site Sanitary Sewer		J and K Contracting	16,713.39		16,713.39		16,713.39	100%	0.00	835.67
22 0500	0	6" PVC RDT Supernatant		J and K Contracting	50,333.86	50,333.86			50,333.86	100%	0.00	2,516.69
22 0500	0	12" PVC Oxidation Ditch Drain		J and K Contracting	23,445.52	23,445.52			23,445.52	100%	0.00	1,172.28
22 0500	0	6" PVC RDT Drain		J and K Contracting	6,304.07				0.00	0%	6,304.07	0.00
22 0500	0	SW-403 Overflow Structure		J and K Contracting	14,606.14	14,606.14			14,606.14	100%	0.00	730.31
22 0500	0	4" Roof Drain		J and K Contracting	5,949.64				0.00	0%	5,949.64	0.00
22 0500	0	8" Roof Drain		J and K Contracting	7,413.93				0.00	0%	7,413.93	0.00
22 0500	0	60" EQ Basin Manhole		J and K Contracting	14,937.54				0.00	0%	14,937.54	0.00
22 0500	0	15" Sanitary Sewer Cleanout		J and K Contracting	4,602.30	4,602.30			4,602.30	100%	0.00	230.12
22 0500	0	15" Solid Drain		J and K Contracting	41,087.14	28,584.49			28,584.49	70%	12,502.65	1,429.22
22 0500	0	8" Solid Drain		J and K Contracting	55,959.82	20,817.54		1,420.00	22,237.54	40%	33,722.28	1,111.88
22 0500	0	10" Solid Drain		J and K Contracting	32,848.20	27,330.05		1,234.00	28,564.05	87%	4,284.15	1,428.20
22 0500	0	6" Footing Drain		J and K Contracting	120,618.96	82,009.62			82,009.62	68%	38,609.34	4,100.48

1		CONTINUATION SHEET				Application No. 13				PER TO: June 30, 2021			
2						APPL. DATE: June 30, 2021				ENGINEER'S PROJECT NO. 0.00			
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
60	22	0500 0	24" PVC Storm Sewer	J and K Contracting	3,612.42				0.00	0%	3,612.42	0.00
61	22	0500 0	30" RCP Storm Sewer	J and K Contracting	32,716.47	17,244.06			17,244.06	53%	15,472.41	862.20
62	22	0500 0	24" PVC Oxidation Ditch Influent	J and K Contracting	79,907.16	79,907.16			79,907.16	100%	0.00	3,995.36
63	22	0500 0	84" Aerobic Digester Flow Combiner	J and K Contracting	24,754.39				0.00	0%	24,754.39	0.00
64	22	0500 0	10" PVC Clarifer Drain	J and K Contracting	43,542.36			10,479.10	10,479.10	24%	33,063.26	523.96
65	22	0500 0	72" Oxidation Ditch Manhole	J and K Contracting	29,292.51				0.00	0%	29,292.51	0.00
66	22	0500 0	6" Perimeter Subdrain	J and K Contracting	32,357.00	19,760.00		850.41	20,610.41	64%	11,746.59	1,030.52
67	22	0500 0	42" RCP Storm Sewer	J and K Contracting	20,027.29	20,027.29			20,027.29	100%	0.00	1,001.36
68	22	0500 0	60" SW-401 Manhole	J and K Contracting	6,889.80	6,889.80			6,889.80	100%	0.00	344.49
69	22	0500 0	48" SW-401 Manhole	J and K Contracting	11,565.90		7,710.60	3,272.41	10,983.01	95%	582.89	549.15
70	22	0500 0	6" Roof Drain	J and K Contracting	6,632.64	197.40			197.40	3%	6,435.24	9.87
71	22	0500 0	SW-562 Intake	J and K Contracting	4,296.70				0.00	0%	4,296.70	0.00
72	22	0500 0	12" PVC Aerobic Digester Drain	J and K Contracting	22,949.64				0.00	0%	22,949.64	0.00
73	22	0500 0	48" SW-301 Manhole w/ Drop Connection	J and K Contracting	22,052.35				0.00	0%	22,052.35	0.00
74	22	0500 0	48" SW-301 Manhole	J and K Contracting	85,972.64	59,519.52	14,004.54	1,109.30	74,633.36	87%	11,339.28	3,731.67
75	22	0500 0	12" PVC PFT Drain	J and K Contracting	13,356.04	13,356.04			13,356.04	100%	0.00	667.80
76	22	0500 0	24" PVC PFT Influent	J and K Contracting	103,978.00	18,616.80		67,809.94	86,426.74	83%	17,551.26	4,321.34
77	22	0500 0	14" PVC Grit Influent	J and K Contracting	73,300.40	70,006.00			70,006.00	96%	3,294.40	3,500.30
78	22	0500 0	96" SW-301 Overflow Drain Manhole	J and K Contracting	21,326.79	21,326.79			21,326.79	100%	0.00	1,066.34
79	22	0500 0	72" SW-301 Manhole	J and K Contracting	67,779.20				0.00	0%	67,779.20	0.00
80	22	0500 0	24" PVC Grit Influent	J and K Contracting	168,639.48	168,639.48			168,639.48	100%	0.00	8,431.97
81	22	0500 0	18" DIP Secondary Clarifier Effluent	J and K Contracting	86,606.08			27,207.32	27,207.32	31%	59,398.76	1,360.37
82	22	0500 0	30" DIP Oxidation Ditch Effluent Concrete Encased	J and K Contracting	10,334.70	10,334.70			10,334.70	100%	0.00	516.74
83	22	0500 0	10" DIP Clarifier Sludge Return	J and K Contracting	35,077.18			5,337.87	5,337.87	15%	29,739.31	266.89
84	22	0500 0	6" PVC Clarifier Scum	J and K Contracting	29,894.94				0.00	0%	29,894.94	0.00
85	22	0500 0	4" PVC WAS	J and K Contracting	12,251.52			2,932.30	2,932.30	24%	9,319.22	146.62
86	22	0500 0	24" DIP PFT Effluent Concrete Encased	J and K Contracting	4,554.48	4,554.48			4,554.48	100%	0.00	227.72
87	22	0500 0	12" DIP PFT Drain Concrete Encased	J and K Contracting	4,019.94	4,019.94			4,019.94	100%	0.00	201.00
88	22	0500 0	18" DIP PFT Effluent Concrete Encased	J and K Contracting	56,804.91	56,804.91			56,804.91	100%	0.00	2,840.25
89	22	0500 0	24" PVC Secondary Clarifier Effluent	J and K Contracting	82,568.28			50,000.00	50,000.00	61%	32,568.28	2,500.00
90	22	0500 0	12" DIP Secondary Clarifier Effluent	J and K Contracting	47,511.36				0.00	0%	47,511.36	0.00
91	22	0500 0	16" DIP Secondary Clarifier Effluent	J and K Contracting	35,965.95			11,926.40	11,926.40	33%	24,039.55	596.32
92	22	0500 0	20" PVC Oxidation Ditch Influent	J and K Contracting	41,235.70		41,235.70		41,235.70	100%	0.00	2,061.79
93	22	0500 0	24" PVC PFT Effluent	J and K Contracting	43,732.08	43,732.08			43,732.08	100%	0.00	2,186.60
94	22	0500 0	6" PVC Equalization Pump Station Return	J and K Contracting	20,510.05	19,357.80			19,357.80	94%	1,152.25	967.89
95	22	0500 0	30" DIP Oxidatin Ditch Effluent	J and K Contracting	138,246.57		138,246.57		138,246.57	100%	0.00	6,912.33
96	22	0500 0	16" PVC Return Activated Sludge	J and K Contracting	78,619.34			40,153.72	40,153.72	51%	38,465.62	2,007.69
97	22	0500 0	12" PVC Site Sanitary Sewer	J and K Contracting	96,409.45	74,979.16	18,819.23	1,000.00	94,798.39	98%	1,611.06	4,739.92
98	22	0500 0	42" PVC Influent Trunk Sewer	J and K Contracting	230,353.20	174,510.00		48,860.00	223,370.00	97%	6,983.20	11,168.50
99	22	0500 0	8" Fire	J and K Contracting	52,634.80	40,712.00	11,264.62	658.18	52,634.80	100%	0.00	2,631.74
100	22	0500 0	6" Fire	J and K Contracting	166,088.98	48,878.23	60,740.50	18,500.00	128,118.73	77%	37,970.25	6,405.94
101	22	0500 0	6" Potable Water	J and K Contracting	32,732.42				0.00	0%	32,732.42	0.00
102	22	0500 0	30" PVC Effluent Outfall Sewer	J and K Contracting	34,783.23	34,783.23			34,783.23	100%	0.00	1,739.16
103	22	0500 0	4" Water	J and K Contracting	200,185.59	56,258.95		53,257.92	109,516.87	55%	90,668.72	5,475.84
104	22	0500 0	6" Irrigation	J and K Contracting	89,328.96	15,876.00	37,044.00	21,158.42	74,078.42	83%	15,250.54	3,703.92
105	22	0500 0	2" Water	J and K Contracting	37,158.03	5,653.80			5,653.80	15%	31,504.23	282.69
106	22	0500 0	Fire Hydrant	J and K Contracting	59,582.43	19,860.81	14,101.18	14,020.02	47,982.01	81%	11,600.42	2,399.10
107	22	0500 0	24" DIP PFT Influent Concrete Encased	J and K Contracting	5,012.63	5,012.63			5,012.63	100%	0.00	250.63
108	22	0500 0	6" DIP RDT Supernatant Concrete Encased	J and K Contracting	6,205.68	6,205.68			6,205.68	100%	0.00	310.28
109	22	0500 0	4" PVC Biosolids	J and K Contracting	11,402.00	5,701.00	5,701.00		11,402.00	100%	0.00	570.10
110	22	0500 0	4" PVC Scum	J and K Contracting	11,957.36				0.00	0%	11,957.36	0.00
111	22	0500 0	3" Water	J and K Contracting	7,938.06			168.14	168.14	2%	7,769.92	8.41
112	22	0500 0	Yard Hydrant	J and K Contracting	20,347.44				0.00	0%	20,347.44	0.00

CONTINUATION SHEET — Application No. 13 — APPL. DATE: June 30, 2021 — PER. TO: June 30, 2021 — ENGINEER'S PROJECT NO. 0.00

	Spec Sec		Build NO	City of Indianola Water Resource Recovery Facility		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL	WORK COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
113	23	0500	0	24" PVC Storn Sewer Supplied by Others		J and K Contracting	34,116.00	29,680.92			29,680.92	87%	4,435.08	1,484.05
114	25	1300	0	Controls-Jetco-System Programming	M	Price Electric	39,500.00				0.00	0%	39,500.00	0.00
115	25	1300	0	Controls-Jetco-Design	M	Price Electric	28,800.00				0.00	0%	28,800.00	0.00
116	25	1300	0	Control-Jetco SCDA Hardware/Software	M	Price Electric	100,000.00				0.00	0%	100,000.00	0.00
117	25	1300	0	Controls-Jetco/Price Electrical Gear	M	Price Electric	669,000.00		254,220.00	154,735.00	408,955.00	61%	260,045.00	20,447.75
118	25	1300	0	Controls-Jetco-Instrumentation	L	Price Electric	128,500.00				0.00	0%	128,500.00	0.00
119	25	1300	0	Controls-Jetco-Control Panels	L	Price Electric	310,790.00				0.00	0%	310,790.00	0.00
120	25	1300	0	Controls-Jetco-Onsite Startup-Training	L	Price Electric	20,440.00				0.00	0%	20,440.00	0.00
121	25	1300	0	SCDA Supplmental Hour	L	Price Electric	11,040.00				0.00	0%	11,040.00	0.00
122	26	0000	0	Site/Feeder Wire	L	Price Electric	1,350,760.00	607,842.00	94,553.20		702,395.20	52%	648,364.80	35,119.76
123	26	4113	0	Lightning Protection	M	Price Electric	18,940.00				0.00	0%	18,940.00	0.00
124	28	1000	0	Access Control	M	Price Electric	35,246.44				0.00	0%	35,246.44	0.00
125	31		0	Parking Lot Striping	M/L	Parking Lot Specialties LLC	1,185.00				0.00	0%	1,185.00	0.00
126	31		0	Landscaping	M/L	Soil-Tek	177,650.00	23,400.00			23,400.00	13%	154,250.00	1,170.00
127	31		0	Erosion Control/SWPPP	M/L	Soil-Tek	42,350.00	25,276.00			25,276.00	60%	17,074.00	1,263.80
128	31	2319	0	Dewatering	M/L	Williams Brothers Const. Inc.	26,000.00	20,800.00	2,600.00		23,400.00	90%	2,600.00	1,170.00
129	31	5000	0	Pavement Prep	M/L	Iowa Earth Works	61,477.50	5,000.00			5,000.00	8%	56,477.50	250.00
130	31	5000	0	Sidewalk Prep	M/L	Iowa Earth Works	3,676.00				0.00	0%	3,676.00	0.00
131	31	5000	0	Mass Grading and respread	M/L	Iowa Earth Works	566,983.00	520,000.00			520,000.00	92%	46,983.00	26,000.00
132	31	5000	0	Trees Removal	M/L	Iowa Earth Works	10,000.00				0.00	0%	10,000.00	0.00
133	31	5000	0	Placement of Temp drive	M/L	Iowa Earth Works	86,167.50	86,167.50			86,167.50	100%	0.00	4,308.38
134	31	5000	0	Removal of Temp Drive	M/L	Iowa Earth Works	86,167.50				0.00	0%	86,167.50	0.00
135	31	5000	0	6" Modified for Roadway	M/L	Iowa Earth Works	146,350.00	73,175.00			73,175.00	50%	73,175.00	3,658.75
136	31	5000	0	Gravel	M/L	Williams Brothers Const. Inc.	300,000.00	255,000.00	15,000.00		270,000.00	90%	30,000.00	13,500.00
137	33	3211	0	Gate Operators	M	Des Moines Steel Fence Co., In	75,420.00				0.00	0%	75,420.00	0.00
138	33	3211	0	Gate Operators	L	Des Moines Steel Fence Co., Inc.								
139	33	3212	0	Chain Link Gates	M	Des Moines Steel Fence Co., Inc.								
140	33	3212	0	Chain Link Gates	L	Des Moines Steel Fence Co., Inc.								
141	***100 Electrical Service Building***													
142	03	0000	100	100 Electrical Service Bldg										
143	03	0000	100	Rebar	M/L	Harris Rebar (Ambassador Stee	8,400.00	5,160.00			5,160.00	61%	3,240.00	258.00
144	03	0000	100	Concrete	M	Norwalk Ready Mix Concrete I	4,562.96	4,562.96			4,562.96	100%	0.00	228.15
145	03	0000	100	Form & place										
146	03	0000	100	Grade Beams	L	Williams Brothers Const. Inc.	20,920.95	20,920.95			20,920.95	100%	0.00	1,046.05
147	03	0000	100	SOG	L	Williams Brothers Const. Inc.	11,387.25	11,387.25			11,387.25	100%	0.00	569.36
148	05	1200	100	100 Vactor Receiving	M	HME, Inc	6,918.48			6,572.56	6,572.56	95%	345.92	328.63
149	05	1200	100	100 Vactor Receiving	L	Williams Brothers Const. Inc.	3,900.00				0.00	0%	3,900.00	0.00
150	08	1116	100	Aluminum Doors and Frames	M	Commercial Construction Prodt	14,400.00				0.00	0%	14,400.00	0.00
151	08	1116	100	Aluminum Doors and Frames	L	Commercial Construction Prodt	1,500.00				0.00	0%	1,500.00	0.00
152	08	4313	100	Aluminum Framed Storefronts	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
153	08	4313	100	Aluminum Framed Storefronts	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
154	08	4313	100	Aluminum Framed Storefronts	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
155	08	4313	100	Aluminum Framed Storefronts	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
156	09	9000	100	Paints and Coatings 100 Electrical Bldg	M	RP Coatings	400.00				0.00	0%	400.00	0.00
157	09	9000	100	Paints and Coatings	L	RP Coatings	1,700.00				0.00	0%	1,700.00	0.00
158	13	3419	100	Metal Buildings System	M	Riverview Construction Compa	18,756.00		18,756.00		18,756.00	100%	0.00	937.80
159	13	3419	100	Metal Buildings System	L	Riverview Construction Compa	21,274.00		21,274.00		21,274.00	100%	0.00	1,063.70
160	23	0593	100	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	252.00				0.00	0%	252.00	0.00
161	23	0719	100	HVAC Piping Insulation	M	Corn States Metal Fabricators	210.00				0.00	0%	210.00	0.00
162	23	0719	100	HVAC Piping Insulation	L	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
163	23	1123	100	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00				0.00	0%	5,000.00	0.00
164	23	1123	100	HVAC Sequence of Operation	L	Corn States Metal Fabricators	12,000.00				0.00	0%	12,000.00	0.00
165	23	2300	100	Refrigerant Piping	M	Corn States Metal Fabricators	500.00				0.00	0%	500.00	0.00

CONTINUATION SHEET — Application No. 13 — PER. TO June 30, 2021
APPL. DATE: June 30, 2021 — ENGINEER'S PROJECT NO.: 0.00

Spec Sec		Build NO	City of Indianola Water Resource Recovery Facility		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL	WORK COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
23	2300	100	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00				0.00	0%	3,100.00	0.00
23	3100	100	HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00			999.48	999.48	12%	7,620.52	49.97
23	3100	100	HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00				0.00	0%	9,790.00	0.00
23	3300	100	Air Duct Accessories	M	Corn States Metal Fabricators	150.00				0.00	0%	150.00	0.00
23	3300	100	Air Duct Accessories	L	Corn States Metal Fabricators	100.00				0.00	0%	100.00	0.00
23	3439	100	Propeller Fans	M	Corn States Metal Fabricators	7,610.00			7,487.00	7,487.00	98%	123.00	374.35
23	3439	100	Propeller Fans	L	Corn States Metal Fabricators	2,500.00				0.00	0%	2,500.00	0.00
23	3700	100	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
23	3700	100	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00				0.00	0%	590.00	0.00
23	8127	100	Libert AC Units	M	Corn States Metal Fabricators	22,400.00			22,400.00	22,400.00	100%	0.00	1,120.00
23	8127	100	Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0.00	0%	2,800.00	0.00
26	0000	100	Electrical Building	M	Price Electric	47,697.00	28,618.20	7,154.55		35,772.75	75%	11,924.25	1,788.64
26	3213	100	Generator	M	Price Electric	484,533.00				0.00	0%	484,533.00	0.00
31	5000	100	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00	5,650.00			5,650.00	50%	5,650.00	282.50
120	***Admin Vehicle Storage***									0.00		0.00	0.00
03	0000	120	120 Admin Vehicle Storage							0.00		0.00	0.00
03	0000	120	Rebar	M/L	Harris Rebar (Ambassador Stee	34,855.00	25,816.50		6,376.24	32,192.74	92%	2,662.26	1,609.64
03	0000	120	Concrete	M	Norwalk Ready Mix Concrete I	48,461.80	27,930.87	15,000.00		42,930.87	89%	5,530.94	2,146.54
03	0000	120	Form & place							0.00		0.00	0.00
03	0000	120	Grade Beams	L	Williams Brothers Const. Inc.	122,889.83	122,889.83			122,889.83	100%	(0.00)	6,144.49
03	0000	120	SOG	L	Williams Brothers Const. Inc.	137,366.55	82,419.93	54,946.62		137,366.55	100%	0.00	6,868.33
03	0000	120	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	9,892.13				0.00	0%	9,892.13	0.00
03	1000	120	120 Admin Vehicle Storage	M	Molin Concrete Products	19,870.00				0.00	0%	19,870.00	0.00
03	1000	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	10,504.00				0.00	0%	10,504.00	0.00
04	2000	120	120 Admin Brick	M	Seedorff Masonry, Inc	18,539.00				0.00	0%	18,539.00	0.00
04	2000	120	120 Admin Insulation	M	Seedorff Masonry, Inc.	3,914.00			3,914.00	3,914.00	100%	0.00	195.70
04	2000	120	120 Admin CMU	M	Seedorff Masonry, Inc.	26,144.00			3,074.00	3,074.00	12%	23,070.00	153.70
04	2000	120	120 Admin CMU	L	Seedorff Masonry, Inc.	90,081.00				0.00	0%	90,081.00	0.00
04	2000	120	120 Admin Insulation	L	Seedorff Masonry, Inc.	1,910.00				0.00	0%	1,910.00	0.00
04	2000	120	120 Admin Brick	L	Seedorff Masonry, Inc.	37,755.00				0.00	0%	37,755.00	0.00
05	1200	120	120 Admin Vehicle Storage	M	HME, Inc	24,119.82	18,331.06		4,582.77	22,913.83	95%	1,205.99	1,145.69
05	1200	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc	16,900.00	12,675.00			12,675.00	75%	4,225.00	633.75
08	1113	120	Hollow Metal Doors and Frames	M	Commercial Construction Prodt	32,863.00				0.00	0%	32,863.00	0.00
08	1113	120	Hollow Metal Doors and Frames	L	Commercial Construction Prodt	4,200.00				0.00	0%	4,200.00	0.00
08	1116	120	Aluminum Doors and Frames	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
08	1116	120	Aluminum Doors and Frames	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
08	3613	120	Sectional Doors	M	WD Door	28,655.00				0.00	0%	28,655.00	0.00
08	3613	120	Sectional Doors	L	WD Door	6,290.00				0.00	0%	6,290.00	0.00
08	4313	120	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0.00		0.00	0.00
08	4313	120	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0.00		0.00	0.00
08	7100	120	Door Hardware	M	Commercial Construction Products Co					0.00		0.00	0.00
08	7100	120	Door Hardware	L	Commercial Construction Products Co					0.00		0.00	0.00
09	3000	120	Tiling	M	Jim's Carpet Once	4,450.00				0.00	0%	4,450.00	0.00
09	3000	120	Tiling	L	Jim's Carpet Once	6,150.00				0.00	0%	6,150.00	0.00
09	5100	120	Acoustical Ceilings	M/L	Heartland Finishes, Inc.	4,675.00				0.00	0%	4,675.00	0.00
09	6500	120	Resilient Flooring	M	Jim's Carpet Once	750.00				0.00	0%	750.00	0.00
09	6500	120	Resilient Flooring	L	Jim's Carpet Once	650.00				0.00	0%	650.00	0.00
09	7200	120	Wall Covering	M	RP Coatings	1,500.00				0.00	0%	1,500.00	0.00
09	7200	120	Wall Covering	L	RP Coatings	3,500.00				0.00	0%	3,500.00	0.00
09	9000	120	Paints and Coatings 120 Admin/Veh Storage	M	RP Coatings	8,000.00				0.00	0%	8,000.00	0.00
09	9000	120	Paints and Coatings	L	RP Coatings	40,000.00				0.00	0%	40,000.00	0.00
09	9500	120	Broadcast System Flooring	M	RP Coatings	6,000.00				0.00	0%	6,000.00	0.00
09	9500	120	Broadcast System Flooring	L	RP Coatings	13,000.00				0.00	0%	13,000.00	0.00

1		CONTINUATION SHEET						Application No. 13			PER. TO: June 30, 2021			
2								APPL. DATE: June 30, 2021			ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	----WORK COMPLETED----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
219	10	2113.1	120	Plastic Toilet Compartments	M	EPCO Ltd, Inc.	1,367.00				0.00	0%	1,367.00	0.00
220	10	2113.1	120	Plastic Toilet Compartments	L	Williams Brothers Const. Inc.	1,170.00				0.00	0%	1,170.00	0.00
221	10	2800	120	Toilet, Bath and Laundry Accessories	M	EPCO Ltd, Inc.	1,413.00				0.00	0%	1,413.00	0.00
222	10	2800	120	Toilet, Bath and Laundry Accessories	L	Williams Brothers Const. Inc.	3,120.00				0.00	0%	3,120.00	0.00
223	10	5113	120	Metal Lockers	M/L	OSDI	4,707.00				0.00	0%	4,707.00	0.00
224	12	2400	120	Window Shades	M/L	Premier Edge, LLC	1,788.00				0.00	0%	1,788.00	0.00
225	12	3600	120	PLAM Casework, Tops & Sills	M	Innovative Laboratory Systems	11,150.00				0.00	0%	11,150.00	0.00
226	12	3600	120	PLAM Casework, Tops & Sills	L	Innovative Laboratory Systems	1,200.00				0.00	0%	1,200.00	0.00
227	13	3419	120	Metal Buildings System	M	Riverview Construction Compa	100,091.00	0.00	35,032.00	65,059.00	100,091.00	100%	0.00	5,004.55
228	13	3419	120	Metal Buildings System	L	Riverview Construction Compa	104,836.00		36,692.60		36,692.60	35%	68,143.40	1,834.63
229	21	0500	120	Fire Suppression	M	Midwest Automatic Fire Sprink	16,857.00				0.00	0%	16,857.00	0.00
230	21	0500	120	Fire Suppression	L	Midwest Automatic Fire Sprink	23,943.00				0.00	0%	23,943.00	0.00
231	22	0500	120	120 Admin Bldg	M	August Winter & Sons, Inc.	119,743.00	43,118.00	3,500.00	13,370.00	59,988.00	50%	59,755.00	2,999.40
232	22	0500	120	120 Admin Bldg	L	August Winter & Sons, Inc.	75,230.00	35,392.00	5,000.00		40,392.00	54%	34,838.00	2,019.60
233	23	0593	120	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00				0.00	0%	504.00	0.00
234	23	0713	120	Duct Insulation	M	Corn States Metal Fabricators	590.00				0.00	0%	590.00	0.00
235	23	0713	120	Duct Insulation	L	Corn States Metal Fabricators	1,110.00				0.00	0%	1,110.00	0.00
236	23	0719	120	HVAC Piping Insulation	M	Corn States Metal Fabricators	340.00				0.00	0%	340.00	0.00
237	23	0719	120	HVAC Piping Insulation	L	Corn States Metal Fabricators	380.00				0.00	0%	380.00	0.00
238	23	1123	120	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,500.00				0.00	0%	1,500.00	0.00
239	23	1123	120	HVAC Sequence of Operation	M	Corn States Metal Fabricators	10,000.00				0.00	0%	10,000.00	0.00
240	23	1123	120	HVAC Sequence of Operation	L	Corn States Metal Fabricators	27,000.00				0.00	0%	27,000.00	0.00
241	23	1123	120	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	6,200.00				0.00	0%	6,200.00	0.00
242	23	2300	120	Refrigerant Piping	M	Corn States Metal Fabricators	1,000.00				0.00	0%	1,000.00	0.00
243	23	2300	120	Refrigerant Piping	L	Corn States Metal Fabricators	5,200.00				0.00	0%	5,200.00	0.00
244	23	3100	120	HVAC Ducts and Casings	M	Corn States Metal Fabricators	30,160.00	0.00		6,314.89	6,314.89	21%	23,845.11	315.74
245	23	3100	120	HVAC Ducts and Casings	L	Corn States Metal Fabricators	34,280.00				0.00	0%	34,280.00	0.00
246	23	3300	120	Air Duct Accessories	M	Corn States Metal Fabricators	520.00				0.00	0%	520.00	0.00
247	23	3300	120	Air Duct Accessories	L	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
248	23	3423	120	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00				0.00	0%	7,040.00	0.00
249	23	3423	120	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00				0.00	0%	2,250.00	0.00
250	23	3439	120	Propeller Fans	M	Corn States Metal Fabricators	7,610.00			7,488.00	7,488.00	98%	122.00	374.40
251	23	3439	120	Propeller Fans	L	Corn States Metal Fabricators	2,600.00				0.00	0%	2,600.00	0.00
252	23	3700	120	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
253	23	3700	120	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00				0.00	0%	590.00	0.00
254	23	5400	120	Furnaces	M	Corn States Metal Fabricators	23,250.00			22,425.00	22,425.00	96%	825.00	1,121.25
255	23	5400	120	Furnaces	L	Corn States Metal Fabricators	2,990.00				0.00	0%	2,990.00	0.00
256	23	5533	120	Fuel-Fired Unit Heaters	M	Corn States Metal Fabricators	25,940.00				0.00	0%	25,940.00	0.00
257	23	5533	120	Fuel-Fired Unit Heaters	L	Corn States Metal Fabricators	7,010.00				0.00	0%	7,010.00	0.00
258	23	8127	120	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00		22,400.00	22,400.00	100%	0.00	1,120.00
259	23	8127	120	Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0.00	0%	2,800.00	0.00
260	26	0000	120	Admin Building	M	Price Electric	300,000.00	66,000.00	9,000.00		75,000.00	25%	225,000.00	3,750.00
261	31	5000	120	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	33,900.00			33,900.00	75%	11,300.00	1,695.00
262	***210***	***Headworks***									0.00		0.00	0.00
263	03	0000	210	210 Headworks							0.00		0.00	0.00
264	03	0000	210	Rebar	M/L	Harris Rebar (Ambassador Stee	119,015.00	93,631.23		15,293.76	108,924.99	92%	10,090.01	5,446.25
265	03	0000	210	Concrete	M	Norwalk Ready Mix Concrete I	129,518.27	97,137.91			97,137.91	75%	32,380.36	4,856.90
266	03	0000	210	Form & place							0.00		0.00	0.00
267	03	0000	210	Footings/pads	L	Williams Brothers Const. Inc.	9,846.23				0.00	0%	9,846.23	0.00
268	03	0000	210	Walls	L	Williams Brothers Const. Inc.	514,237.25	514,237.26			514,237.26	100%	(0.00)	25,711.86
269	03	0000	210	Base Slab	L	Williams Brothers Const. Inc.	79,211.93	79,211.93			79,211.93	100%	(0.00)	3,960.60
270	03	0000	210	SOG	L	Williams Brothers Const. Inc.	84,898.13				0.00	0%	84,898.13	0.00
271	03	0000	210	Suspended Slab	L	Williams Brothers Const. Inc.	126,427.65				0.00	0%	126,427.65	0.00

1		CONTINUATION SHEET						Application No. 13			PER TO: June 30, 2021			
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3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
272	03	0000	210	Housekeeping pads	L	Williams Brothers Const. Inc	4,029.75				0.00	0%	4,029.75	0.00
273	03	0000	210	Grouting	L	Williams Brothers Const. Inc	4,257.36				0.00	0%	4,257.36	0.00
274	03	1000	210	210 Headworks	M	Molin Concrete Products	35,127.00				0.00	0%	35,127.00	0.00
275	03	1000	210	210 Headworks	L	Williams Brothers Const. Inc.	10,504.00				0.00	0%	10,504.00	0.00
276	04	2000	210	210 Headworks Insulation	M	Seedorff Masonry, Inc.	14,545.00			14,545.00	14,545.00	100%	0.00	727.25
277	04	2000	210	210 Headworks CMU	M	Seedorff Masonry, Inc.	27,209.00			3,537.00	3,537.00	13%	23,672.00	176.85
278	04	2000	210	210 Headworks Brick	M	Seedorff Masonry, Inc.	42,280.00				0.00	0%	42,280.00	0.00
279	04	2000	210	210 Headworks Brick	L	Seedorff Masonry, Inc.	88,230.00				0.00	0%	88,230.00	0.00
280	04	2000	210	210 Headworks CMU	L	Seedorff Masonry, Inc.	85,745.00				0.00	0%	85,745.00	0.00
281	04	2000	210	210 Headworks Insulation	L	Seedorff Masonry, Inc.	6,440.00				0.00	0%	6,440.00	0.00
282	05	1200	210	210 Headworks	M	HME, Inc	49,325.56	0.00		24,662.78	24,662.78	50%	24,662.78	1,233.14
283	05	1200	210	210 Headworks	L	Williams Brothers Const. Inc.	33,800.00				0.00	0%	33,800.00	0.00
284	06	1000	210	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0.00	0%	8,858.42	0.00
285	07	5400	210	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	25,561.54				0.00	0%	25,561.54	0.00
286	07	5400	210	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	22,914.98				0.00	0%	22,914.98	0.00
287	07	6200	210	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	819.74				0.00	0%	819.74	0.00
288	07	6200	210	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	4,709.68				0.00	0%	4,709.68	0.00
289	08	1116	210	Aluminum Doors and Frames	M	Commercial Construction Prodı	28,900.00				0.00	0%	28,900.00	0.00
290	08	1116	210	Aluminum Doors and Frames	L	Commercial Construction Prodı	4,100.00				0.00	0%	4,100.00	0.00
291	08	3323	210	Overehead Coilings Doors	M	WD Door	18,275.00				0.00	0%	18,275.00	0.00
292	08	3323	210	Overehead Coilings Doors	L	WD Door	1,856.38				0.00	0%	1,856.38	0.00
293	08	4313	210	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0.00		0.00	0.00
294	08	4313	210	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0.00		0.00	0.00
295	08	7100	210	Door Hardware	M	Commercial Construction Products Co					0.00		0.00	0.00
296	08	7100	210	Door Hardware	L	Commercial Construction Products Co					0.00		0.00	0.00
297	09	9000	210	Paints and Coatings 210 Headworks	M	RP Coatings	18,000.00				0.00	0%	18,000.00	0.00
298	09	9000	210	Paints and Coatings	L	RP Coatings	90,000.00				0.00	0%	90,000.00	0.00
299	22	0500	210	210 Headworks	M	August Winter & Sons, Inc.	19,000.00				0.00	0%	19,000.00	0.00
300	22	0500	210	210 Headworks	L	August Winter & Sons, Inc.	24,000.00				0.00	0%	24,000.00	0.00
301	23	0593	210	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
302	23	0713	210	Duct Insulation	M	Corn States Metal Fabricators	1,510.00				0.00	0%	1,510.00	0.00
303	23	0713	210	Duct Insulation	L	Corn States Metal Fabricators	2,790.00				0.00	0%	2,790.00	0.00
304	23	0719	210	HVAC Piping Insulation	M	Corn States Metal Fabricators	210.00				0.00	0%	210.00	0.00
305	23	0719	210	HVAC Piping Insulation	L	Corn States Metal Fabricators	450.00				0.00	0%	450.00	0.00
306	23	1123	210	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,400.00				0.00	0%	1,400.00	0.00
307	23	1123	210	HVAC Sequence of Operation	M	Corn States Metal Fabricators	10,000.00				0.00	0%	10,000.00	0.00
308	23	1123	210	HVAC Sequence of Operation	L	Corn States Metal Fabricators	23,000.00				0.00	0%	23,000.00	0.00
309	23	1123	210	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	8,000.00				0.00	0%	8,000.00	0.00
310	23	2300	210	Refrigerant Piping	M	Corn States Metal Fabricators	500.00				0.00	0%	500.00	0.00
311	23	2300	210	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00				0.00	0%	3,100.00	0.00
312	23	3100	210	HVAC Ducts and Casings	M	Corn States Metal Fabricators	30,160.00			8,779.00	8,779.00	29%	21,381.00	438.95
313	23	3100	210	HVAC Ducts and Casings	L	Corn States Metal Fabricators	34,280.00	0.00	5,759.00		5,759.00	17%	28,521.00	287.95
314	23	3300	210	Air Duct Accessories	M	Corn States Metal Fabricators	520.00				0.00	0%	520.00	0.00
315	23	3300	210	Air Duct Accessories	L	Corn States Metal Fabricators	250.00				0.00	0%	250.00	0.00
316	23	3423	210	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00				0.00	0%	7,040.00	0.00
317	23	3423	210	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,450.00				0.00	0%	2,450.00	0.00
318	23	3700	210	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
319	23	3700	210	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00				0.00	0%	590.00	0.00
320	23	7433	210	Packaged MAU	M	Corn States Metal Fabricators	25,600.00				0.00	0%	25,600.00	0.00
321	23	7433	210	Packaged MAU	L	Corn States Metal Fabricators	1,500.00				0.00	0%	1,500.00	0.00
322	23	8101	210	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00	0.00		15,480.00	15,480.00	100%	0.00	774.00
323	23	8101	210	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00				0.00	0%	1,060.00	0.00
324	23	8127	210	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00		21,800.00	21,800.00	97%	600.00	1,090.00

1		CONTINUATION SHEET						Application No. 13			PER. TO: June 30, 2021			
2								APPL. DATE: June 30, 2021			ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
325	23	8127	210	Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0.00	0%	2,800.00	0.00
326	23	8417	210	Dehumidifiers	M	Corn States Metal Fabricators	4,000.00	0.00		2,999.00	2,999.00	75%	1,001.00	149.95
327	23	8417	210	Dehumidifiers	L	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
328	26	0000	210	Headworks Building	L	Price Electric	225,000.00	11,250.00			11,250.00	5%	213,750.00	562.50
329	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00			22,600.00	50%	22,600.00	1,130.00
330	31	6613.	210	Headworks	M/L	Helitech	39,416.00	39,416.00			39,416.00	100%	0.00	1,970.80
331	35	2016.2	210	Slide Gates	M	August Winter & Sons	66,000.00	33,000.00		33,000.00	66,000.00	100%	0.00	3,300.00
332	35	2016.2	210	Slide Gates	L	August Winter & Sons	25,000.00	8,750.00			8,750.00	35%	16,250.00	437.50
333	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons	600,000.00	44,242.00			44,242.00	7%	555,758.00	2,212.10
334	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons	304,320.00	3,040.00			3,040.00	1%	301,280.00	152.00
335	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons	330,000.00			322,949.00	322,949.00	98%	7,051.00	16,147.45
336	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons	100,000.00	15,000.00			15,000.00	15%	85,000.00	750.00
337	46	2152	210	Scrennings Washer/Compactor	M	August Winter & Sons	included in 462151				0.00		0.00	0.00
338	46	2152	210	Scrennings Washer/Compactor	L	August Winter & Sons	included in 462151				0.00		0.00	0.00
339	***230***	***Grit Building***									0.00		0.00	0.00
340	03	0000	230	230 Grit Building							0.00		0.00	0.00
341	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Stee	74,040.00	74,040.00			74,040.00	100%	0.00	3,702.00
342	03	0000	230	Concrete	M	Norwalk Ready Mix Concrete I	55,118.71	55,118.71			55,118.71	100%	0.00	2,755.94
343	03	0000	230	Form & place							0.00		0.00	0.00
344	03	0000	230	Walls	L	Williams Brothers Const. Inc.	325,573.60	325,573.60			325,573.60	100%	0.00	16,278.68
345	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.	73,777.53	73,777.53			73,777.53	100%	(0.01)	3,688.88
346	03	0000	230	SOG	L	Williams Brothers Const. Inc.	43,768.90	43,768.90			43,768.90	100%	0.00	2,188.45
347	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.	120,041.05	120,041.05			120,041.05	100%	0.00	6,002.05
348	03	1000	230	230 Grit Bldg	M	Molin Concrete Products	10,475.00	10,475.00			10,475.00	100%	0.00	523.75
349	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.	10,504.00	8,403.20	2,100.80		10,504.00	100%	0.00	525.20
350	04	2000	230	230 Grit Insulation	M	Seedorff Masonry, Inc.	10,608.00			3,583.00	3,583.00	34%	7,025.00	179.15
351	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.	9,903.00	8,913.00	495.00	495.00	9,903.00	100%	0.00	495.15
352	04	2000	230	230 Grit Brick	M	Seedorff Masonry, Inc.	16,656.00				0.00	0%	16,656.00	0.00
353	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.	34,687.00				0.00	0%	34,687.00	0.00
354	04	2000	230	230 Grit Insulation	L	Seedorff Masonry, Inc.	4,763.00				0.00	0%	4,763.00	0.00
355	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.	38,819.00	34,937.00	1,941.00		36,878.00	95%	1,941.00	1,843.90
356	05	1200	230	230 Grit Building	M	HME, Inc	48,135.04	24,069.02		12,032.26	36,101.28	75%	12,033.76	1,805.06
357	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc.	33,800.00	16,900.00			16,900.00	50%	16,900.00	845.00
358	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.	3,168.75				0.00	0%	3,168.75	0.00
359	06	1000	230	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0.00	0%	8,858.42	0.00
360	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.	12,000.00	12,000.00			12,000.00	100%	0.00	600.00
361	06	6000	230	Parshall Flume Liners	L	August Winter & Sons, Inc.	9,500.00	9,500.00			9,500.00	100%	0.00	475.00
362	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00	7,800.00			7,800.00	100%	0.00	390.00
363	07	1713	230	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00	5,850.00			5,850.00	100%	0.00	292.50
364	07	5400	230	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	7,518.10				0.00	0%	7,518.10	0.00
365	07	5400	230	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	6,740.00				0.00	0%	6,740.00	0.00
366	07	6200	230	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	240.00				0.00	0%	240.00	0.00
367	07	6200	230	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	1,380.00				0.00	0%	1,380.00	0.00
368	08	1116	230	Aluminum Doors and Frames	M	Commercial Construction Prodt	12,240.00				0.00	0%	12,240.00	0.00
369	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Prodt	2,800.00				0.00	0%	2,800.00	0.00
370	08	3100	230	Access Doors and Panels	M	Nystrom	534.00	534.00			534.00	100%	0.00	26.70
371	08	3100	230	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29	490.29			490.29	100%	0.00	24.51
372	08	3323	230	Overehead Coilings Doors	M	WD Door	6,172.50				0.00	0%	6,172.50	0.00
373	08	3323	230	Overehead Coilings Doors	L	WD Door	928.25				0.00	0%	928.25	0.00
374	08	4313	230	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0.00		0.00	0.00
375	08	4313	230	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0.00		0.00	0.00
376	08	7100	230	Door Hardware	M	Commercial Construction Products Co					0.00		0.00	0.00
377	08	7100	230	Door Hardware	L	Commercial Construction Products Co					0.00		0.00	0.00

1		CONTINUATION SHEET						Application No. 13			PER. TO: June 30, 2021			
2								APPL. DATE: June 30, 2021			ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec		NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
378	09	9000	230	Paints and Coatings 230 Grit Bldg	M	RP Coatings	7,000.00				0.00	0%	7,000.00	0.00
379	09	9000	230	Paints and Coatings	L	RP Coatings	20,000.00				0.00	0%	20,000.00	0.00
380	22	0500	230	230 Grit Bldg	M	August Winter & Sons, Inc.	10,000.00	3,000.00			3,000.00	30%	7,000.00	150.00
381	22	0500	230	230 Grit Bldg	L	August Winter & Sons, Inc.	30,000.00	12,000.00			12,000.00	40%	18,000.00	600.00
382	23	0593	230	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
383	23	0713	230	Duct Insulation	M	Corn States Metal Fabricators	2,000.00				0.00	0%	2,000.00	0.00
384	23	0713	230	Duct Insulation	L	Corn States Metal Fabricators	3,700.00				0.00	0%	3,700.00	0.00
385	23	1123	230	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,800.00				0.00	0%	1,800.00	0.00
386	23	1123	230	HVAC Sequence of Operation	M	Corn States Metal Fabricators	11,000.00				0.00	0%	11,000.00	0.00
387	23	1123	230	HVAC Sequence of Operation	L	Corn States Metal Fabricators	28,000.00				0.00	0%	28,000.00	0.00
388	23	1123	230	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	11,000.00				0.00	0%	11,000.00	0.00
389	23	3100	230	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,860.00	0.00		18,910.00	18,910.00	73%	6,950.00	945.50
390	23	3100	230	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00				0.00	0%	29,380.00	0.00
391	23	3300	230	Air Duct Accessories	M	Corn States Metal Fabricators	450.00				0.00	0%	450.00	0.00
392	23	3300	230	Air Duct Accessories	L	Corn States Metal Fabricators	300.00				0.00	0%	300.00	0.00
393	23	3423	230	HVAC Power Ventilators	M	Corn States Metal Fabricators	10,560.00				0.00	0%	10,560.00	0.00
394	23	3423	230	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,380.00				0.00	0%	3,380.00	0.00
395	23	3700	230	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00				0.00	0%	700.00	0.00
396	23	3700	230	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,190.00				0.00	0%	1,190.00	0.00
397	23	7433	230	Packaged MAU	M	Corn States Metal Fabricators	25,600.00				0.00	0%	25,600.00	0.00
398	23	7433	230	Packaged MAU	L	Corn States Metal Fabricators	1,500.00				0.00	0%	1,500.00	0.00
399	23	8101	230	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00	0.00		7,740.00	7,740.00	100%	0.00	387.00
400	23	8101	230	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00
401	26	0000	230	Grit Building	L	Price Electric	290,000.00	49,300.00			49,300.00	17%	240,700.00	2,465.00
402	31	5000	230	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	22,600.00			22,600.00	100%	0.00	1,130.00
403	35	2016.1	230	Slide Gates	M	August Winter & Sons	54,000.00	27,000.00		27,000.00	54,000.00	100%	0.00	2,700.00
404	35	2016.1	230	Slide Gates	L	August Winter & Sons	35,000.00	17,500.00			17,500.00	50%	17,500.00	875.00
405	41	2213	230	Bridge Crane	M	Waite Equipment	17,000.00				0.00	0%	17,000.00	0.00
406	41	2213	230	Bridge Crane	L	Waite Equipment	4,300.00				0.00	0%	4,300.00	0.00
407	41	2223	230	Hoist and Monorail System	M	Waite Equipment	3,200.00				0.00	0%	3,200.00	0.00
408	41	2223	230	Hoist and Monorail System	L	Waite Equipment	750.00				0.00	0%	750.00	0.00
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M	August Winter & Sons	115,000.00			115,000.00	115,000.00	100%	0.00	5,750.00
410	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M/L	August Winter & Sons	60,000.00	9,000.00	12,000.00	7,000.00	28,000.00	47%	32,000.00	1,400.00
411	43	4113	230	Hydropneumatic Tank	M	August Winter & Sons	55,000.00			54,800.00	54,800.00	100%	200.00	2,740.00
412	43	4113	230	Hydropneumatic Tank	L	August Winter & Sons	25,500.00	1,500.00			1,500.00	6%	24,000.00	75.00
413	46	2323	230	Grit Removal Equipment	M	August Winter & Sons	240,000.00			240,000.00	240,000.00	100%	0.00	12,000.00
414	46	2323	230	Grit Removal Equipment	L	August Winter & Sons	115,000.00	16,000.00			16,000.00	14%	99,000.00	800.00
415	46	2327	230	Grit Washer	M	August Winter & Sons	185,000.00			185,000.00	185,000.00	100%	0.00	9,250.00
416	46	2327	230	Grit Washer	L	August Winter & Sons	115,000.00	21,750.00			21,750.00	19%	93,250.00	1,087.50
417	46	6124	230	Composite Sampler	M	August Winter & Sons	9,500.00				0.00	0%	9,500.00	0.00
418	***250***	***Equalization Tank***									0.00		0.00	0.00
419	03	0000	250	250 Equalization Tank							0.00		0.00	0.00
420	03	0000	250	Rebar	M/L	Harris Rebar (Ambassador Stee	90,735.00	0.00		55,100.00	55,100.00	61%	35,635.00	2,755.00
421	03	0000	250	Concrete	M	Norwalk Ready Mix Concrete I	121,947.48				0.00	0%	121,947.48	0.00
422	03	0000	250	Form & place							0.00		0.00	0.00
423	03	0000	250	Footings	L	Williams Brothers Const. Inc.	64,284.98				0.00	0%	64,284.98	0.00
424	03	0000	250	Walls	L	Williams Brothers Const. Inc	310,185.45				0.00	0%	310,185.45	0.00
425	03	0000	250	Base Slab	L	Williams Brothers Const. Inc.	38,591.78				0.00	0%	38,591.78	0.00
426	03	0000	250	SOG	L	Williams Brothers Const. Inc.	124,810.88				0.00	0%	124,810.88	0.00
427	03	0000	250	Suspended Slab	L	Williams Brothers Const. Inc.	16,034.63				0.00	0%	16,034.63	0.00
428	03	0000	250	Housekeeping Pads	L	Williams Brothers Const. Inc.	4,764.15				0.00	0%	4,764.15	0.00
429	03	0000	250	Grouting	L	Williams Brothers Const. Inc.	490.32				0.00	0%	490.32	0.00
430	05	1200	250	250 EQ Tank Return Flow PS	M	HME, Inc	2,849.12	0.00		2,706.66	2,706.66	95%	142.46	135.33

CONTINUATION SHEET — Application No. 13 — PER TO: June 30, 2021 — APPL. DATE: June 30, 2021 — ENGINEER'S PROJECT NO.: 0.00

Spec Sec.	Build NO	City of Indianola Water Resource Recovery Facility		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL	WORK COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
05	1200	250 EQ Tank Return Flow PS	L	Williams Brothers Const. Inc	3,900.00				0.00	0%	3,900.00	0.00
07	1353	Elastomeric Deck Coverings	M	RP Coatings	4,000.00				0.00	0%	4,000.00	0.00
07	1353	Elastomeric Deck Coverings	L	RP Coatings	8,000.00				0.00	0%	8,000.00	0.00
07	1713	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc	9,113.81				0.00	0%	9,113.81	0.00
07	1713	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc	6,370.00				0.00	0%	6,370.00	0.00
08	3100	Access Doors and Panels	M	Nystrom	1,097.00	0.00		1,097.00	1,097.00	100%	0.00	54.85
08	3100	Access Doors and Panels	L	Williams Brothers Const. Inc	490.29				0.00	0%	490.29	0.00
09	9000	Paints and Coatings 250 EQ Tanks	M	RP Coatings	400.00				0.00	0%	400.00	0.00
09	9000	Paints and Coatings	L	RP Coatings	2,500.00				0.00	0%	2,500.00	0.00
23	0593	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
23	1123	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00				0.00	0%	5,000.00	0.00
23	1123	HVAC Sequence of Operation	L	Corn States Metal Fabricators	12,000.00				0.00	0%	12,000.00	0.00
23	3423	HVAC Power Ventilators	M	Corn States Metal Fabricators	10,560.00				0.00	0%	10,560.00	0.00
23	3423	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,380.00				0.00	0%	3,380.00	0.00
23	8101	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00	0.00		7,740.00	7,740.00	100%	0.00	387.00
23	8101	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00
31	5000	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00			22,600.00	50%	22,600.00	1,130.00
31	6613	Equalization Tank	M/L	Helitech	103,250.00	103,250.00			103,250.00	100%	0.00	5,162.50
33	3613	Bolted Steel Wastewater Storage Tank-131' Tank	M	Great Plains Structurs LLC	284,045.00	0.00	0.00	239,520.00	239,520.00	84%	44,525.00	11,976.00
33	3613	Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC	94,290.00				0.00	0%	94,290.00	0.00
43	2139	Submersible Solids Handling Pump Equipment	M	August Winter & Sons	85,000.00				0.00	0%	85,000.00	0.00
43	2139	Submersible Solids Handling Pump Equipment	L	August Winter & Sons	156,538.00				0.00	0%	156,538.00	0.00
46	4123	Submersible Mixing Equipment-250 Equalization Tank	M	August Winter & Sons	35,000.00				0.00	0%	35,000.00	0.00
46	4123	Submersible Mixing Equipment	L	August Winter & Sons	83,053.00				0.00	0%	83,053.00	0.00
270	***Peak Flow Treatment***								0.00		0.00	0.00
03	0000	270 Peak Flow Treatment Str							0.00		0.00	0.00
03	0000	Rebar	M/L	Harris Rebar (Ambassador Stee	39,475.00	39,475.00			39,475.00	100%	0.00	1,973.75
03	0000	Concrete	M	Norwalk Ready Mix Concrete I	37,200.90	51,456.88	(14,255.99)		37,200.89	100%	0.00	1,860.04
03	0000	Form & place							0.00		0.00	0.00
03	0000	Footings/Pads	L	Williams Brothers Const. Inc	26,439.08	26,439.08			26,439.08	100%	(0.01)	1,321.95
03	0000	Walls	L	Williams Brothers Const. Inc	185,141.70	175,884.62			175,884.62	95%	9,257.08	8,794.23
03	0000	SOG	L	Williams Brothers Const. Inc	54,810.68	54,810.68			54,810.68	100%	(0.00)	2,740.53
03	0000	Houskeeping Pads	L	Williams Brothers Const. Inc	5,734.80	5,734.80			5,734.80	100%	0.00	286.74
03	1000	270 Peak Flow	M	Molin Concrete Products	6,642.00	6,642.00			6,642.00	100%	0.00	332.10
03	1000	270 Peak Flow	L	Williams Brothers Const. Inc	10,504.00	10,504.00			10,504.00	100%	0.00	525.20
04	2000	270 Peak Flow Brick	M	Seedorff Masonry, Inc.	11,090.00		8,872.00	2,218.00	11,090.00	100%	0.00	554.50
04	2000	270 Peak Flow CMU	M	Seedorff Masonry, Inc.	6,960.00	4,176.00	2,784.00		6,960.00	100%	0.00	348.00
04	2000	270 Peak Flow Insulation	M	Seedorff Masonry, Inc.	5,114.00		4,091.00	1,023.00	5,114.00	100%	0.00	255.70
04	2000	270 Peak Flow Brick	L	Seedorff Masonry, Inc.	20,788.00		16,629.99		16,629.99	80%	4,158.01	831.50
04	2000	270 Peak Flow CMU	L	Seedorff Masonry, Inc.	28,180.00	16,908.00	11,272.00		28,180.00	100%	0.00	1,409.00
04	2000	270 Peak Flow Insulation	L	Seedorff Masonry, Inc.	2,421.00		1,936.80		1,936.80	80%	484.20	96.84
05	1200	270 Peak Flow Treatment	M	HME, Inc	42,256.12	2,535.00		31,269.90	33,804.90	80%	8,451.22	1,690.25
05	1200	270 Peak Flow Treatment	L	Williams Brothers Const. Inc	33,800.00	1,690.00			1,690.00	5%	32,110.00	84.50
08	1113	Hollow Metal Doors and Frames	M	Commercial Construction Prodt	21,284.74				0.00	0%	21,284.74	0.00
08	1113	Hollow Metal Doors and Frames	L	Commercial Construction Prodt	3,000.00				0.00	0%	3,000.00	0.00
08	1116	Aluminum Doors and Frames	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
08	1116	Aluminum Doors and Frames	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
08	3323	Overehead Coilings Doors	M	WD Door	8,157.50				0.00	0%	8,157.50	0.00
08	3323	Overehead Coilings Doors	L	WD Door	928.25				0.00	0%	928.25	0.00
08	4313	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0.00		0.00	0.00
08	4313	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0.00		0.00	0.00
08	7100	Door Hardware	M	Commercial Construction Products Co					0.00		0.00	0.00
08	7100	Door Hardware	L	Commercial Construction Products Co					0.00		0.00	0.00

1		CONTINUATION SHEET						Application No. 13				PER. TO: June 30, 2021			
2								APPL. DATE: June 30, 2021				ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
484	09	9000	270	Paints and Coatings 270 Peak Flow Treatement	M	RP Coatings	12,500.00				0.00	0%	12,500.00	0.00
485	09	9000	270	Paints and Coatings	L	RP Coatings	20,000.00				0.00	0%	20,000.00	0.00
486	13	3419	270	Metal Buildings System	M	Riverview Construction Compa	41,804.00	0.00		41,804.00	41,804.00	100%	0.00	2,090.20
487	13	3419	270	Metal Buildings System	L	Riverview Construction Compa	41,138.00	28,950.00			28,950.00	70%	12,188.00	1,447.50
488	21	0500	270	Fire Suppression	M	Midwest Automatic Fire Sprink	3,880.00				0.00	0%	3,880.00	0.00
489	21	0500	270	Fire Suppression	L	Midwest Automatic Fire Sprink	6,770.00				0.00	0%	6,770.00	0.00
490	23	0593	270	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00				0.00	0%	504.00	0.00
491	23	1123	270	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	800.00				0.00	0%	800.00	0.00
492	23	1123	270	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00				0.00	0%	5,000.00	0.00
493	23	1123	270	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	4,600.00				0.00	0%	4,600.00	0.00
494	23	1123	270	HVAC Sequence of Operation	L	Corn States Metal Fabricators	14,000.00				0.00	0%	14,000.00	0.00
495	23	3100	270	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,850.00	0.00		6,469.00	6,469.00	25%	19,381.00	323.45
496	23	3100	270	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00				0.00	0%	29,380.00	0.00
497	23	3300	270	Air Duct Accessories	M	Corn States Metal Fabricators	440.00				0.00	0%	440.00	0.00
498	23	3300	270	Air Duct Accessories	L	Corn States Metal Fabricators	300.00				0.00	0%	300.00	0.00
499	23	3423	270	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00				0.00	0%	7,040.00	0.00
500	23	3423	270	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00				0.00	0%	2,250.00	0.00
501	23	8101	270	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00	0.00		2,440.00	2,440.00	32%	5,300.00	122.00
502	23	8101	270	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00
503	26	0000	270	Peak Flow Treatment	L	Price Electric	250,000.00	50,000.00	5,000.00		55,000.00	22%	195,000.00	2,750.00
504	31	5000	270	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	16,950.00			16,950.00	75%	5,650.00	847.50
505	41	4116	270	Bulk Chemical Storage Tanks	M	August Winter & Sons	65,000.00			65,000.00	65,000.00	100%	0.00	3,250.00
506	41	4116	270	Bulk Chemical Storage Tanks	L	August Winter & Sons	43,000.00	21,500.00			21,500.00	50%	21,500.00	1,075.00
507	46	3334	270	Peristaltic Metering Pumps	M	August Winter & Sons	75,000.00				0.00	0%	75,000.00	0.00
508	46	3334	270	Peristaltic Metering Pumps	L	August Winter & Sons	35,500.00				0.00	0%	35,500.00	0.00
509	46	3383	270	Chemical Feed Accessories	M	August Winter & Sons	140,000.00				0.00	0%	140,000.00	0.00
510	46	3383	270	Chemical Feed Accessories	L	August Winter & Sons	50,000.00				0.00	0%	50,000.00	0.00
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M	August Winter & Sons	1,387,000.00	1,387,000.00			1,387,000.00	100%	0.00	69,350.00
512	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M/L	August Winter & Sons	350,000.00	153,810.00	35,000.00	30,000.00	218,810.00	63%	131,190.00	10,940.50
513	***320***	***Oxidation Ditches***									0.00		0.00	0.00
514	03	0000	320	320 Oxidation Ditches							0.00		0.00	0.00
515	03	0000	320	Rebar	M/L	Harris Rebar (Ambassador Stee	464,630.00	407,384.03			407,384.03	88%	57,245.97	20,369.20
516	03	0000	320	Concrete	M	Norwalk Ready Mix Concrete I	405,205.45	322,693.71	4,500.00		327,193.71	81%	78,011.74	16,359.69
517	03	0000	320	Form & place							0.00		0.00	0.00
518	03	0000	320	Walls	L	Williams Brothers Const. Inc.	1,980,990.88	1,426,313.44			1,426,313.44	72%	554,677.44	71,315.67
519	03	0000	320	Round Piers & Columns	L	Williams Brothers Const. Inc.	1,823.18				0.00	0%	1,823.18	0.00
520	03	0000	320	Base Slab	L	Williams Brothers Const. Inc.	413,406.45	372,065.81			372,065.81	90%	41,340.65	18,603.29
521	03	0000	320	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	19,118.70				0.00	0%	19,118.70	0.00
522	03	0000	320	Beams	L	Williams Brothers Const. Inc.	89,986.95		8,998.70		8,998.70	10%	80,988.26	449.93
523	03	0000	320	Suspended Slab	L	Williams Brothers Const. Inc.	106,384.05	5,319.20	5,319.20		10,638.40	10%	95,745.65	531.92
524	03	0000	320	Housekeeping Pads	L	Williams Brothers Const. Inc.	3,758.40				0.00	0%	3,758.40	0.00
525	03	0000	320	Grouting	L	Williams Brothers Const. Inc.	955.40				0.00	0%	955.40	0.00
526	03	1000	320	320 Oxidation Ditch	M	Molin Concrete Products	53,849.00				0.00	0%	53,849.00	0.00
527	03	1000	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.	21,008.00				0.00	0%	21,008.00	0.00
528	05	1200	320	320 Oxidation Ditch	M	HME, Inc	101,417.04	0.00		91,275.34	91,275.34	90%	10,141.70	4,563.77
529	05	1200	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.	67,600.00				0.00	0%	67,600.00	0.00
530	05	1200	320	320 Oxidation Structural Flow Splitter	M	HME, Inc	5,667.98	0.00		5,384.58	5,384.58	95%	283.40	269.23
531	05	1200	320	320 Oxidation Structural Flow Splitter	L	Williams Brothers Const. Inc.	3,900.00				0.00	0%	3,900.00	0.00
532	26	0000	320	Oxidation Ditches	M	Price Electric	220,000.00	6,600.00			6,600.00	3%	213,400.00	330.00
533	31	5000	320	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00			22,600.00	50%	22,600.00	1,130.00
534	31	6613.1	320	Oxidation Ditch	M/L	Helitech	142,667.00	142,667.00			142,667.00	100%	0.00	7,133.35
535	35	2016.2	320	Slide Gates	M	August Winter & Sons	39,000.00				0.00	0%	39,000.00	0.00
536	35	2016.2	320	Slide Gates	L	August Winter & Sons	9,500.00				0.00	0%	9,500.00	0.00

1		CONTINUATION SHEET					Application No. 13				PER TO: June 30, 2021			
2							APPL. DATE: June 30, 2021				ENGINEER'S PROJECT NO.: 0.00			
3	Spec	Build		City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO		Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
537	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M	August Winter & Sons	90,000.00				0.00	0%	90,000.00	0.00
538	46	4123	320	Submersible Mixing Equipment	L	August Winter & Sons	89,747.00				0.00	0%	89,747.00	0.00
539	46	5361	320	Oxidation Ditech System Equipment (Base Bid)	M	August Winter & Sons	1,051,600.00	54,088.00		12,022.00	66,110.00	6%	985,490.00	3,305.50
540	46	5361	320	Oxidation Ditech Sy: 40'	L	August Winter & Sons	95,000.00				0.00	0%	95,000.00	0.00
541	***350***	***Secondary Treatment Bldg***									0.00		0.00	0.00
542	03	0000	350	350 Secondary Treatment Bldg							0.00		0.00	0.00
543	03	0000	350	Rebar	M/L	Harris Rebar (Ambassador Stee	49,265.00	30,230.00	16,103.15		46,333.15	94%	2,931.85	2,316.66
544	03	0000	350	Concrete	M	Norwalk Ready Mix Concrete I	32,261.43	15,000.00			15,000.00	46%	17,261.43	750.00
545	03	0000	350	Form & place							0.00		0.00	0.00
546	03	0000	350	Walls	L	Williams Brothers Const. Inc.	126,812.93				0.00	0%	126,812.93	0.00
547	03	0000	350	Base Slab	L	Williams Brothers Const. Inc.	27,955.13	27,955.13			27,955.13	100%	0.00	1,397.76
548	03	0000	350	Suspended Slab	L	Williams Brothers Const. Inc.	85,748.63				0.00	0%	85,748.63	0.00
549	03	0000	350	Housekeeping Pads	L	Williams Brothers Const. Inc.	4,131.00				0.00	0%	4,131.00	0.00
550	03	0000	350	Columns	L	Williams Brothers Const. Inc.	7,418.25				0.00	0%	7,418.25	0.00
551	03	1000	350	350 Secondary Treatment	M	Molin Concrete Products	13,528.00				0.00	0%	13,528.00	0.00
552	03	1000	350	350 Secondary Treatment	L	Williams Brothers Const. Inc.	10,504.00				0.00	0%	10,504.00	0.00
553	04	2000	350	350 Secondary Treatment Brick	M	Seedorff Masonry, Inc.	17,189.00				0.00	0%	17,189.00	0.00
554	04	2000	350	350 Secondary Treatment CMU	M	Seedorff Masonry, Inc.	14,329.00			1,863.00	1,863.00	13%	12,466.00	93.15
555	04	2000	350	350 Secondary Treatment Insulation	M	Seedorff Masonry, Inc.	5,853.00			1,986.00	1,986.00	34%	3,867.00	99.30
556	04	2000	350	350 Secondary Treatment Brick	L	Seedorff Masonry, Inc.	36,454.00				0.00	0%	36,454.00	0.00
557	04	2000	350	350 Secondary Treatment CMU	L	Seedorff Masonry, Inc.	52,419.00				0.00	0%	52,419.00	0.00
558	04	2000	350	350 Secondary Treatment Insulation	L	Seedorff Masonry, Inc.	2,736.00				0.00	0%	2,736.00	0.00
559	05	1200	350	350 Secondary Treatement Bldg	M	HME, Inc	23,415.12	0.00		21,073.61	21,073.61	90%	2,341.51	1,053.68
560	05	1200	350	350 Secondary Treatement Bldg	L	Williams Brothers Const. Inc.	16,900.00				0.00	0%	16,900.00	0.00
561	06	1000	350	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0.00	0%	8,858.42	0.00
562	07	1713	350	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81				0.00	0%	9,113.81	0.00
563	07	1713	350	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00				0.00	0%	6,370.00	0.00
564	07	5400	350	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	9,773.53				0.00	0%	9,773.53	0.00
565	07	5400	350	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	8,761.61				0.00	0%	8,761.61	0.00
566	07	6200	350	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	313.43				0.00	0%	313.43	0.00
567	07	6200	350	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	1,800.76				0.00	0%	1,800.76	0.00
568	08	1113	350	Hollow Metal Doors and Frames	M	Commercial Construction Prodt	15,000.00				0.00	0%	15,000.00	0.00
569	08	1113	350	Hollow Metal Doors and Frames	L	Commercial Construction Prodt	2,000.00				0.00	0%	2,000.00	0.00
570	08	1116	350	Aluminum Doors and Frames	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
571	08	1116	350	Aluminum Doors and Frames	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
572	08	3100	350	Access Doors and Panels	M	Nystrom	801.00	0.00		801.00	801.00	100%	0.00	40.05
573	08	3100	350	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29				0.00	0%	490.29	0.00
574	08	4313	350	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0.00		0.00	0.00
575	08	4313	350	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0.00		0.00	0.00
576	08	7100	350	Door Hardware	M	Commercial Construction Products Co					0.00		0.00	0.00
577	08	7100	350	Door Hardware	L	Commercial Construction Products Co					0.00		0.00	0.00
578	09	9000	350	Paints and Coatings 350 Sec Treatement Bldg	M	RP Coatings	10,000.00				0.00	0%	10,000.00	0.00
579	09	9000	350	Paints and Coatings	L	RP Coatings	40,000.00				0.00	0%	40,000.00	0.00
580	11	5353	350	Casework, Tops, Fixtures, Fume Hood	M	Innovative Laboratory Systems	22,550.00				0.00	0%	22,550.00	0.00
581	11	5353	350	Casework, Tops, Fixtures, Fume Hood, ASHRAE Testing	L	Innovative Laboratory Systems	3,200.00				0.00	0%	3,200.00	0.00
582	22	0500	350	350 Secondary Treatment	M	August Winter & Sons, Inc.	45,000.00	15,750.00			15,750.00	35%	29,250.00	787.50
583	22	0500	350	350 Secondary Treatment	L	August Winter & Sons, Inc.	50,000.00	17,500.00			17,500.00	35%	32,500.00	875.00
584	23	0593	350	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
585	23	0713	350	Duct Insulation	M	Corn States Metal Fabricators	2,000.00				0.00	0%	2,000.00	0.00
586	23	0713	350	Duct Insulation	L	Corn States Metal Fabricators	3,700.00				0.00	0%	3,700.00	0.00
587	23	0719	350	HVAC Piping Insulation	M	Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00
588	23	0719	350	HVAC Piping Insulation	L	Corn States Metal Fabricators	960.00				0.00	0%	960.00	0.00
589	23	1123	350	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	900.00				0.00	0%	900.00	0.00

1		CONTINUATION SHEET						Application No. 13			PER TO: June 30, 2021			
2								APPL. DATE: June 30, 2021			ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
590	23	1123	350	HVAC Sequence of Operation	M	Corn States Metal Fabricators	7,000.00				0.00	0%	7,000.00	0.00
591	23	1123	350	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	7,500.00				0.00	0%	7,500.00	0.00
592	23	1123	350	HVAC Sequence of Operation	L	Corn States Metal Fabricators	19,000.00				0.00	0%	19,000.00	0.00
593	23	2300	350	Refrigerant Piping	M	Corn States Metal Fabricators	1,300.00				0.00	0%	1,300.00	0.00
594	23	2300	350	Refrigerant Piping	L	Corn States Metal Fabricators	9,600.00				0.00	0%	9,600.00	0.00
595	23	3100	350	HVAC Ducts and Casings	M	Corn States Metal Fabricators	30,166.00			2,962.04	2,962.04	10%	27,203.96	148.10
596	23	3100	350	HVAC Ducts and Casings	L	Corn States Metal Fabricators	87,824.00				0.00	0%	87,824.00	0.00
597	23	3300	350	Air Duct Accessories	M	Corn States Metal Fabricators	530.00				0.00	0%	530.00	0.00
598	23	3300	350	Air Duct Accessories	L	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
599	23	3423	350	HVAC Power Ventilators	M	Corn States Metal Fabricators	3,520.00				0.00	0%	3,520.00	0.00
600	23	3423	350	HVAC Power Ventilators	L	Corn States Metal Fabricators	1,200.00				0.00	0%	1,200.00	0.00
601	23	3700	350	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	700.00				0.00	0%	700.00	0.00
602	23	3700	350	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	1,180.00				0.00	0%	1,180.00	0.00
603	23	7433	350	Packaged MAU	M	Corn States Metal Fabricators	12,800.00				0.00	0%	12,800.00	0.00
604	23	7433	350	Packaged MAU	L	Corn States Metal Fabricators	750.00				0.00	0%	750.00	0.00
605	23	8101	350	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00			1,520.00	1,520.00	39%	2,350.00	76.00
606	23	8101	350	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00				0.00	0%	270.00	0.00
607	23	8127	350	Libert AC Units	M	Corn States Metal Fabricators	22,400.00			22,400.00	22,400.00	100%	0.00	1,120.00
608	23	8127	350	Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0.00	0%	2,800.00	0.00
609	26	0000	350	Secondary Treatment/Clarifier	L	Price Electric	200,000.00				0.00	0%	200,000.00	0.00
610	31	5000	350	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00	5,650.00			5,650.00	50%	5,650.00	282.50
611	41	2213	350	Bridge Crane	M	Waite Equipment	17,000.00				0.00	0%	17,000.00	0.00
612	41	2213	350	Bridge Crane	L	Waite Equipment	4,300.00				0.00	0%	4,300.00	0.00
613	41	2223	350	Hoist and Monorail System	M	Waite Equipment	3,200.00				0.00	0%	3,200.00	0.00
614	41	2223	350	Hoist and Monorail System	L	Waite Equipment	750.00				0.00	0%	750.00	0.00
615	43	2139	350	Submersible Solids Handling Pump Equipment	M	August Winter & Sons	104,000.00				0.00	0%	104,000.00	0.00
616	43	2139	350	Submersible Solids Handling Pump Equipment	L	August Winter & Sons	156,538.00	4,754.00			4,754.00	3%	151,784.00	237.70
617	***380***	***Secondary Clarifiers***									0.00		0.00	0.00
618	03	0000	380	380 Secondary Clarifiers							0.00		0.00	0.00
619	03	0000	380	Rebar	M/L	Harris Rebar (Ambassador Stee	178,010.00	5,319.87	60,805.00	84,517.42	150,642.29	85%	27,367.71	7,532.11
620	03	0000	380	Concrete	M	Norwalk Ready Mix Concrete I	147,096.17	50,593.46	39,255.99		89,849.45	61%	57,246.71	4,492.47
621	03	0000	380	Form & place							0.00		0.00	0.00
622	03	0000	380	Walls	L	Williams Brothers Const. Inc	686,179.35	34,308.96	68,617.94		102,926.90	15%	583,252.46	5,146.34
623	03	0000	380	Base Slab	L	Williams Brothers Const. Inc.	202,724.10	133,797.91	68,926.19		202,724.10	100%	(0.00)	10,136.21
624	03	0000	380	SOG	L	Williams Brothers Const. Inc.	1,323.00				0.00	0%	1,323.00	0.00
625	03	0000	380	Suspended Slab	L	Williams Brothers Const. Inc.	79,596.68				0.00	0%	79,596.68	0.00
626	03	0000	380	Grouting	L	Williams Brothers Const. Inc.	20,280.38				0.00	0%	20,280.38	0.00
627	05	1200	380	380 Secondary Clarifier Flow Splitter	M	HME, Inc	14,514.40			13,788.68	13,788.68	95%	725.72	689.43
628	05	1200	380	380 Secondary Clarifiers	M	HME, Inc	20,663.54			19,630.36	19,630.36	95%	1,033.18	981.52
629	05	1200	380	380 Secondary Clarifier Flow Splitter	L	Williams Brothers Const. Inc.	11,700.00				0.00	0%	11,700.00	0.00
630	05	1200	380	380 Secondary Clarifiers	L	Williams Brothers Const. Inc	19,500.00				0.00	0%	19,500.00	0.00
631	09	9000	380	Paints and Coatings 380 Sec Clarifiers	M	RP Coatings	17,000.00				0.00	0%	17,000.00	0.00
632	09	9000	380	Paints and Coatings	L	RP Coatings	67,000.00				0.00	0%	67,000.00	0.00
633	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	11,300.00			11,300.00	50%	11,300.00	565.00
634	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00				0.00	0%	22,600.00	0.00
635	31	5000	380	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00				0.00	0%	22,600.00	0.00
636	31	6613.1	380	Secondary Clarifier	M/L	Helitech	39,416.00	39,416.00			39,416.00	100%	0.00	1,970.80
637	43	2112	380	Screw Centrifugal Pumps	M	August Winter & Sons	34,000.00				0.00	0%	34,000.00	0.00
638	43	2112	380	Screw Centrifugal Pumps	L	August Winter & Sons	9,000.00	450.00			450.00	5%	8,550.00	22.50
639	46	4323	380	Secondary Clarifier Mechanism	M	August Winter & Sons	418,000.00	35,494.00			35,494.00	8%	382,506.00	1,774.70
640	46	4323	380	Secondary Clarifier Mechanism	L	August Winter & Sons	250,000.00	90,000.00			90,000.00	36%	160,000.00	4,500.00
641	***420***	***UV Disinfection Bldg***									0.00		0.00	0.00
642	03	0000	420	420 UV Disinfection Bldg							0.00		0.00	0.00

CONTINUATION SHEET — Application No. 13 — PER. TO: June 30, 2021 — APPL. DATE: June 30, 2021 — ENGINEER'S PROJECT NO.: 0.00

Spec Sec.		Build NO		City of Indianola Water Resource Recovery Facility		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL.	WORK COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
03	0000	420		Rebar	M/L	Harris Rebar (Ambassador Stee	22,050.00	17,866.49			17,866.49	81%	4,183.51	893.32
03	0000	420		Concrete	M	Norwalk Ready Mix Concrete I	23,548.27	23,548.27			23,548.27	100%	0.00	1,177.41
03	0000	420		Form & place							0.00		0.00	0.00
03	0000	420		Footings	L	Williams Brothers Const. Inc.	6,125.63	6,125.63			6,125.63	100%	(0.01)	306.28
03	0000	420		Walls	L	Williams Brothers Const. Inc.	155,512.60	155,512.60			155,512.60	100%	0.00	7,775.63
03	0000	420		Base Slab	L	Williams Brothers Const. Inc.	26,534.93	26,534.93			26,534.93	100%	(0.00)	1,326.75
03	0000	420		SOG		Williams Brothers Const. Inc.	50,381.88	50,381.88			50,381.88	100%	(0.00)	2,519.09
03	0000	420		Housekeeping Pads		Williams Brothers Const. Inc.	7,682.85	7,682.85			7,682.85	100%	0.00	384.14
03	1000	420	420	Disinfection	M	Molin Concrete Products	16,910.00	16,910.00			16,910.00	100%	0.00	845.50
03	1000	420		UV Vault	M	Molin Concrete Products	6,000.00	4,500.00			4,500.00	75%	1,500.00	225.00
03	1000	420	420	Disinfection	L	Williams Brothers Const. Inc.	10,504.00	10,504.00			10,504.00	100%	0.00	525.20
04	2000	420	420	UV Disinfect Insulation	M	Seedorff Masonry, Inc.	7,703.00	5,778.00	1,925.00		7,703.00	100%	0.00	385.15
04	2000	420	420	UV Disinfect Brick	M	Seedorff Masonry, Inc.	22,164.00	16,623.00	5,541.00		22,164.00	100%	0.00	1,108.20
04	2000	420	420	UV Disinfect CMU	M	Seedorff Masonry, Inc.	13,359.00	13,359.00			13,359.00	100%	0.00	667.95
04	2000	420	420	UV Disinfect CMU	L	Seedorff Masonry, Inc.	49,870.00	49,870.00			49,870.00	100%	0.00	2,493.50
04	2000	420	420	UV Disinfect Insulation	L	Seedorff Masonry, Inc.	3,383.00	2,537.25	845.75		3,383.00	100%	0.00	169.15
04	2000	420	420	UV Disinfect Brick	L	Seedorff Masonry, Inc.	46,273.00	34,704.75	11,568.25		46,273.00	100%	0.00	2,313.65
05	1200	420	420	UV Value Vault	M	HME, Inc	1,149.88			1,092.39	1,092.39	95%	57.49	54.62
05	1200	420	420	Disinfection	M	HME, Inc	45,524.60	4,550.00		18,240.00	22,790.00	50%	22,734.60	1,139.50
05	1200	420	420	Disinfection	L	Williams Brothers Const. Inc.	3,900.00	975.00			975.00	25%	2,925.00	48.75
06	1000	420		Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0.00	0%	8,858.42	0.00
06	8000	420		Fiberglass Reinforced Plastic Fabrications	M	Williams Brothers Const. Inc.	12,500.00				0.00	0%	12,500.00	0.00
06	8000	420		Fiberglass Reinforced Plastic Fabrications	L	Williams Brothers Const. Inc.	1,875.00				0.00	0%	1,875.00	0.00
07	1713	420		Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81	9,113.81			9,113.81	100%	0.00	455.69
07	1713	420		Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00	6,370.00			6,370.00	100%	0.00	318.50
07	5400	420		Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	12,028.96				0.00	0%	12,028.96	0.00
07	5400	420		Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	10,783.52				0.00	0%	10,783.52	0.00
07	6200	420		Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	385.76				0.00	0%	385.76	0.00
07	6200	420		Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	2,216.32				0.00	0%	2,216.32	0.00
08	1116	420		Aluminum Doors and Frames	M	Commercial Construction Prodt	13,920.00				0.00	0%	13,920.00	0.00
08	1116	420		Aluminum Doors and Frames	L	Commercial Construction Prodt	1,780.00				0.00	0%	1,780.00	0.00
08	3323	420		Overehead Coilings Doors	M	WD Door	6,172.50				0.00	0%	6,172.50	0.00
08	3323	420		Overehead Coilings Doors	L	WD Door	928.25				0.00	0%	928.25	0.00
08	4313	420		Aluminum Framed Storefronts	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
08	4313	420		Aluminum Framed Storefronts	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
08	7100	420		Door Hardware	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
08	7100	420		Door Hardware	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
09	9000	420		Paints and Coatings 420 Disinfection	M	RP Coatings	3,000.00				0.00	0%	3,000.00	0.00
09	9000	420		Paints and Coatings	L	RP Coatings	12,500.00				0.00	0%	12,500.00	0.00
22	0500	420	420	Disinfection	M	August Winter & Sons, Inc.	70,000.00	28,000.00			28,000.00	40%	42,000.00	1,400.00
22	0500	420	420	Disinfection	L	August Winter & Sons, Inc.	55,000.00	19,250.00			19,250.00	35%	35,750.00	962.50
23	0593	420		Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00				0.00	0%	504.00	0.00
23	0719	420		HVAC Piping Insulation	M	Corn States Metal Fabricators	300.00				0.00	0%	300.00	0.00
23	0719	420		HVAC Piping Insulation	L	Corn States Metal Fabricators	410.00				0.00	0%	410.00	0.00
23	1123	420		HVAC Sequence of Operation	M	Corn States Metal Fabricators	3,400.00				0.00	0%	3,400.00	0.00
23	1123	420		HVAC Sequence of Operation	L	Corn States Metal Fabricators	9,600.00				0.00	0%	9,600.00	0.00
23	2300	420		Refrigerant Piping	M	Corn States Metal Fabricators	400.00				0.00	0%	400.00	0.00
23	2300	420		Refrigerant Piping	L	Corn States Metal Fabricators	2,000.00				0.00	0%	2,000.00	0.00
23	3100	420		HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00			1,655.00	1,655.00	19%	6,965.00	82.75
23	3100	420		HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00				0.00	0%	9,790.00	0.00
23	3300	420		Air Duct Accessories	M	Corn States Metal Fabricators	150.00				0.00	0%	150.00	0.00
23	3300	420		Air Duct Accessories	L	Corn States Metal Fabricators	100.00				0.00	0%	100.00	0.00
23	3423	420		HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00				0.00	0%	7,040.00	0.00

CONTINUATION SHEET — Application No. 13 — APPL. DATE: June 30, 2021 — PER TO: June 30, 2021 — ENGINEER'S PROJECT NO: 0.00

	Spec Sec.	Build. NO	City of Indianola Water Resource Recovery Facility		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL.	WORK COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPL. & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
696	23	3423	420 HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00				0.00	0%	2,250.00	0.00
697	23	3700	420 Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
698	23	3700	420 Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00				0.00	0%	590.00	0.00
699	23	8101	420 Terminal Heat Transfer Units	M	Corn States Metal Fabricators	3,870.00				0.00	0%	3,870.00	0.00
700	23	8101	420 Terminal Heat Transfer Units	L	Corn States Metal Fabricators	270.00				0.00	0%	270.00	0.00
701	23	8127	420 Libert AC Units	M	Corn States Metal Fabricators	22,400.00			20,500.00	20,500.00	92%	1,900.00	1,025.00
702	23	8127	420 Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0.00	0%	2,800.00	0.00
703	23	8417	420 Dehumidifiers	M	Corn States Metal Fabricators	4,000.00			2,999.00	2,999.00	75%	1,001.00	149.95
704	23	8417	420 Dehumidifiers	L	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
705	26	0000	420 UV	M	Price Electric	40,000.00	8,000.00	8,000.00		16,000.00	40%	24,000.00	800.00
706	31	5000	420 Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	22,600.00			22,600.00	100%	0.00	1,130.00
707	43	2136	420 Vertical Turbine Pumps	M	August Winter & Sons	50,000.00				0.00	0%	50,000.00	0.00
708	43	2136	420 Vertical Turbine Pumps	L	August Winter & Sons	125,000.00	42,520.00	5,000.00		47,520.00	38%	77,480.00	2,376.00
709	43	3263	420 Ultraviolet Disinfection Equipment	M	August Winter & Sons	348,000.00			322,663.00	322,663.00	93%	25,337.00	16,133.15
710	43	3263	420 Ultraviolet Disinfection Equipment	L	August Winter & Sons	80,000.00	16,000.00			16,000.00	20%	64,000.00	800.00
711	46	6124	420 Composite Sampler	M	August Winter & Sons	9,500.00				0.00	0%	9,500.00	0.00
712	***520***	***Aerobic Digester***								0.00		0.00	0.00
713	03	0000	520 520 Aerobic Digester							0.00		0.00	0.00
714	03	0000	520 Rebar	M/L	Harris Rebar (Ambassador Stee	480,515.00	413,021.11	59,274.51		472,295.62	98%	8,219.38	23,614.78
715	03	0000	520 Concrete	M	Norwalk Ready Mix Concrete I	218,299.34	141,894.57	55,000.00		196,894.57	90%	21,404.77	9,844.73
716	03	0000	520 Form & place							0.00		0.00	0.00
717	03	0000	520 Walls	L	Williams Brothers Const. Inc.	729,895.05	328,452.77	182,473.76		510,926.54	70%	218,968.52	25,546.33
718	03	0000	520 Base Slab	L	Williams Brothers Const. Inc.	176,922.90	176,922.90			176,922.90	100%	0.00	8,846.15
719	03	0000	520 Suspended Slab	L	Williams Brothers Const. Inc.	86,070.60				0.00	0%	86,070.60	0.00
720	05	1200	520 520 Aerobic Digester	M	HME, Inc	25,269.22				0.00	0%	25,269.22	0.00
721	05	1200	520 520 Aerobic Digester	L	Williams Brothers Const. Inc.	19,500.00				0.00	0%	19,500.00	0.00
722	09	9000	520 Paints and Coatings 520 Aerobic Digesters	M	RP Coatings	200.00				0.00	0%	200.00	0.00
723	09	9000	520 Paints and Coatings	L	RP Coatings	1,000.00				0.00	0%	1,000.00	0.00
724	31	5000	520 Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	11,300.00			11,300.00	25%	33,900.00	565.00
725	31	6613.1	520 Aerobic Digester	M/L	Helitech	103,250.00	103,250.00			103,250.00	100%	0.00	5,162.50
726	46	4123	520 Submersible Mixing Equipment-520 Aerobic Digesters	M	August Winter & Sons	90,000.00				0.00	0%	90,000.00	0.00
727	46	4123	520 Submersible Mixing Equipment	L	August Winter & Sons	27,500.00				0.00	0%	27,500.00	0.00
728	46	5133	520 Flexible Membrane Diffusedd Aeration Equipment	M	August Winter & Sons	150,000.00	26,554.00			26,554.00	18%	123,446.00	1,327.70
729	46	5133	520 Flexible Membrane Diffusedd Aeration Equipment	L	August Winter & Sons	75,000.00	9,000.00			9,000.00	12%	66,000.00	450.00
730	***550***	***Solids Processing Bldg***								0.00		0.00	0.00
731	03	0000	550 550 Solids Processing Bldg							0.00		0.00	0.00
732	03	0000	550 Rebar	M/L	Harris Rebar (Ambassador Stee	103,085.00	40,766.70			40,766.70	40%	62,318.30	2,038.34
733	03	0000	550 Concrete	M	Norwalk Ready Mix Concrete I	62,738.55				0.00	0%	62,738.55	0.00
734	03	0000	550 Form & place							0.00		0.00	0.00
735	03	0000	550 Footings	L	Williams Brothers Const. Inc.	29,324.03				0.00	0%	29,324.03	0.00
736	03	0000	550 Walls	L	Williams Brothers Const. Inc.	99,273.60				0.00	0%	99,273.60	0.00
737	03	0000	550 SOG	L	Williams Brothers Const. Inc.	48,090.38				0.00	0%	48,090.38	0.00
738	03	0000	550 Suspended Slab	L	Williams Brothers Const. Inc.	191,216.03				0.00	0%	191,216.03	0.00
739	03	0000	550 Columns	L	Williams Brothers Const. Inc.	28,033.43				0.00	0%	28,033.43	0.00
740	03	0000	550 Mechanical Curbs	L	Williams Brothers Const. Inc.	373.95				0.00	0%	373.95	0.00
741	03	1000	550 550 Solids Process	M	Molin Concrete Products	33,698.00				0.00	0%	33,698.00	0.00
742	03	1000	550 550 Solids Process	L	Williams Brothers Const. Inc.	10,504.00				0.00	0%	10,504.00	0.00
743	04	2000	550 550 Solids Process Brick	M	Seedorff Masonry, Inc.	31,959.00				0.00	0%	31,959.00	0.00
744	04	2000	550 550 Solids Process CMU	M	Seedorff Masonry, Inc.	17,861.00			2,322.00	2,322.00	13%	15,539.00	116.10
745	04	2000	550 550 Solids Process Insulation	M	Seedorff Masonry, Inc.	10,991.00			10,991.00	10,991.00	100%	0.00	549.55
746	04	2000	550 550 Solids Process Brick	L	Seedorff Masonry, Inc.	67,308.00				0.00	0%	67,308.00	0.00
747	04	2000	550 550 Solids Process Insulation	L	Seedorff Masonry, Inc.	4,784.00				0.00	0%	4,784.00	0.00
748	04	2000	550 550 Solids Process CMU	L	Seedorff Masonry, Inc.	66,418.00				0.00	0%	66,418.00	0.00

1		CONTINUATION SHEET						Application No. 13			PER. TO: June 30, 2021			
2								APPL. DATE: June 30, 2021			ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO.	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
749	05	1200	550	550 Solids Processing	M	HME, Inc	60,231.44			48,905.72	48,905.72	81%	11,325.72	2,445.29
750	05	1200	550	550 Solids Processing	L	Williams Brothers Const. Inc.	42,900.00				0.00	0%	42,900.00	0.00
751	06	1000	550	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0.00	0%	8,858.42	0.00
752	07	1713	550	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81				0.00	0%	9,113.81	0.00
753	07	1713	550	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00				0.00	0%	6,370.00	0.00
754	07	5400	550	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	24,584.52				0.00	0%	24,584.52	0.00
755	07	5400	550	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	22,068.73				0.00	0%	22,068.73	0.00
756	07	6200	550	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	489.73				0.00	0%	489.73	0.00
757	07	6200	550	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	4,535.16				0.00	0%	4,535.16	0.00
758	08	1116	550	Aluminum Doors and Frames	M	Commercial Construction Prod	26,700.00				0.00	0%	26,700.00	0.00
759	08	1116	550	Aluminum Doors and Frames	L	Commercial Construction Prod	3,700.00				0.00	0%	3,700.00	0.00
760	08	3323	550	Overehead Coilings Doors	M	WD Door	19,751.50				0.00	0%	19,751.50	0.00
761	08	3323	550	Overehead Coilings Doors	L	WD Door	2,784.87				0.00	0%	2,784.87	0.00
762	08	4313	550	Aluminum Framed Storefronts	M	Commercial Construction Prod	Includ above				0.00		0.00	0.00
763	08	4313	550	Aluminum Framed Storefronts	L	Commercial Construction Prod	Includ above				0.00		0.00	0.00
764	08	7100	550	Door Hardware	M	Commercial Construction Prod	Includ above				0.00		0.00	0.00
765	08	7100	550	Door Hardware	L	Commercial Construction Prod	Includ above				0.00		0.00	0.00
766	09	9000	550	Paints and Coatings 550 Solids Processing	M	RP Coatings	8,000.00				0.00	0%	8,000.00	0.00
767	09	9000	550	Paints and Coatings	L	RP Coatings	40,000.00				0.00	0%	40,000.00	0.00
768	22	0500	550	550 Solids Processing	M	August Winter & Sons, Inc.	35,000.00				0.00	0%	35,000.00	0.00
769	22	0500	550	550 Solids Processing	L	August Winter & Sons, Inc	65,000.00				0.00	0%	65,000.00	0.00
770	23	0593	550	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00				0.00	0%	1,008.00	0.00
771	23	0713	550	Duct Insulation	M	Corn States Metal Fabricators	1,960.00				0.00	0%	1,960.00	0.00
772	23	0713	550	Duct Insulation	L	Corn States Metal Fabricators	3,640.00				0.00	0%	3,640.00	0.00
773	23	0719	550	HVAC Piping Insulation	M	Corn States Metal Fabricators	210.00				0.00	0%	210.00	0.00
774	23	0719	550	HVAC Piping Insulation	L	Corn States Metal Fabricators	350.00				0.00	0%	350.00	0.00
775	23	1123	550	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,200.00				0.00	0%	1,200.00	0.00
776	23	1123	550	HVAC Sequence of Operation	M	Corn States Metal Fabricators	10,000.00				0.00	0%	10,000.00	0.00
777	23	1123	550	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	5,300.00				0.00	0%	5,300.00	0.00
778	23	1123	550	HVAC Sequence of Operation	L	Corn States Metal Fabricators	26,000.00				0.00	0%	26,000.00	0.00
779	23	2300	550	Refrigerant Piping	M	Corn States Metal Fabricators	500.00				0.00	0%	500.00	0.00
780	23	2300	550	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00				0.00	0%	3,100.00	0.00
781	23	3100	550	HVAC Ducts and Casings	M	Corn States Metal Fabricators	51,720.00			12,928.72	12,928.72	25%	38,791.28	646.44
782	23	3100	550	HVAC Ducts and Casings	L	Corn States Metal Fabricators	58,760.00				0.00	0%	58,760.00	0.00
783	23	3300	550	Air Duct Accessories	M	Corn States Metal Fabricators	900.00				0.00	0%	900.00	0.00
784	23	3300	550	Air Duct Accessories	L	Corn States Metal Fabricators	600.00				0.00	0%	600.00	0.00
785	23	3423	550	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,030.00				0.00	0%	7,030.00	0.00
786	23	3423	550	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00				0.00	0%	2,250.00	0.00
787	23	3700	550	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	1,390.00				0.00	0%	1,390.00	0.00
788	23	3700	550	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	2,370.00				0.00	0%	2,370.00	0.00
789	23	7433	550	Packaged MAU	M	Corn States Metal Fabricators	25,600.00				0.00	0%	25,600.00	0.00
790	23	7433	550	Packaged MAU	L	Corn States Metal Fabricators	1,500.00				0.00	0%	1,500.00	0.00
791	23	8127	550	Libert AC Units	M	Corn States Metal Fabricators	22,400.00			20,500.00	20,500.00	92%	1,900.00	1,025.00
792	23	8127	550	Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0.00	0%	2,800.00	0.00
793	26	0000	550	Solids Processing/Digestion	M	Price Electric	100,000.00				0.00	0%	100,000.00	0.00
794	31	5000	550	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00			22,600.00	50%	22,600.00	1,130.00
795	43	1123	550	Rotary Postitive Displacement Aeration Blower	M	August Winter & Sons	250,000.00				0.00	0%	250,000.00	0.00
796	43	1123	550	Rotary Postitive Displacement Aeration Blower	L	August Winter & Sons	117,000.00				0.00	0%	117,000.00	0.00
797	43	2116	550	Double Disc Pumping Equipment	M	August Winter & Sons	959,000.00				0.00	0%	959,000.00	0.00
798	43	2116	550	Double Disc Pumping Equipment	L	August Winter & Sons	252,000.00	4,754.00			4,754.00	2%	247,246.00	237.70
799	46	3390	550	Polymer Feed System	M	August Winter & Sons	57,000.00				0.00	0%	57,000.00	0.00
800	46	3390	550	Polymer Feed System	L	August Winter & Sons	55,000.00				0.00	0%	55,000.00	0.00
801	46	7133	550	Rotary Drum Sludge Thickening System	M	August Winter & Sons	410,000.00				0.00	0%	410,000.00	0.00

1		CONTINUATION SHEET						Application No. 13			PER. TO: June 30, 2021			
2								APPL. DATE: June 30, 2021			ENGINEER'S PROJECT NO. 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
802	46	7133	550	Rotary Drum Sludge Thickening System	L	August Winter & Sons	250,000.00				0.00	0%	250,000.00	0.00
803	***570 Biosolids Storage***										0.00		0.00	0.00
804	03	0000	570	570 Biosolids Storage							0.00		0.00	0.00
805	03	0000	570	Rebar	M/L	Harris Rebar (Ambassador Stee	95,900.00	43,660.92	12,989.74	19,691.11	76,341.77	80%	19,558.23	3,817.09
806	03	0000	570	Concrete	M	Norwalk Ready Mix Concrete I	85,959.16	55,873.46	6,000.00		61,873.46	72%	24,085.70	3,093.67
807	03	0000	570	Form & place							0.00		0.00	0.00
808	03	0000	570	Fooitngs/Piers	L	Williams Brothers Const. Inc.	3,437.78				0.00	0%	3,437.78	0.00
809	03	0000	570	Walls	L	Williams Brothers Const. Inc.	103,142.03		20,628.41		20,628.41	20%	82,513.62	1,031.42
810	03	0000	570	Grade Beams	L	Williams Brothers Const. Inc.	104,188.95	104,188.95			104,188.95	100%	0.00	5,209.45
811	03	0000	570	Base Slabs	L	Williams Brothers Const. Inc.	37,083.83	18,541.91	18,541.92		37,083.83	100%	(0.00)	1,854.19
812	03	0000	570	SOG	L	Williams Brothers Const. Inc.	131,859.90	131,859.90			131,859.90	100%	0.00	6,593.00
813	03	0000	570	SOG Stairs	L	Williams Brothers Const. Inc.	5,799.60				0.00	0%	5,799.60	0.00
814	03	0000	570	Suspended Slab	L	Williams Brothers Const. Inc.	108,114.75				0.00	0%	108,114.75	0.00
815	03	0000	570	Houskeeping Pas	L	Williams Brothers Const. Inc.	9,162.45				0.00	0%	9,162.45	0.00
816	03	0000	570	Mechanical Curbs	L	Williams Brothers Const. Inc.	1,902.15				0.00	0%	1,902.15	0.00
817	03	1000	570	570 Biosolids Bldg	M	Molin Concrete Products	1,579.00				0.00	0%	1,579.00	0.00
818	03	1000	570	570 Biosolids Bldg	L	Williams Brothers Const. Inc.	10,504.00				0.00	0%	10,504.00	0.00
819	04	2000	570	570 Biosolids Insulation	M	Seedorff Masonry, Inc.	1,774.00			593.00	593.00	33%	1,181.00	29.65
820	04	2000	570	570 Biosolids Brick	M	Seedorff Masonry, Inc.	5,349.00				0.00	0%	5,349.00	0.00
821	04	2000	570	570 Biosolids CMU	M	Seedorff Masonry, Inc.	2,743.00			357.00	357.00	13%	2,386.00	17.85
822	04	2000	570	570 Biosolids Insulation	L	Seedorff Masonry, Inc.	784.00				0.00	0%	784.00	0.00
823	04	2000	570	570 Biosolids Brick	L	Seedorff Masonry, Inc.	10,746.00				0.00	0%	10,746.00	0.00
824	04	2000	570	570 Biosolids CMU	L	Seedorff Masonry, Inc.	11,553.00				0.00	0%	11,553.00	0.00
825	05	1200	570	570 Biosolids Storage	M	HME, Inc	12,121.64			9,697.31	9,697.31	80%	2,424.33	484.87
826	05	1200	570	570 Biosolids Storage	L	Williams Brothers Const. Inc.	33,800.00				0.00	0%	33,800.00	0.00
827	06	1000	570	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0.00	0%	8,858.42	0.00
828	07	1353	570	Elastomeric Deck Coverings	M	RP Coatings	4,000.00				0.00	0%	4,000.00	0.00
829	07	1353	570	Elastomeric Deck Coverings	L	RP Coatings	8,000.00				0.00	0%	8,000.00	0.00
830	07	1713	570	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00				0.00	0%	7,800.00	0.00
831	07	1713	570	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00				0.00	0%	5,850.00	0.00
832	07	5400	570	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	977.35				0.00	0%	977.35	0.00
833	07	5400	570	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	876.16				0.00	0%	876.16	0.00
834	07	6200	570	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	301.34				0.00	0%	301.34	0.00
835	07	6200	570	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	180.08				0.00	0%	180.08	0.00
836	08	1116	570	Aluminum Doors and Frames	M	Commercial Construction Prodt	9,000.00				0.00	0%	9,000.00	0.00
837	08	1116	570	Aluminum Doors and Frames	L	Commercial Construction Prodt	1,800.00				0.00	0%	1,800.00	0.00
838	08	3100	570	Access Doors and Panels	M	Nystrom	1,676.00			1,676.00	1,676.00	100%	0.00	83.80
839	08	3100	570	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29				0.00	0%	490.29	0.00
840	08	4313	570	Aluminum Framed Storefronts	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
841	08	4313	570	Aluminum Framed Storefronts	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
842	08	7100	570	Door Hardware	M	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
843	08	7100	570	Door Hardware	L	Commercial Construction Prodt	Includ above				0.00		0.00	0.00
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M	RP Coatings	800.00				0.00	0%	800.00	0.00
845	09	9000	570	Paints and Coatings	L	RP Coatings	2,000.00				0.00	0%	2,000.00	0.00
846	23	0593	570	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	756.00				0.00	0%	756.00	0.00
847	23	1123	570	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00				0.00	0%	5,000.00	0.00
848	23	1123	570	HVAC Sequence of Operation	L	Corn States Metal Fabricators	13,000.00				0.00	0%	13,000.00	0.00
849	23	3100	570	HVAC Ducts and Casings	M	Corn States Metal Fabricators	10,770.00			8,560.00	8,560.00	79%	2,210.00	428.00
850	23	3100	570	HVAC Ducts and Casings	L	Corn States Metal Fabricators	12,240.00				0.00	0%	12,240.00	0.00
851	23	3300	570	Air Duct Accessories	M	Corn States Metal Fabricators	190.00				0.00	0%	190.00	0.00
852	23	3300	570	Air Duct Accessories	L	Corn States Metal Fabricators	130.00				0.00	0%	130.00	0.00
853	23	3423	570	HVAC Power Ventilators	M	Corn States Metal Fabricators	12,310.00				0.00	0%	12,310.00	0.00
854	23	3423	570	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,940.00				0.00	0%	3,940.00	0.00

1		CONTINUATION SHEET						Application No. 13				PER TO: June 30, 2021			
2								APPL. DATE: June 30, 2021				ENGINEER'S PROJECT NO.: 0.00			
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	----WORK COMPLETED----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
855	23	8101	570	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00			15,480.00	15,480.00	100%	0.00	774.00
856	23	8101	570	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00				0.00	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	320,775.00			320,775.00	100%	0.00	16,038.75
858	33	3613	570	Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC	100,090.00	100,090.00			100,090.00	100%	0.00	5,004.50
859	31	6613.1	570	Biosolids Tank	M/L	Helitech	405,301.00	405,301.00			405,301.00	100%	0.00	20,265.05
860	31	5000	570	Building excavation/backfill storage tank	M/L	Iowa Earth Works	22,600.00	5,650.00			5,650.00	25%	16,950.00	282.50
861	43	2137	570	Chopper Pumps	M	August Winter & Sons	70,000.00				0.00	0%	70,000.00	0.00
862	43	2137	570	Chopper Pumps	L	August Winter & Sons	160,000.00				0.00	0%	160,000.00	0.00
863	46	4121	570	Jet Mixing Equipment	M	August Winter & Sons	80,000.00				0.00	0%	80,000.00	0.00
864	46	4121	570	Jet Mixing Equipment	L	August Winter & Sons	111,000.00	55,500.00		0.00	55,500.00	50%	55,500.00	2,775.00
865														
866						Original Contract totals	**45,600,000.00**	**16,578,141.98**	**1,714,991.32**	**3,172,212.51**	**21,465,345.82**	47.1%	**24,134,654.18**	**1,073,267.29**

1		CONTINUATION SHEET				Application No. 13				PER. TO: June 30, 2021				
2						APPL. DATE: June 30, 2021				ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE		
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH			
867	**CHANGE ORDERS**								*(0.00)*					
868		1	PCO 002		714.00				0.00	0%	714.00	0.00		
869			PCO 003		5,932.00				0.00	0%	5,932.00	0.00		
870			PCO 004		1,766.00				0.00	0%	1,766.00	0.00		
871			PCO 007A		(35,381.00)		(35,381.00)		(35,381.00)		0.00	(1,769.05)		
872			PCO 010A		6,701.00				0.00	0%	6,701.00	0.00		
873			PCO 011A		22,636.00	22,636.00			22,636.00	100%	0.00	1,131.80		
874		2	PCO 014		(26,011.00)	(8,702.20)	(1,500.00)		(10,202.20)	39%	(15,808.80)	(510.11)		
875			PCO 001C		11,444.00	0.00			0.00	0%	11,444.00	0.00		
876			PCO 008		323.00	0.00			0.00	0%	323.00	0.00		
877			PCO 009		11,450.00	11,450.00			11,450.00	100%	0.00	572.50		
878			PCO 017		(3,174.00)	0.00			0.00	-0%	(3,174.00)	0.00		
879			PCO 018A		6,442.00	0.00			0.00	0%	6,442.00	0.00		
880		3	PCO005A		(1,058.00)	0.00			0.00	-0%	(1,058.00)	0.00		
881			PCO013A		(9,006.00)	(9,006.00)			(9,006.00)	100%	0.00	(450.30)		
882			PCO015A		12,878.00	12,878.00			12,878.00	100%	0.00	643.90		
883			PCO016A		3,717.00	0.00			0.00	0%	3,717.00	0.00		
884			PCO019B		(18,775.00)	(12,012.50)			(12,012.50)	64%	(6,762.50)	(600.63)		
885			PCO020		397.00	397.00			397.00	100%	0.00	19.85		
886			PCO021A		5,452.00	0.00			0.00	0%	5,452.00	0.00		
887			PCO22A		(54,676.00)	0.00	(54,676.00)		(54,676.00)	100%	0.00	(2,733.80)		
888			PCO024B		1,190.00	0.00			0.00	0%	1,190.00	0.00		
889			PCO028		(3,047.00)	(2,880.00)			(2,880.00)	95%	(167.00)	(144.00)		
890			PCO029		17,633.00	17,633.00			17,633.00	100%	0.00	881.65		
891			PCO030		(2,063.00)				0.00	-0%	(2,063.00)	0.00		
892														
893				TOTAL CHANGE ORDERS	(44,516.00)	32,393.30	(91,557.00)	0.00	(59,163.70)		14,647.70	(2,958.19)		
894														
895				TOTAL REVISED CONTRACT AM	**45,555,484.00**	**16,610,535.28**	**1,623,434.32**	**3,172,212.51**	**21,406,182.12**	47%	**24,149,301.88**	**1,070,309.11**		

		CONTINUATION SHEET				Application No. 13			PER TO: June 30, 2021				
						APPL. DATE June 30, 2021			ENGINEER'S PROJECT NO. 0.00				
Spec Sec.	Build NO	City of Indianola Water Resource Recovery Facility			SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	WORK COMPLETED PREV APPL	WORK COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
					Summary by subcontract								
		Description			**Vender Name**								
235953	0'	AUGU03		Plumbing, Mechanical & Equip	August Winter & Sons Inc.	11,821,269.00	2,404,716.00	60,500.00	1,427,804.00	3,893,020.00	33%	7,928,249.00	194,651.00
233353	0'	COMM19		Metal Doors/Frames/Hardware	Commercial Construction	199,187.74	0.00	0.00	0.00	0.00	0%	199,187.74	0.00
232453	0'	CORN01		HVAC	Corn States Metal Fabricators	1,411,950.00	0.00	5,759.00	291,376.13	297,135.13	21%	1,114,814.87	14,856.76
233453	0'	DESM03		Gate Operators/Gates/Fence	Des Moines Steel Fence Co Inc	75,420.00	0.00	0.00	0.00	0.00	0%	75,420.00	0.00
233253	0'	EPCO01		Plastic Toilet Compartments	EPCO Ltd., Inc.	2,780.00	0.00	0.00	0.00	0.00	0%	2,780.00	0.00
237853	0'	FORS01		Thermoplastic Membrane Roof	For Sure Roofing & Sheetmetal	169,961.00	0.00	0.00	0.00	0.00	0%	169,961.00	0.00
233653	0'	GREA06		Bolted Steel WW Tanks	Great Plains Structures LLC	799,200.00	420,865.00	0.00	239,520.00	660,385.00	83%	138,815.00	33,019.25
232353	0'	HARR07		Concrete Reinforcing Work	Harris Rebar/Ambassador Steel	1,790,000.00	1,196,371.85	149,172.40	197,953.53	1,543,497.78	86%	246,502.22	77,174.89
235353	0'	HEAR10		Acoustical Ceiling Tile Work	Heartland Finishes Inc.	4,675.00		0.00	0.00	0.00	0%	4,675.00	0.00
232053	0'	HELI01		Rammed Agg Piers/Pile LoadTest	Helitech	833,300.00	833,300.00	0.00	0.00	833,300.00	100%	0.00	41,665.00
237153	0'	HME01		Structural Steel Framing	HME Inc.	483,579.00	49,485.08	0.00	310,914.92	360,400.00	75%	123,179.00	18,020.00
233853	0'	INNO05		Lab Furniture/Countertops	Innovative Laboratory Systems	38,100.00	0.00	0.00	0.00	0.00	0%	38,100.00	0.00
235653	0'	IOWA11		Excavation and Site Grading	Iowa Earth Works	1,412,821.50	910,342.50	0.00	0.00	910,342.50	64%	502,479.00	45,517.13
236153	0'	J&KC01		Site Utilities/Ext Mechanical	J & K Contracting LLC	3,575,690.00	1,610,271.31	384,782.25	388,970.93	2,384,024.49	67%	1,191,665.51	119,201.22
232753	0'	JIMS03		Tiling & Resilient Flooring	Jim's Carpet One	12,000.00	0.00	0.00	0.00	0.00	0%	12,000.00	0.00
233153	0'	JOH14		Fire Protection Specialties	Johnson Specialty Sales, Ltd.	1,525.00		0.00	0.00	0.00	0%	1,525.00	0.00
232553	0'	MIDW59		Fire Suppression Work	Midwest Automatic Fire	51,450.00	0.00	0.00	0.00	0.00	0%	51,450.00	0.00
237253	0'	MOLI01		Structural Precast Hollow Core	Molin Concrete Products	205,460.00	38,527.00	0.00	0.00	38,527.00	19%	166,933.00	1,926.35
234653	0'	NORW02		Ready Mix Concrete	Norwalk Ready-Mix Concrete I	1,792,116.61	845,810.80	105,500.00	0.00	951,310.80	53%	840,805.81	47,565.54
232253	0'	NYS01		Access Doors	Nystrom, Inc.	4,533.00	534.00	0.00	3,574.00	4,108.00	91%	425.00	205.40
233053	0'	OSDI01		Metal Lockers	OSDI	4,707.00		0.00	0.00	0.00	0%	4,707.00	0.00
233953	0'	PARK10		Parking Lot Striping/Signs	Parking Lot Specialties LLC	1,185.00		0.00	0.00	0.00	0%	1,185.00	0.00
232953	0'	PREM05		Window Shades	Premier Edge LLC	1,788.00		0.00	0.00	0.00	0%	1,788.00	0.00
235453	0'	PRIC02		Electronic Safety and Security	Price Electric	5,047,246.44	951,510.20	381,467.75	154,735.00	1,487,712.95	29%	3,559,533.49	74,385.65
236953	0'	RIVE09		Metal Bldg Systems Erection	Riverview Construction Compa	327,899.00	28,950.00	111,754.60	106,863.00	247,567.60	76%	80,331.40	12,378.38
232653	0'	RPCO01		Deck/Wall Coverings/Paint/Flor	RP Coatings, Inc.	470,000.00	0.00	0.00	0.00	0.00	0%	470,000.00	0.00
237653	0'	SEED2		Masonry Work	Seedorff Masonry, Inc.	1,136,783.00	187,806.00	67,901.79	50,501.00	306,208.79	27%	830,574.21	15,310.44
232153	0'	SOIL02		Landscape work	Soil Tek	220,000.00	48,676.00	0.00	0.00	48,676.00	22%	171,324.00	2,433.80
232853	0'	WAIT01		Bridge Crane/Hoist/Monorail	Waite Equipment Company	50,500.00	0.00	0.00	0.00	0.00	0%	50,500.00	0.00
233553	0'	WDD01		Overhead Coiling/Sect Doors	WD Door	100,900.00	0.00	0.00	0.00	0.00	0%	100,900.00	0.00
					Williams Brothers Const. Inc.	13,509,457.71	7,083,369.55	356,596.53	0.00	7,439,966.08	55%	6,069,491.63	371,998.30
					TOTALS	**45,555,484.00**	**16,610,535.28**	**1,623,434.32**	**3,172,212.51**	**21,406,182.12**	**47%**	**24,149,301.88**	**1,070,309.11**

PARTIAL WAIVER OF LIEN

Application No. 13

STATE OF ILLINOIS}
} ss.
PEORIA COUNTY }

June 30, 2021

TO ALL WHOM IT MAY CONCERN:

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

Indianola Water Resource Recovery Facility

Situated on Lot:
10939 Grimes St.
Indianola IA 50125

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

NOW, THEREFORE, KNOW YE That the undersigned, for and in consideration of One Million Three Three Hundred Twenty Thousand Two Hundred Forty Eight and 62/100 $1,320,248.62 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do we hereby waive and release any and all lien or claim or right of lien on said above described building and premises under the Statutes of the State of Iowa relating to Mechanic's Liens, on account of labor or materials, or both, furnished by the undersigned to or on account of the said City of Indianola for said building or premises up to and including the day of June 30, 2021

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

WILLIAMS BROTHERS CONSTRUCTION INC. (SEAL)

Subscribed and sworn to before me this June 30, 2021

Notary Public: Lisa A. Munstedt

"OFFICIAL SEAL"
LISA A. MUNSTEDT
Notary Public, State of Illinois
My Commission Expires 04-01-2022

By: Jacqueline Smith (SEAL)
Jacqueline Smith, Treasurer

LOGAN
CONTRACTORS SUPPLY, INC.

SALES INVOICE

REMIT TO:
LOGAN CONTRACTORS, INC
PO BOX 5283
DES MOINES, IOWA 50305-5283

Invoice #	Q60397
Invoice Date	06-14-21
Order #	040697
Page	1

BILL TO
09336
SEEDORFF MASONRY INC
PO BOX 38
STRAWBERRY POINT IA 52076
UNITED STATES

SHIP TO
00058
CITY OF INDIANOLA, IA
WATR RESOURCE RECOVERY FACILIT
NEW CONSTRUCTION WWTF
JOB #20003-4-06/16/20 00

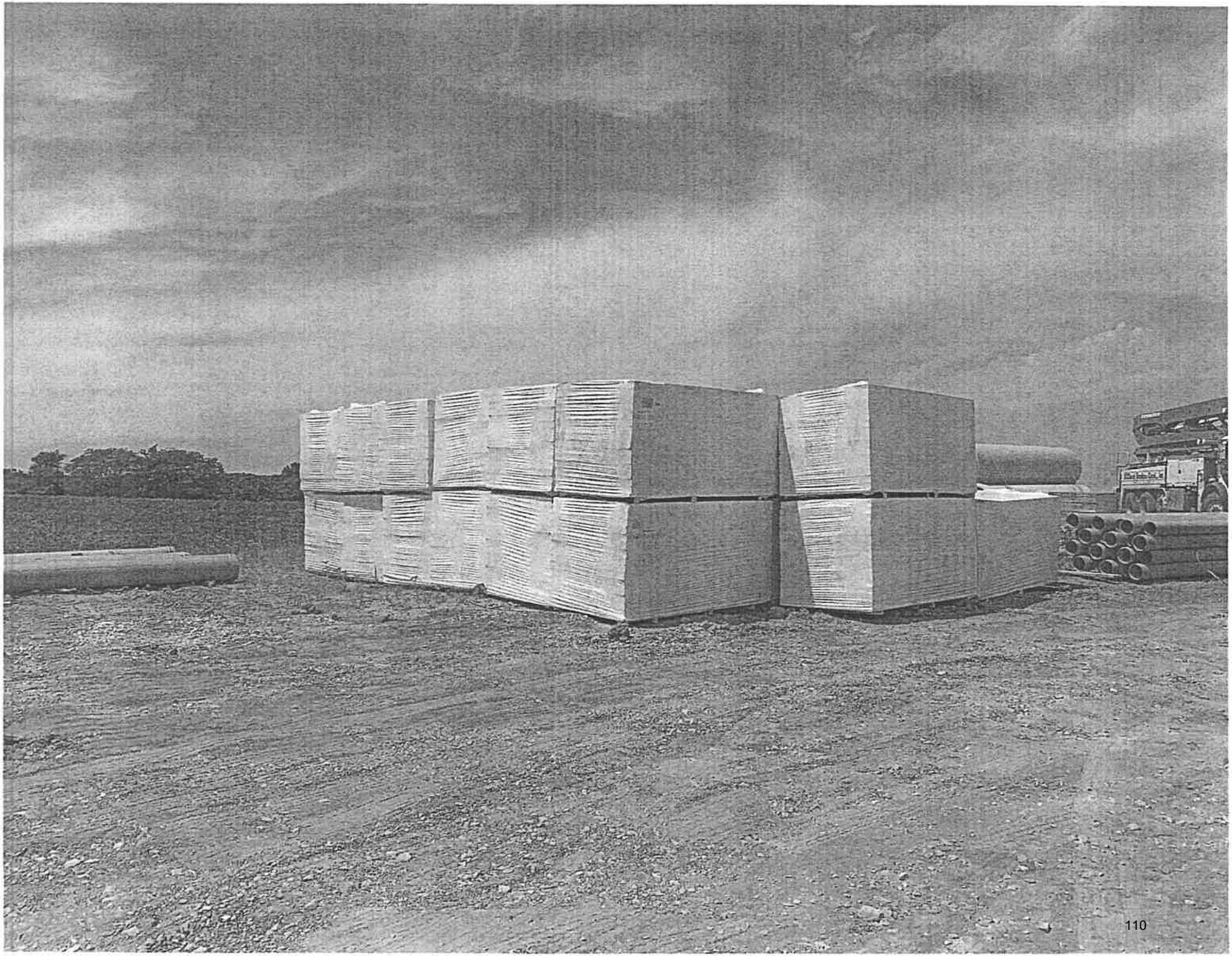
Order Date	Terms	Customer P.O. #	Sales Rep	Ship Date	Ship Via	Loc/Whse
01-26-21	NET 30 DAYS	20003	000101		DIRECT/NM	01 DEMP

Part No	Description	Qty Ordered	Qty Shipped	Qty B/O	Unit Price	Extended Price
ATLAS-PRO-CG3/C	3"CUT CGF PRO CLASS"A" (675) 4' X 8' SHEETS CUT @ 16" OC	360	360		65.00	23,400.00
	** To Fill Back Order **					

4114 State Street - Bettendorf, IA 52722 - 563-441-2949 - (Fax) 563-441-2953
4101 106th Street - Des Moines, IA 50322 - 515-253-9048 - (Fax) 515-253-9491
1325 S. Enterprise Dr. - Olathe, KS 66061 - 913-768-1551 - (Fax) 913-768-1171
6544 L Street - Omaha, NE 68117 - 402-339-3900 - (Fax) 402-597-0694
www. logancontractors.com

SUBTOTAL	23,400.00
TAX	0.00
TOTAL	23,400.00

A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS





JETCO

208 1ST AVENUE SOUTH
ALTOONA, IA 50009

Invoice

Date	Invoice #
6/19/2021	16455

Bill To	Ship To
PRICE INDUSTRIAL ELECTRIC 405 N. TROY ROAD ROBINS, IA 52328-9633	Indianola WRRF

P.O. Number	Terms	Ship/Service	Via	F.O.B.	Project
200382-505-16298-JJ	NET 30	6/19/2021	BEST WAY	ALTOONA	2215C Indianola WRRF

Quantity	Price Each	Description	Amount
1	254,220.00	Electrical Gear Delivered	254,220.00

Phone # 515-967-5874 E-mail jetcoinfo@jetcoelectric.com

Total $254,220.00

Corn States Metal Fabricators
PO Box 65635
West Des Moines, IA 50265
515-225-7961 **E-Mail:** tammyb@cornstates.com

To:
Corn States Metal Fabricators
PO Box 65635
West Des MOines, IA 50265

Invoice ID:	**15790-duct**
Invoice Date:	**06-15-2021**
Due Date:	**07-15-2021**
Customer ID:	**CORN0656**
Purchase Order #:	**Indianola WTP**

Item	Description	Amount
1	Headworks Building Ductwork	3,020.00
2	Peak Flow Building Ductwork	2,190.00
3	Solids Processing Building Ductwork	7,320.00

	Amount Billed	$12,530.00
	Total Tax	
DATE DUE: 07-15-2021	**Amount Due**	**$12,530.00**

All invoices are net 30 days. Overdue invoices are subject to a 2.5% monthly fee. We now accept Visa, MasterCard, and Discover.

Setpoint Mechanical Solutions Inc.
8125 Lewis Road
Golden Valley MN 55427
952-381-5029

Invoice

Invoice#: C2281-3

Date: 05/31/2021

Remit To:
8125 Lewis Rd
Golden Valley, MN 55427

Billed To: Corn States
1323 Maple St.
West Des Moines IA 50265

Ship To: Indianola Water Treatment
1323 Maple St.
West Des Moines IA 50265

Due Date: 06/28/2021 **Terms:** 30DY **Purchase Order#** 6791-15790

Description	Quantity	Price (each)	Amount
Brasch	1.0000	17,000.000000	17,000.00

RECEIVED
JUN 04 2021
CORN STATES METAL

BIOSOLIDS → 15,480
GRIT → 1,520

Date Rec. 6/4/21
P.O. No. 6791-15790
RDG #2

Non-Taxable Amount:	17,000.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	**17,000.00**

Thank you for your prompt payment!

Please email questions to: Sue@setpointmech.com

VHF SALES, INC.
(Vest-Feld-Hazer & Associates)
2655 SE Enterprise Drive
Grimes, IA 50111

Invoice

Date	Invoice #
6/7/2021	14500

Bill To	Ship To
Corn States Metal Fabricators Attn: Accounts Payable PO Box 65635 West Des Moines, IA 50265	Corn States Metal Fabricators 1323 Maple Street West Des Moines, IA 50265 Attn: Dustin @515-202-0702

P.O. Number	Terms	Rep	Ship Date	Via	F.O.B.	Project
6784-15790	Net 30	JSV	6/2/2021	Old Dominion	Factory	Indianola WRRF

Quantity	Item Code	Description	Price Each	Amount
1	MacroAir	One lot of (3) X-Series HVLS Fans 10 Ft. Diameter 480V/Three Phase Standard Accessories	14,975.00	14,975.00

RECEIVED
JUN 07 2021
CORN STATES METAL

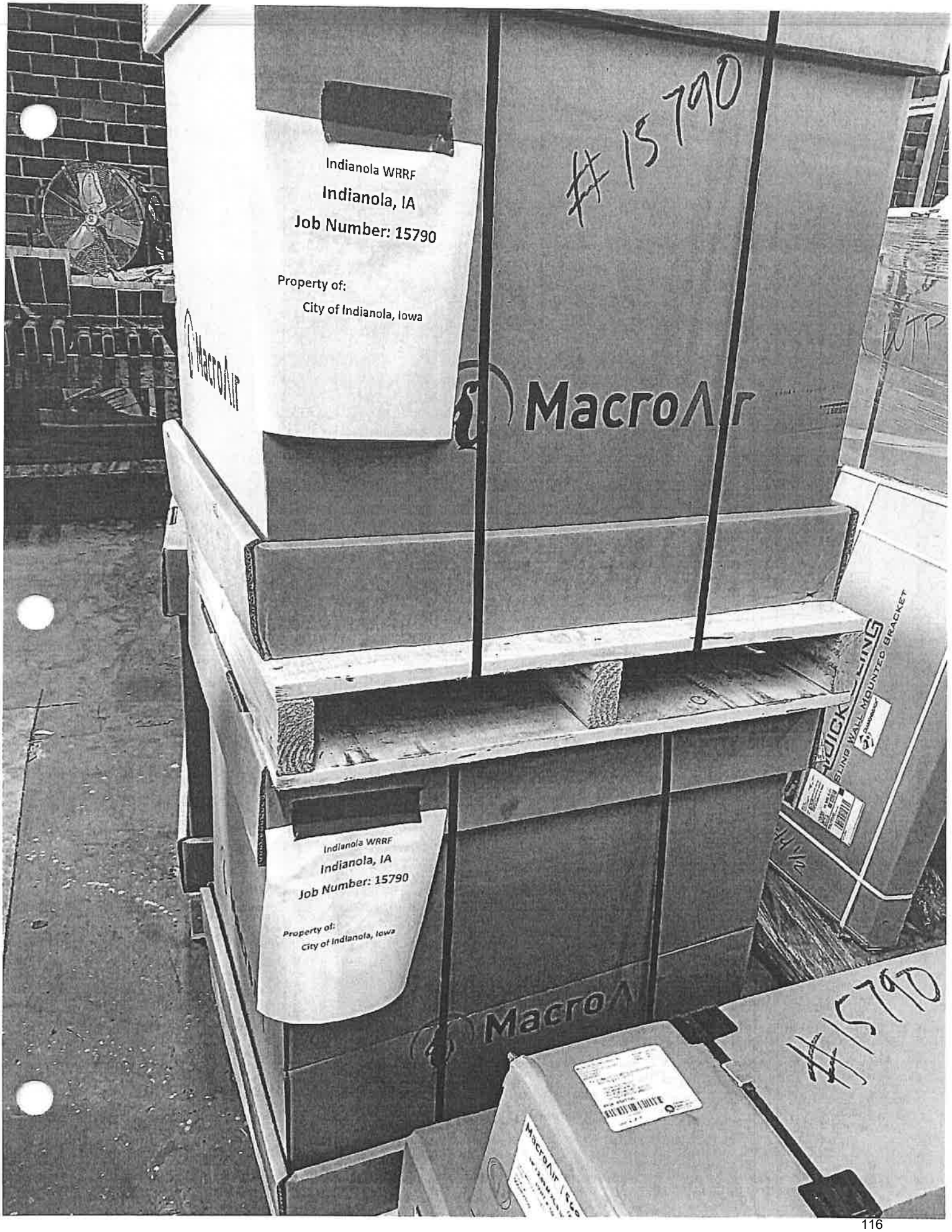
Date Rec. 6/7/21
P.O. No. 6784-1579c
RDG #2

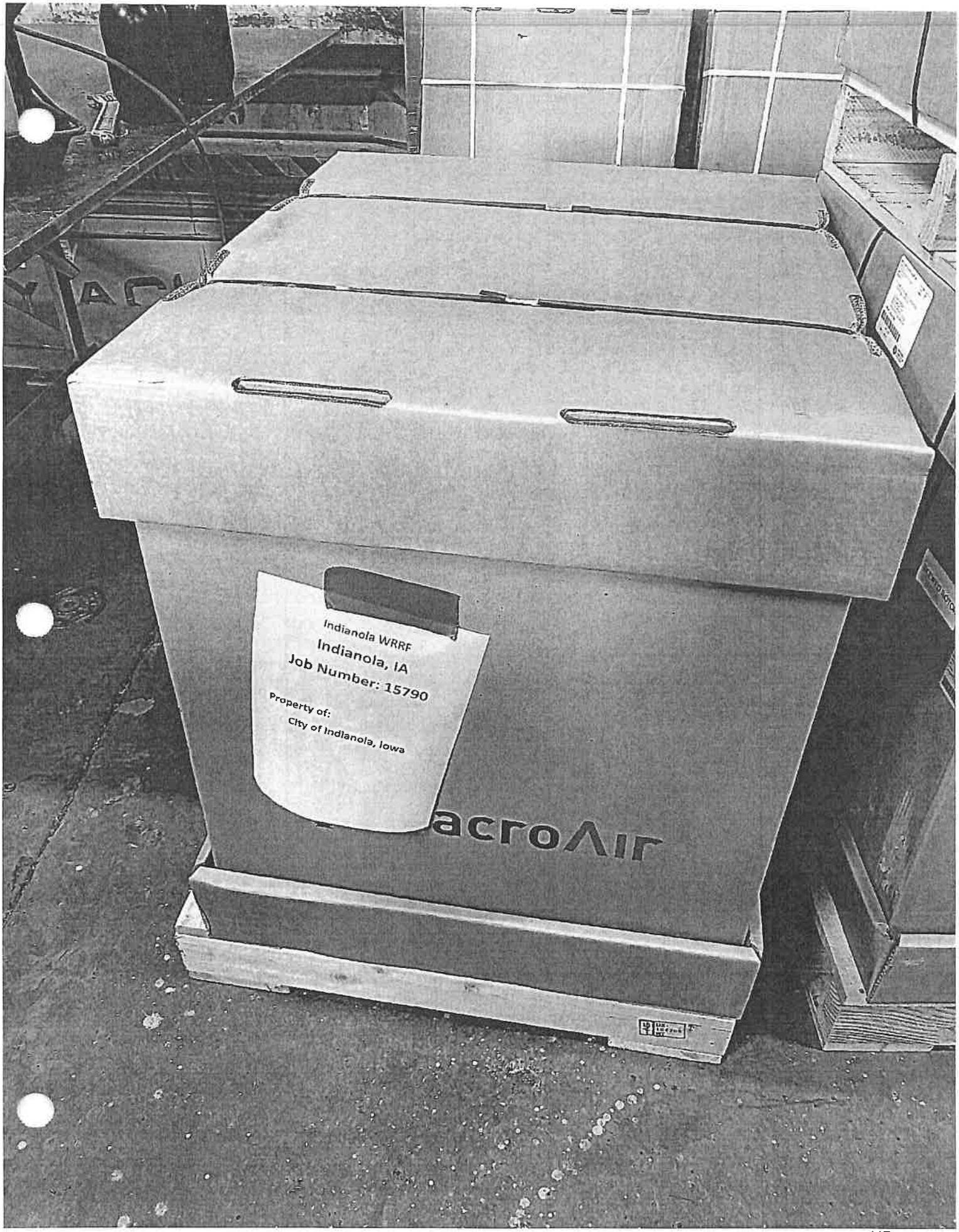
ELEC SERV. ADM.N

Thank you for your business!

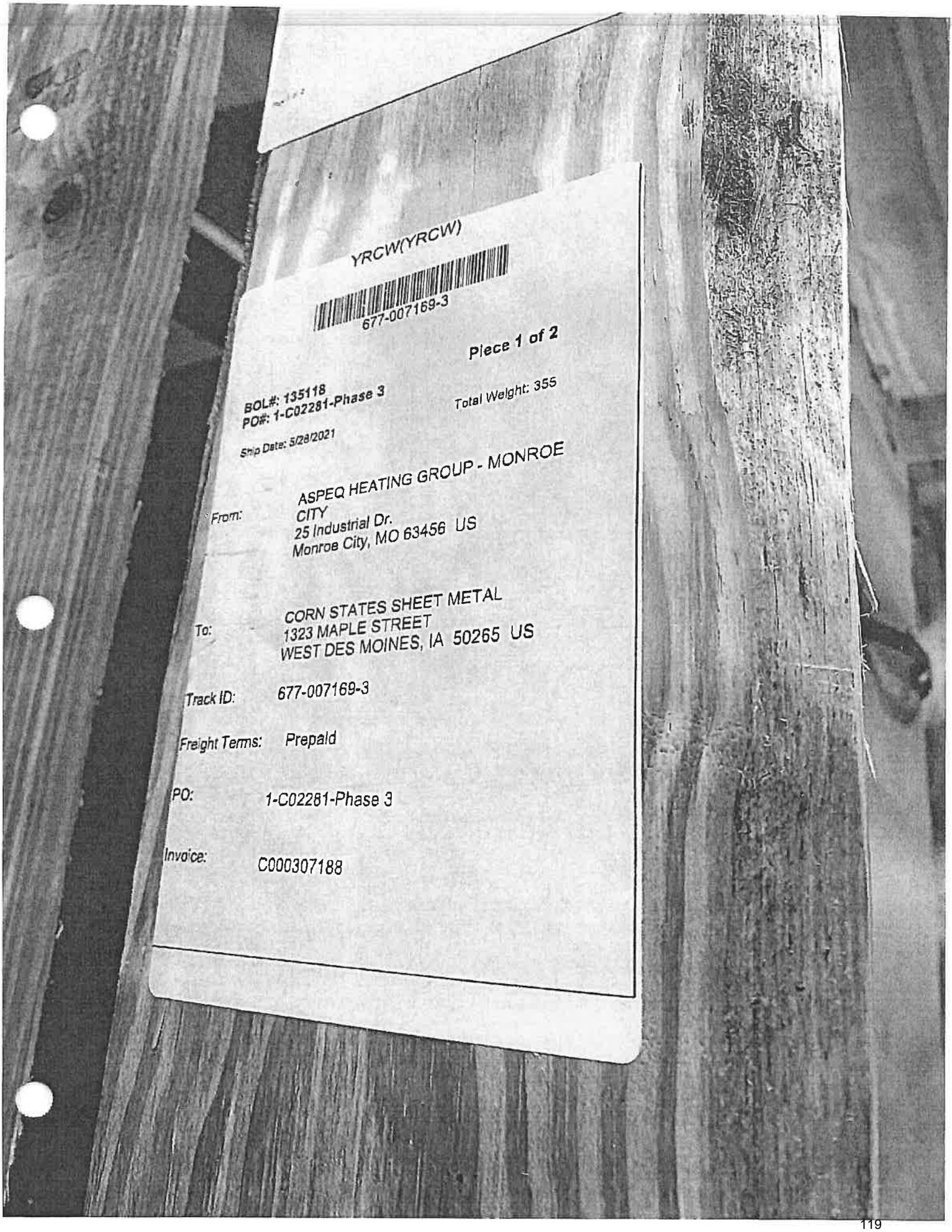
Subtotal	$14,975.00
Sales Tax (0.0%)	$0.00
Total	$14,975.00

Phone #	Fax #	E-mail	Web Site
(515) 986-3671	(515) 986-3564	accounting@vhfsales.com	www.vhfsales.com


Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa
#15790
MacroAir
Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa
MacroAir
#15790


Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa
acroAir

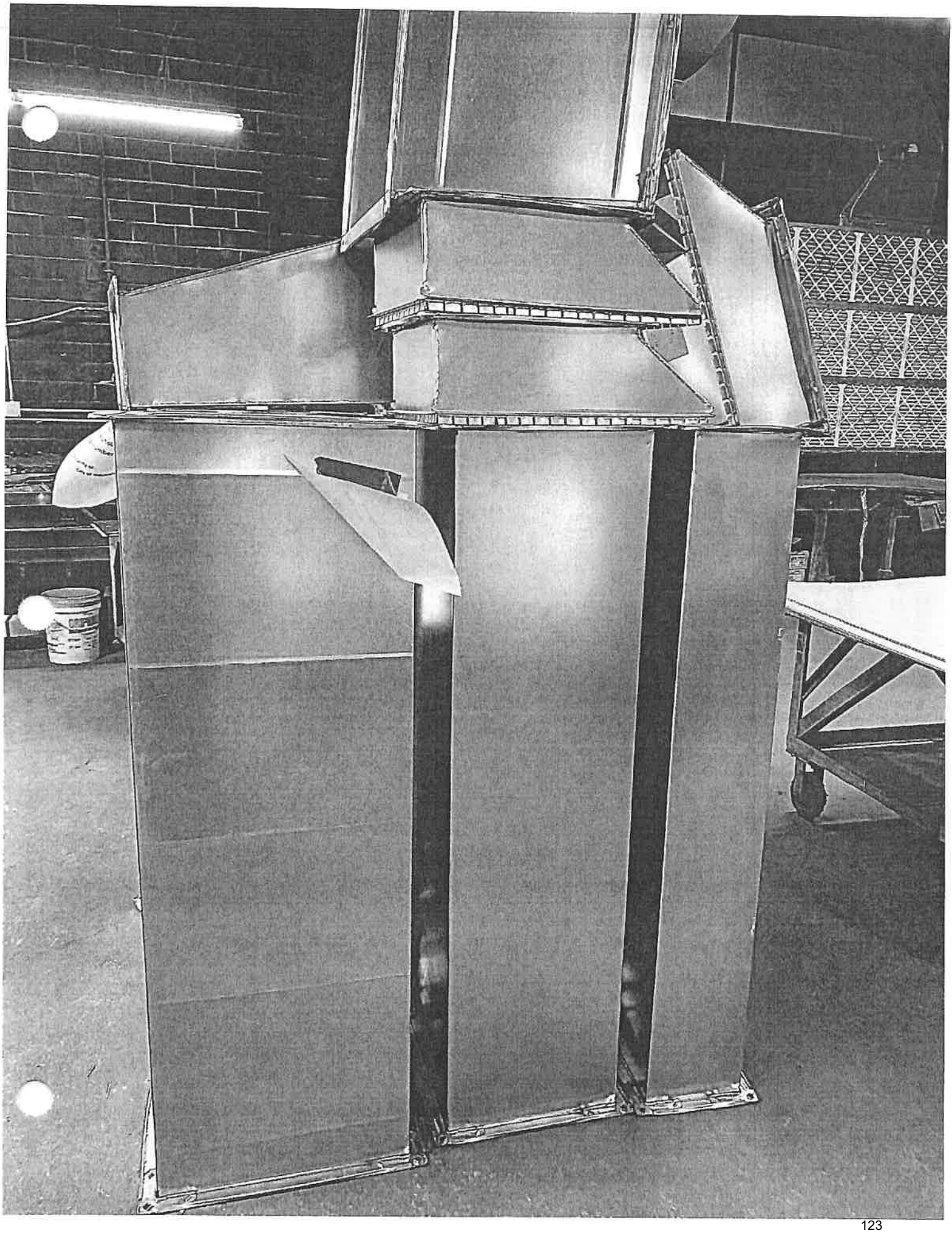

ASPEQ
ORDER #
PART #
C307188
QUANTITY
WEIGHT
1
355
Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa

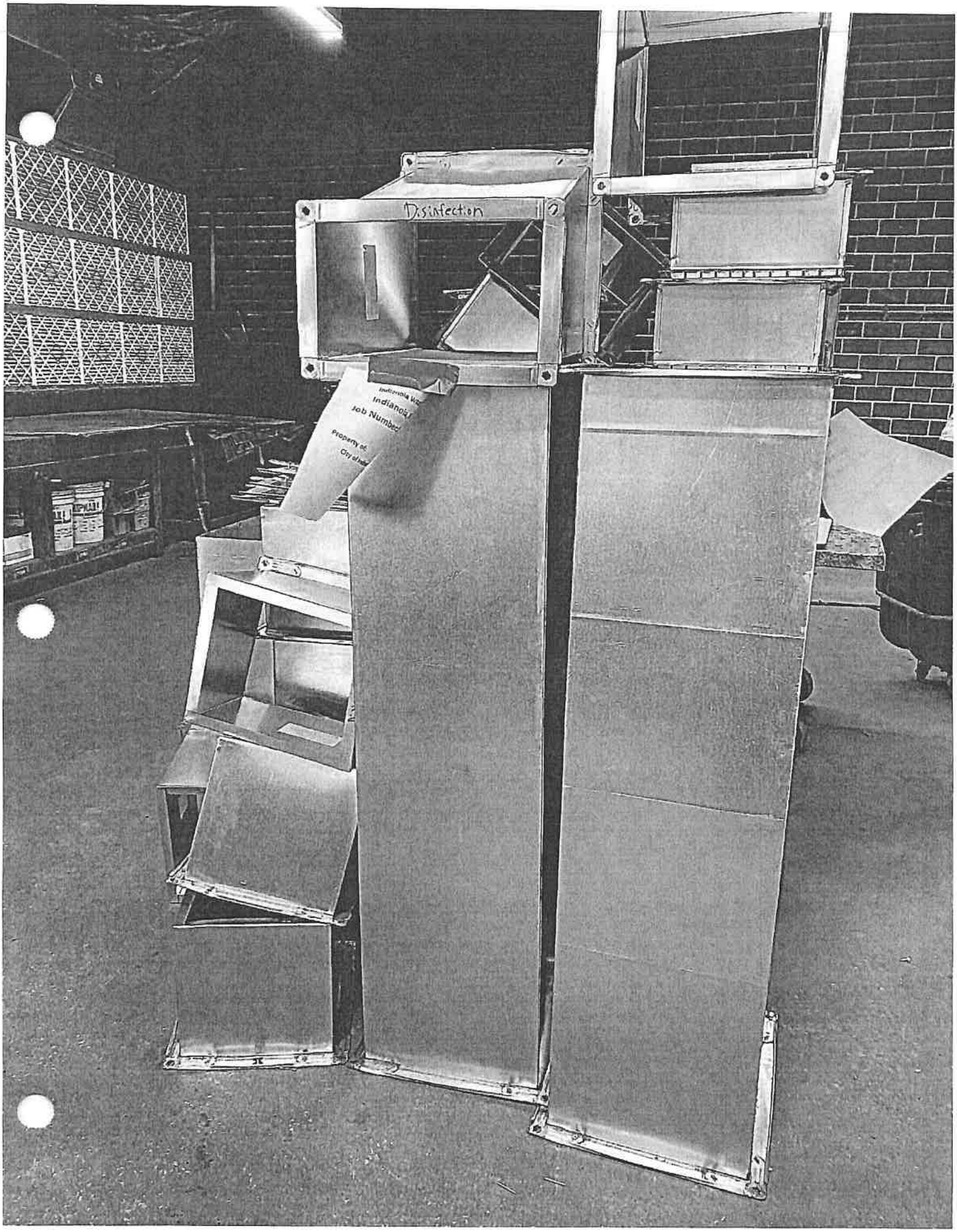

YRCW(YRCW)
677-007169-3
Piece 1 of 2
BOL#: 135118
PO#: 1-C02281-Phase 3
Total Weight: 355
Ship Date: 5/28/2021
From:
ASPEQ HEATING GROUP - MONROE CITY
25 Industrial Dr.
Monroe City, MO 63456 US
To:
CORN STATES SHEET METAL
1323 MAPLE STREET
WEST DES MOINES, IA 50265 US
Track ID:
677-007169-3
Freight Terms:
Prepaid
PO:
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Invoice:
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Indianola, IA
Job Number: 15730

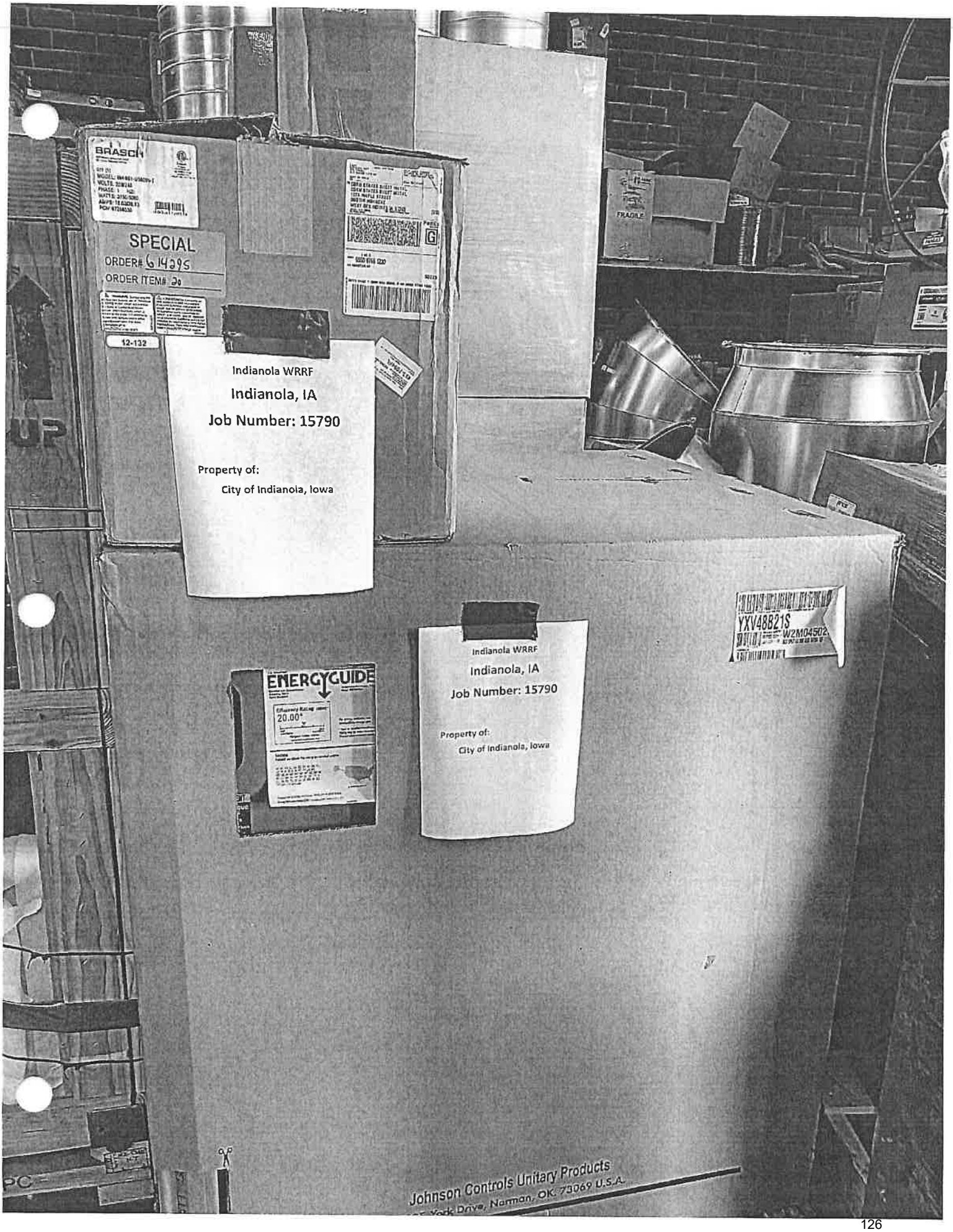

Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa


Indianola, IA
Job Number: 15790




Disinfection
Indianola
Job Number
Property of




SPECIAL
ORDER# 614995
ORDER ITEM# 30
12-132
Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa
ENERGYGUIDE
20.00*
Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa
YXV48821S
W2M04502
Johnson Controls Unitary Products


9912519
#15790 IND WTF
Indianola WRRF
Indianola, IA
Job Number: 15790
Property of:
City of Indianola, Iowa


SLING WALL MOUNTED BRACKET
#1579
Indianola, IA
Job Number: 1579
MacroAir

Information

Subject

Resolution approving Change Order Number 4 for the Water Resource Recovery Facility from Williams Brothers Construction Inc, in a credit amount of $28,772.

Information

Attachments

Change Order Memorandum
Resolution Approving Change Order
Change Order

CITY OF INDIANOLA EST. 1849

WATER RESOURCE RECOVERY FACILITY

July 13, 2021

To: Honorable Mayor and City Council

CC: Ryan J. Waller, City Manager

CC: Andrew J. Lent

From: Rick Graves, WRRF Supt.

Re: Change Order No. 4

Attached to this memo is Change Order No. 4 for the Indianola WRRF between the City and Williams Brothers Construction, Inc.

This change order includes a group of 13 items that have changed based on shop drawing submittals or changes in the field. There are nine increases and four decreases in the contract price. A summary for each of the 13 items starts on page C04-2.

Couple of items highlighted by this change order are:

1) Item 3 – Process Modifications to Delete One Aeration Blower at the Solids Processing Building.
   It is for several process modifications to delete one aeration blower and modifications to the aeration piping and supports at the Solids Processing Building. The modifications result in a credit to the Contract Price of $32,753.00.

2) Modifications to Reinforcement for Aerobic Digester Walls.
   The reinforcement included in the wall was significantly more than required by the structural design and was revised in the rebar submittal for the structure. The modifications result in a credit to the Contract Price of $28,868.00.

In total, Change Order No. 4 is a decrease in Contract Price of $28,772.00 (credit) and no change in Contract Time. I, Rick Graves, have reviewed each of these items as they were identified and approve Change Order No. 4.

CITY OF INDIANOLA, IOWA

RESOLUTION NO. 2021-

RESOLUTION APPROVING CHANGE ORDER NUMBER 4
FOR THE WATER RESOURCE RECOVERY FACILITY PRORJECT

WHEREAS, the City of Indianola has hired Williams Brothers Construction Inc for the Water Resource Recovery Facility project; and

WHEREAS, additional modifications, labor and materials are needed on the project as described on the attached Change Order; and

WHEREAS, the net change by this Change Order Number 4 includes a decrease in contract price of $28,772.00 (credit) and no change in contract time; and

WHEREAS, it is in the best interest of the City of Indianola to make the modifications to the Water Resource Recovery Facility.

NOW, THEREFORE BE IT RESOLIVED, that the City Council of Indianola Iowa hereby

1. Approves the Change Order 4 for the Water Resource Recovery Facility Project in the credit amount of $28,772.00, and
2. Authorizes the Mayor or staff to sign the Change Order on behalf of the City of Indianola.
3.

Adopted this 19th day of July 2021.

_____
Pamela Pepper, Mayor

Attest:

_____
Andrew J. Lent, City Clerk/CFO

HRGreen
5525 Merle Hay Road, Suite 200
Johnston, IA 50131
(515) 278-2913 Fax (515) 278-1846

CO No. 04
Change Order

Distribution:

Contractor	☒	Field	☐
Owner	☒	Other___DNR_____	☒
Engineer	☒	Other_____	☐

Indianola Water Resource Recovery Facility **Indianola, Iowa**	**Date Issued**	July 8, 2021
	Project No.	191899
Williams Brothers Construction Inc. **PO Box 1366** **Peoria, Illinois 61654**	**Contract Date**	February 18, 2020
	Notice to Proceed Date	February 18, 2020

This Change Order No. 4 includes items 1-13 as defined in the attached summary and attachments. The net change by this Change Order No. 4 includes a decrease in Contract Price of $28,772.00 (credit) and no change in Contract Time.

	Contract Price	Substantial Completion	Final Completion
Original Contractual Limit	$45,600,000.00	April 1, 2022	June 10, 2022
Net Change by previously-authorized Change Order(s)	($44,516.00)	+30 days	+30 days
The Contractual limit prior to this Change Order	$45,555,484.00	April 29, 2022	July 9, 2022
The Contract will be adjusted by this Change Order in the amount of	($28,772.00)	NA	NA
The new Contractual limit including this Change Order will be	$45,526,712.00	April 29, 2022	July 9, 2022

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE, if applicable, **AND OWNER**

Contractor	Owner's Representative	Owner
Williams Brothers Construction, Inc.	**HR Green, Inc.**	**City of Indianola, Iowa**
By Anthony Willi	By James R Rasmussen	By
Date: 7/13/21	Date: July 8, 2021	Date:

Summary of Change Order No. 4 Items

Item 1 – Miscellaneous Modifications to the UV Building. This change item is for PCO–006B for miscellaneous modifications to the UV Building including material and labor as detailed in Field Order No. 12. Williams Brothers Construction Inc. is proposing an increase in contract price of $5,513.00 for the additional work. We have reviewed the proposed change order and recommend acceptance of PCO-006B for a cost to the Contract Price of $5,513.00. A breakdown of costs is included in the documentation of this item. No change in contract time.

Total cost to project **$ 5,513.00**

Item 2 – Electrical Modifications to Delete One Aeration Blower at the Solids Processing Building. Changes for PCO-023 is for the electrical and controls related material and labor necessary to delete one aeration blower in the Solids Processing Building. The scope of the change is outlined in Field Order No. 16. These modifications result in a decrease in contract price of $9,297.00. All modifications are detailed in the enclosed documentation. No change in contract time.

Total credit to project **$ (9,297.00)**

Item 3 – Process Modifications to Delete One Aeration Blower at the Solids Processing Building. This change item is covered in PCO-025A. It is for several process modifications to delete one aeration blower and modifications to the aeration piping and supports at the Solids Processing Buiiding. The modifications are fully described in Field Order No. 15. The modifications result in a credit to the Contract Price of $32,753.00. All modifications are detailed in the enclosed PCO-025A. No change in contract time.

Total credit to project **$ (32,753.00)**

Item 4 – Modifications to the Secondary Treatment Building. Item 4 is for the material and labor necessary to delete a sump pump and pit and other miscellaneous modifications at the Secondary Treatment Building (Bldg. 350). These modifications were formalized through Field Order No. 14. PCO-026A results in an increase in Contract Price of $5,458.00. HR Green has reviewed this item and the cost increase is warranted. No change in contract time.

Total cost to project **$ 5,458.00**

Item 5 – Modifications to Reinforcement for Aerobic Digester Walls. Item 5 is for material and labor deduction associated with structural modifications for the aerobic digester walls as detailed in PCO-027B. The reinforcement included in the wall was significantly more than required by the structural design and was revised in the rebar submittal for the structure. Williams Brothers Construction Inc. has proposed a deduct to the Contract Price for these changes of $28,868.00. HR Green has reviewed the proposed cost savings and agrees with the proposed credit. No change in contract time.

Total credit to project **$ (28,868.00)**

Item 6 – Modifications to Relocate The Influent Sampler. This Item 6 (PCO-031) is for the material and labor necessary to modify exhaust fan and damper control sequences in various buildings. The scope of this change is outlined in Field Order No. 4R. Williams Brothers Construction Inc. has proposed an increase to the Contract Price for these changes of $5,484.00. HR Green has reviewed the proposed additional cost and agrees. No change in contract time.

Total cost to project **$ 5,484.00**

Item 7 – Modifications to Relocate The Influent Sampler. This Item 7 (PCO-032) is for the material and labor necessary to relocate the influent sampler from the Grit Building lower level to the Headworks Building. The scope of this change is outlined in Field Order No. 20. Williams Brothers Construction Inc. has proposed an increase to the Contract Price for these changes of $3,406.00. HR Green has reviewed the proposed additional cost and agrees. No change in contract time.

Total cost to project **$ 3,406.00**

Item 8 – Add a Butterfly Valve to the Plant Effluent Piping. This PCO-033 is for additional material and labor to add a butterfly valve in the plant effluent pump discharge piping at the UV Disinfection Building (Bldg 420). This additional butterfly valve increases the flexibility of the plant effluent piping system. This change is documented in Request for Proposal (RFP) 005. The additional valve results in an increase in Contract Price of $2,044.00. HR Green has reviewed the proposed costs and agrees that the addition is warranted. Detail for PCO-033 is included. No change in contract time.

Total cost to project **$ 2,044.00**

Item 9 – Check Valve Elimination. Changes for PCO-034 is a deduct for the material and labor associated with two 14-inch check valves in the Biosolids Pump Station. The check valve for this application is not needed. The scope of the change is outlined in Request for Proposal (RFP) 006. These modifications result in a decrease in contract price of $3,896.00. All modifications are detailed in the enclosed documentation. No change in contract time.

Total credit to project **$ (3,896.00)**

Item 10 – Administration Building Oil Interceptor Thickened Edge. This PCO-035 is for additional labor and material to add a thickened slab edge around the oil/water separator tank installed in the floor of the Administration Building (Bldg 120). This change is documented in Field Order 021. The proposed modification in PCO-035 results in an increase to the Contract Price of $1,042.00. The detailed information supporting this change is included. No change in contract time.

Total cost to project **$ 1,042.00**

Item 11 – Headworks Trench Wetwell Elevation Revisions. This PCO-036 is for additional labor and material to adjust the Vertical Turbine Solids Handling (VTSH) pumps and concrete fillet elevations to accommodate the pump station's self-cleaning functionality. The adjustment in elevation was needed based on the VTSH manufacturer's recommended pump settings to optimize the self-cleaning procedure. This change is documented in Field Order 022. The proposed modification in PCO-036 results in an increase to the Contract Price of $14,304.00. The detailed information supporting this change is included. No change in contract time.

Total cost to project **$ 14,304.00**

Item 12 – Administration Building Additional Reinforcement at Trench Drain. This PCO-037 is for additional labor and material to add a second layer of reinforcing steel under the trench drain at the east portion of the Administration Building (Bldg 120). This part of the building floor slab is intended for heavier vehicle loads and requires additional reinforcement at the trench drain. This change is documented in Field Order 023. The proposed modification in PCO-037 results in an increase to the Contract Price of $1,000.00. The detailed information supporting this change is included. No change in contract time.

Total cost to project **$ 1,000.00**

Item 13 – Epoxy Flooring in Administration Building Room 1203. This PCO-038A is for additional labor and material to add an epoxy floor coating in the Breakroom (Room 1203) in the Administration Building (Bldg 120). This change is documented in Request for Proposal (RFP) 006. The proposed modification in PCO-038A results in an increase to the Contract Price of $7,791.00. The detailed information supporting this change is included. No change in contract time.

Total cost to project **$ 7,791.00**

Total change in contract price for Change Order No. 4	**$(28,772.00) (decrease)**
Total change in contract time for Change Order No. 4	**0 days**

Information

Subject

Resolution approving an agreement with Terracon Consultants, Inc for Prairie Glynn Plat 3 in an amount not to exceed $8979.00.

Information

Attachments

Memorandum
Agreement
Resolution Approving Agreement

— PUBLIC WORKS —

To: Mayor and City Council

CC: Ryan Waller, City Manager,

Andy Lent, City Clerk/CFO, and

Charlie Dissell, Director of Community & Economic Development.

From: Akhilesh Pal, Public Works Director.

Date: July 19, 2021.

Re: Agreement with Terracon for geotechnical materials testing services on Prairie Glynn - Plat 3.

Staff has received notification to begin the construction of the public infrastructure for the proposed subdivision on Prairie Glyn – Plat 3. As a part of this construction process and based on SUDAS standards, geotechnical materials testing services will be required for the proposed subdivision. These materials testing services will include earthwork observation and compaction testing; laboratory soil/aggregate testing; and portland cement concrete testing. This service will help towards ensuring that the public infrastructure meets its design life.

The proposed agreement with Terracon Consultants, Inc., has an estimated cost to perform the proposed services for $8,979. The proposed services are an estimate because of the construction contractor's schedule and how often the consultant is called to the site to perform these material testing services, which will dictate the final fee for these services. The expenses for these services should be reimbursed by the developer. Staff recommends approving the agreement with Terracon Consultants for providing the geotechnical materials testing services on Prairie Glynn - Plat 3.

Enclosures: Resolution and Agreement with Terracon Consultants.

July 19, 2021

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

Attn: Akhilesh Pal

Re: Proposal for Materials Testing Services
Prairie Glynn Plat 3
Indianola, Iowa
Terracon Proposal No. P08211156 Rev1

Dear Mr. Pal:

As requested, Terracon Consultants, Inc. (Terracon) is submitting this proposal for completion of materials testing services for the referenced project. This proposal outlines our understanding of the project and scope of services, provides a fee schedule and estimated cost for our services, and presents our Agreement for Services.

It is our understanding that as of the date of this proposal, a geotechnical investigation of this site has not yet been performed.

1.0 PROJECT INFORMATION

Project documents available for review at the time of this proposal include:
- Cooper Crawford & Associates Civil plans dated April 27, 2021

We understand that the project consists of:
- Development of approximately 820 linear feet of East Girard Avenue and approximately 150 linear feet of North 17th Street
- Installation of sanitary sewer, water and storm sewer utilities

2.0 SCOPE OF SERVICES

2.1 Field and Laboratory Services

Terracon will provide employees appropriately trained and equipped to respond to the testing needs of this project as scheduled by the client or your designated representative. Based on our review of the project plans, we understand the scope of the on-call services includes:

- Earthwork observation and compaction testing
  - Site grading fill placement
  - Utility trench backfill

- Laboratory soil/aggregate testing
  - Standard Proctors
  - Atterberg limits
  - Relative densities

- Portland cement concrete testing
  - Casting of cylinders and performing temperature, slump & air content testing
  - Laboratory compressive strength testing of cylinders

- Project Management
  - Attend pre-construction meetings and periodic project meetings at Client's request
  - Supervision of laboratory and field services
  - Preparation and review of project reports and monthly invoices

If we have misunderstood any aspect of the proposed project, please advise us at once so we can evaluate the scope of services and make any necessary adjustments. We will confirm your request by sending you a short supplement form that states the additional services, making them part of the original agreement.

2.2 Scheduling

Terracon's services will be performed on an as-requested basis with scheduling by the client or the client's designated representative. Terracon will not be responsible for scheduling our services and will not be responsible for tests or observations that are not performed due to failure to schedule our services on the project. Since our personnel will not be at the site on a resident basis, it will be imperative that we be advised when work is in progress. Services should be scheduled a minimum of 24 hours in advance. Scheduling personnel will be on an as-available basis which may require changes in personnel assigned to the project. For instances of short-notice requests, personnel may have to be utilized which have a higher rate than those normally assigned; this higher cost would be passed on to the client.

All requests for services should be submitted to Terracon Dispatch at the following phone number: (515) 557-3838.

We recommend the scope of work described in this proposal be provided to the person(s) responsible for scheduling our services, so they are aware of the services that are proposed.

2.3 Test Data Collection and Reporting

All field technicians are responsible to provide a daily report identifying what work was found to be in compliance with the project specifications and drawings and report any non-conformances. The field technicians are required to immediately communicate any non-conformances to the site superintendent and our Project Manager. Effective and timely communication is essential for non-conforming items. Our Project Manager will be responsible to review each technician's reports and to keep non-conformance lists up to date and communicate all test results to the client.

2.4 Report Turnaround Time

Our Project Managers and field technicians will report failing tests or non-conformance items immediately to the designated parties and will have digitally signed reports distributed within 24 hours of service. By utilizing our patented software and our field reporting and communication capabilities, the test results and inspection information gathered will be quickly entered into our system and a report produced. Non-deviation reports will be digitally signed and distributed, within 5 days of service. Our reports can be sent digitally via email, posted to our Client Document Website (CDW), or posted to a designated ftp website.

2.5 Terracon's Incident and Injury-Free Culture

Employee safety is a core value of Terracon and we are committed to an Incident and Injury-Free (*IIF*) workplace. It is our personal and organizational commitment at all levels of the company to everyone going home safe to their family every day. All employees are expected to perform their job assignments with safety as a primary objective. Terracon dedicates the time, resources, and equipment necessary for an IIF environment and no employee will be required to work in unsafe conditions. Conducting our work safely means conducting our work in the only acceptable way.

3.0 COMPENSATION

Fees for services provided will be based on the attached Unit Rate Schedule. A 3-hour minimum charge will apply to all field services; however, when possible multiple services will be provided during the same visit. You will be invoiced on a periodic basis for services actually performed and/or as authorized or requested by you or your designated representative.

Based on our review of the referenced documents, our estimated cost to perform the proposed scope of services is $8,979. A breakdown of our cost is provided in the attached Cost Estimate. For the purposes of developing this estimate, the quantities were estimated based on typical means and methods by contractors/subcontractors in this area.

It should be noted the client would be billed only for the amount of service provided, i.e. Terracon will not bill for the total budget if the total booked is less than the budget. Please note this is only a budget estimate and not a not-to-exceed price. Many factors, including those out of our control,

such as weather and the contractor's schedule, implementation of RFI's and/or ASI's, and how often we are called to the site to test, will dictate the final fee for our services. Our cost estimate does not include retesting/re-inspection, stand-by time, or overtime rates.

4.0 AUTHORIZATION

This proposal may be accepted by executing the attached Agreement for Services and returning it along with this proposal to Terracon. **Reports may not be issued until the signed Agreement has been received by Terracon.** This Agreement, including the limitations it contains, shall constitute the exclusive terms, conditions and services to be performed for this project. This proposal is valid only if authorized within sixty days from the listed proposal date.

Upon acceptance of our proposal, we request a preconstruction meeting with all pertinent parties to review project documents (plans, specifications, geotechnical reports, etc.) and set project expectations (e.g. project schedule and milestones, exchange contact information, etc.).

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Please call the undersigned if you have any questions or comments regarding this proposal.

Sincerely,
Terracon Consultants, Inc.

Steven J. Kostal
Senior Project Manager

Michael L. Sampson
Materials Department Manager

Copies to: Addressee (1 pdf)

Attachments: Unit Rate Schedule
Cost Estimate
Agreement for Services

Unit Rate Schedule

	Rate	Unit
PERSONNEL		
Administrative Services	$52.00	hour
Testing Technician	$62.00	hour*
Field/Lab Coordinator	$70.00	hour
Project Manager/Engineer	$110.00	hour
Senior Project Manager/Engineer	$140.00	hour
LABORATORY TESTING		
Standard Proctor, 4-inch mold	$140.00	each
Standard Proctor, 6-inch mold	$175.00	each
Relative Density	$260.00	each
Atterberg Limits	$100.00	each
Aggregate Gradation (include #200 wash)	$120.00	each
Compressive Strength of Concrete (made by Terracon)	$20.00	each
Compressive Strength of Concrete (made by others)	$25.00	each
Compressive Strength of Core	$30.00	each
Pavement Core Drilling	$70.00	each
Trimming or Capping of Irregular Surfaces	$7.00	each
Core Length (9-point)	$25.00	each
FIELD EQUIPMENT/MATERIALS		
Coring Equipment	$250.00	day
Nuclear Density Gauge	$7.00	test
Consumables	Cost + 15%	
TRIP CHARGE		
Trip charge (includes mileage & vehicle)	$25.00	trip

* Overtime is defined as all hours outside of the normal hours of 7:00AM to 5:00PM Monday through Friday, and all hours worked on Saturdays. Overtime rates will be 1.5 times the hourly rate quoted. Sundays and holidays will be 2.0 times the hourly rate.

A 3-hour minimum charge will apply to all field services; however, when possible multiple services will be provided during the same visit. You will be invoiced on a periodic basis for services actually performed and/or as authorized or requested by you or your designated representative.

COST ESTIMATE

Service Type	No. of Services	Hr(s)./ service	Rate	Unit	Cost
EARTHWORK OBSERVATION AND TESTING					
Testing Technician					
Utility Trench Backfill Placement	6	3.00	$62.00	hour	$1,116.00
Pavement Subgrade Preparation	3	3.00	$62.00	hour	$558.00
Trip Charge*					
Trip charge (includes mileage & vehicle)	9		$25.00	visit	$225.00
Field Equipment					
Nuclear Density Gauge	66		$7.00	test	$462.00
				Subtotal =	**$2,361.00**
LABORATORY SOIL / AGGREGATE TESTING					
Standard Proctor, 4-inch mold	4		$140.00	each	$560.00
Atterberg Limits	2		$100.00	each	$200.00
Aggregate Gradation (include #200 wash)	1		$120.00	each	$120.00
				Subtotal =	**$880.00**
PORTLAND CEMENT CONCRETE TESTING					
Testing Technician					
Standard testing (temp, slump, air content, cylinders)					
Pavement pours (casting 2 sets of 4 cylinders)	2	4.00	$62.00	hour	$496.00
Pavement pours (casting 1 set of 4 cylinders)	3	3.00	$62.00	hour	$558.00
Compressive Strength Sample Pick up	5	1.00	$62.00	hour	$310.00
Core Drilling					
Pavement Core Drilling	6		$70.00	each	$420.00
Trip Charge*					
Trip charge (includes mileage & vehicle)	16		$25.00	visit	$400.00
Laboratory testing					
Compressive Strength of Concrete (made by Terracon)	28		$20.00	test	$560.00
Core Length (9-point)	6		$25.00	each	$150.00
Field Equipment					
Coring Equipment	2		$250.00	day	$500.00
				Subtotal =	**$3,394.00**

COST ESTIMATE

Service Type	No. of Services	Hr(s)./ service	Rate	Unit	Cost
PROJECT MANAGEMENT					
Project Administration					
Administrative Services	2		$52.00	hour	$104.00
Field/Lab Coordinator	8		$70.00	hour	$560.00
Senior Project Manager/Engineer	12		$140.00	hour	$1,680.00
				Subtotal =	**$2,344.00**
ESTIMATED TESTING AND INSPECTION FEE					
				ESTIMATED TOTAL =	**$8,979.00**

Reference Number: P08211156

SUPPLEMENT TO AGREEMENT FOR SERVICES

CHANGE TO
SCOPE OF SERVICES AND FEES

This **SUPPLEMENT to AGREEMENT FOR SERVICES** to the original Agreement for Services (original Agreement dated 06/15/2021, Agreement reference number P08215132 Rev 01) is between City of Indianola ("Client") and Terracon Consultants, Inc. ("Consultant") for additional or changed Services to be provided by Consultant for Client on the Project, as described in the Agreement for Services. This Supplement is incorporated into and part of the Agreement for Services.

1. **Scope of Services**. The scope of the additional or changed Services are described in the Scope of Services section of the Consultant's Supplemental Proposal, unless Services are otherwise described below or in Exhibit B to this Supplement (which section or exhibit are incorporated into the Supplement).

   Per the attached Terracon Proposal No. P08211156 dated July 19, 2021 and SUDAS specifications.

2. **Compensation.** Client shall pay compensation for the additional or changed Services performed at the fees stated in the Supplemental Proposal unless fees are otherwise stated below or in Exhibit C to this Supplement (which section or exhibit are incorporated into the Supplement).

   Per the attached Terracon Proposal No. P08211156 July 19, 2021.

All terms and conditions of the **Agreement for Services** shall continue in full force and effect. This Supplement is accepted and Consultant is authorized to proceed.

Consultant:	**Terracon Consultants, Inc.**	Client:	**City of Indianola**
By:	 Date: **7/15/2021**	By:	Date:
Name/Title:	**Michael L Sampson / Construction Services Manager**	Name/Title:	**Akhilesh Pal / Public Works Director**
Address:	**600 SW 7th St, Ste M** **Des Moines, IA 50309-4508**	Address:	**706 North 6th Street** **Indianola, IA 50125**
Phone:	**(515) 244-3184** Fax: **(515) 244-5249**	Phone:	Fax:
Email:	**Michael.Sampson@terracon.com**	Email:	**apal@indianolaiowa.gov**

RESOLUTION NO._____

RESOLUTION APPROVING AN AGREEMENT WITH TERRACON CONSULTANTS, INC. FOR GEOTECHNICAL MATERIALS TESTING SERVICES ON PRAIRIE GLYNN – PLAT 3

WHEREAS, the construction of the public infrastructure for the proposed subdivision, on Prairie Glynn – Plat 3, requires geotechnical materials testing services, based on Indianola General Supplemental Specifications to SUDAS (Statewide Urban Design and Specifications); and

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

WHEREAS, Terracon Consultants, Inc. has prepared and presented an agreement for those professional services for an estimated amount of $8,979, which may vary depending on the construction contractor's schedule and how frequently these material testing services are required; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the agreement between the City of Indianola and Terracon Consultants, Inc., for an estimated amount of $8,979, is hereby approved for the proposed subdivision, on Prairie Glynn – Plat 3, and the Mayor is authorized to execute the agreement on behalf of the City.

APPROVED this 19th day of July 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk/CFO

Information

Subject
Ordinances

Information

Attachments

No file(s) attached.

Information

Subject

Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for adult entertainment and uses.

Information

Attachments

Adult Entertainment Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA, IOWA CREATING REGULATIONS FOR ADULT ENTERTAINMENT AND USES.

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

Section 1. The following chapter and sections be and is hereby added by inserting the language as follows:

CHAPTER 128
ADULT ENTERTAINMENT AND USES

128.01 PURPOSE AND INTENT.
128.02 DEFINITIONS.
128.03 CLASSIFICATION AND STANDARDS OF CONDUCT AND OPERATION.
128.04 PERMIT REQUIRED.
128.05 ISSUANCE OF PERMIT.
128.06 FEES.
128.07 INSPECTION.
128.08 EXPIRATION OF PERMIT.
128.09 SUSPENSION.
128.10 REVOCATION.
128.11 TRANSFER OF PERMIT.
128.12 LOCATION RESTRICTIONS.
128.13 NONCONFORMING USES.
128.14 ADDITIONAL REGULATION FOR ADULT MOTELS.
128.15 REGULATIONS PERTAINING TO EXHIBITION OF SEXUALLY EXPLICIT FILMS OR VIDEOS.
128.16 EXTERIOR PORTIONS OF SEXUALLY ORIENTED BUSINESSES.
128.17 SIGNAGE.
128.18 PERSONS YOUNGER THAN EIGHTEEN PROHIBITED.
128.19 MASSAGES OR BATHS ADMINISTERED.
128.20 CONSUMPTION OF ALCOHOLIC BEVERAGES PROHIBITED.
128.21 NOTICES.
128.22 INJUNCTION.
128.23 EXEMPTIONS

128.01 PURPOSE AND INTENT.

It is the purpose of this chapter to regulate sexually oriented businesses and related activities to promote the health, safety, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of sexually oriented businesses within the City. The provisions of this chapter have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of this chapter to restrict or deny access by adults to sexually

oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene materials.

128.02 DEFINITIONS.
The following terms are defined for use in this chapter:

1. “Administrator” means the zoning administrator or police chief, and such employees of the police department as the police chief may designate to perform the duties of the administrator under this chapter.
2. “Adult Arcade” means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machines at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.
3. “Adult Bookstore” or “Adult Video Store” means a commercial establishment that, as one of its principal business purposes, offers for sale or rental for any form of consideration, any one or more of the following:
   a. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict or describe specified sexual activities or specified anatomical area; or
   b. Instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

   A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing specified sexual activities or specified anatomical areas and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishments from being categorized as an adult bookstore or adult video store, so long as one of its principal business purposes is the offering for sale or rental for consideration, the specified materials which depict or describe specified sexual activities or specified anatomical areas. A principal business purpose need not be a primary use of an establishment, so long as it is a significant use, based upon the visible inventory or commercial activity of the establishment.
4. “Adult Cabaret” means a commercial establishment that regularly features:
   a. Persons who appear in a state of semi-nudity; or
   b. Live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities; or
   c. Films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by the depiction or description of specified sexual activities or specified anatomical areas; or

d. Persons who engage in lewd, lascivious, or erotic dancing or performances that are intended for the sexual interest or titillation of an audience or customers.

5. “Adult Motel” means a hotel, motel, or similar commercial establishment that:
   a. Offers accommodation to the public for any form of consideration, and provides patrons with closed-circuit television transmission, films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by the depiction or description of specified sexual activities or specified anatomical areas and has a sign visible from the public right-of-way that advertises the availability of these adult types of photographic reproductions; or
   b. Offers a sleeping room for rent for a period of time that is less than twenty-four hours; or
   c. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than twenty-four hours.
6. “Adult Motion Picture Theater” means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown that are characterized by the depiction or description of specified sexual activities or specified anatomical areas.
7. “Adult Theater” means a theater, concert hall, auditorium, or similar commercial establishment that regularly features persons who appear in a state of nudity or live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities.
8. “Escort” means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
9. “Escort Agency” means a person or business association who furnishes, offers to furnish, or advertises to furnish, escorts as one of its primary business purposes for a fee, tip, or other consideration.
10. “Establishment” means and includes any of the following:
    a. The opening or commencement of any sexually oriented business as a new business;
    b. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;
    c. The additions of any sexually oriented business to any other existing sexually oriented business; or
    d. The relocation of any sexually oriented business.
11. “Licensed day-care center” means a facility licensed by the state, whether situated within the City or not, that provides care, training, education, custody, treatment, or supervision for more than twelve children under fourteen years of age, where such children are not related by blood, marriage, or adoption to the owner or operator of the facility, of less than twenty-four hours a day, regardless of whether or not the facility is operated for a profit or charges for the services it offers.
12. “Permittee” means a person in whose name a permit to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit.
13. “Nude Model Studio” means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched,

drawn, painted, sculpted, photographed, or similarly depicted by other persons who pay money or any form of consideration.

14. "Nudity" or "State of Nudity" means the appearance of a human bare buttock, anus, male genitals, female genitals, or female breast without a fully opaque, complete covering of the breast below a point immediately above the top of the areola, or human male genitals in a discernibly turgid state, even if completely and opaquely covered.
15. "Semi-nude" means a state of dress in which clothing covers no more than the human bare buttock, anus, male genitals, female genitals, or female breast with a fully opaque, complete covering of the breast below a point immediately above the top of the areola, or human male genitals in a discernibly turgid state, even if completely and opaquely covered.
16. "Sexual Encounter Center" means a business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:
    a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
    b. Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or is semi-nude.
17. "Sexually Oriented Business" means an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.
18. "Specified Anatomical Areas" means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.
19. "Specified sexual activities" means and includes any of the following:
    a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
    b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
    c. Masturbation, actual or simulated; or
    d. Excretory functions as part of, or in connection with, any of the activities set forth in subsections A through C above.
20. "Substantial Enlargement" of a sexually oriented business means the increase in floor areas occupied by the business by more than twenty-five percent from the original premises.
21. "Transfer of Ownership or Control" of a sexually oriented business means and includes any of the following:
    a. The sale, lease, or sublease of the business;
    b. The transfer of securities that form a controlling interest in the business, whether by sale, exchange, or similar means; or
    c. The establishment of a trust, gift, or other similar legal device that transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

128.03 CLASSIFICATION AND STANDARDS OF CONDUCT AND OPERATION.

1. Sexually oriented businesses are classified as follows:

A. Adult arcades;
B. Adult bookstores or adult video stores;
C. Adult cabarets;
D. Adult motels;
E. Adult motion picture theaters;
F. Adult theaters;
G. Escort agencies;
H. Nude model studios; and
I. Sexual encounter centers.

2. The following standards of conduct must be adhered to by entertainers and employees of any sexually oriented business while on the premises:
   A. No employee or entertainer shall be unclothed or in such less than opaque and complete attire, costume, or clothing so as to expose to view any specified anatomical area, except when such entertainer or employee is separated from any and all customers by a window or other partition which is maintained free of holes or other structural openings, which would permit physical contact between such entertainer and employee and any customer within the viewing area, and customers are not permitted within four feet of the window or other partition. However, a single opening in such window or partition, allowing for payment for entertainment, by a customer to the entertainer, shall be permitted and at this point, customers are permitted within two feet of the window or other partition to allow customers to reach the opening.
   B. No employee or entertainer shall perform:

1. Any specified sexual activities; or
2. The displaying of any specified anatomical area, except as provided for in paragraph A of this subsection.

   C. No employee or entertainer who is either not separated from any and all customers, as provided in paragraph A of this subsection, or in an area of the premises not open to customers, shall be unclothed or in less than opaque and complete attire, costume, or clothing, as described in paragraph A of this subsection.
   D. No employee or entertainer shall knowingly touch any specified anatomical area of such employee or entertainer; or no employee or entertainer shall knowingly fondle or caress any specified anatomical area of another person, whether such area is clothed, unclothed, covered or exposed, or knowingly permit another person to fondle or caress any specified anatomical area of such employee or entertainer, whether such area is clothed, unclothed, covered, or exposed.
   E. No entertainer shall be visible from any public place during the hours of his or her employment, or apparent hours of his or her employment, while such entertainer is unclothed or in such attire, costume, or clothing to expose to view any specified anatomical area or while performing any entertainment, either while clothed or unclothed.
   F. No entertainer shall solicit, demand, or receive any payment or gratuity from any customer for any act prohibited by this chapter.

G. No entertainer shall receive any payment of gratuity from any customer, except through an opening at the window or partition separating such entertainer from a customer, as described in paragraph A of this subsection.

3. At any sexually oriented business, the following are required:
   A. A sign, on which upper-case letters are at least two inches high and lower-case letters are at least one inch high, shall be conspicuously displayed in the common area at the principal entrance and shall read as follows:
      THIS ADULT ENTERTAINMENT BUSINESS IS REGULATED BY THE CITY OF INDIANOLA, IOWA.
      ENTERTAINERS ARE:
      1. Not permitted to engage in any type of sexual conduct on the premises or in prostitution;
      2. Not permitted to be unclothed or in such less than opaque and compete attire, costume or clothing so as to expose to view any portion of the breasts below the top of the areola, or any portion of the pubic region, buttocks and/or genitals, except when separated from customers by the window or partition between the entertainers and customers.
      3. Not permitted to receive any payment or gratuity from any customer, except through an opening in their window or partition separating such entertainer from a customer.

128.04 PERMIT REQUIRED.

1. It is unlawful for a person to operate a sexually oriented business without a valid permit issued by the administrator.
2. An application for a permit must be made on a form provided by the City. The application must be accompanied by a sketch or a diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.
3. The applicant must be qualified according to the provisions of this chapter, and the premises must be inspected and found to be in compliance with the law by the health department, fire department, building official and zoning official.
4. If a person who wishes to operate a sexually oriented business is an individual, they must sign the application for a permit as applicant. If a person who wishes to operate a sexually oriented business is other than an individual, each individual who has a ten percent or greater interest in the business must sign the application for a permit as applicant. If a corporation is listed as owner of a sexually oriented business or the entity that wishes to operate such a business, each individual having ten percent of greater interest in the corporation must sign the application for a permit as applicant.
5. The fact that a person possesses other types of state or city permits and/or licenses does not exempt said person from the requirement of obtaining a sexually oriented business permit.
6. Applications for a permit, whether original or renewal, must be made to the administrator by the intended operator of the enterprise. Applications must be submitted by hand delivery to the office of the administrator during regular working

hours. Application forms shall be supplied by the administrator. The intended operator shall be required to give the following information on the application:

A. The name, street address (and mailing address, if different), and Iowa driver's license number of the intended operator;
B. The name and street address (and mailing address if different) of the owner;
C. The name under which the establishment is to be operated and a general description of the services to be provided;
D. The telephone number of the establishment;
E. The address and legal description of the tract of land on which the establishment is to be located;
F. If the establishment is in operation; the date on which the owner acquiring the establishment began operations as a sexually oriented business at the location for which the permit is sought; and
G. If the establishment is not in operation, the expected start-up date (which shall be expressed in number of days from the date of issuance of the permit). If the expected start-up date is to be more than ten days following the date of issuance of the permit, then a detailed explanation of the construction, repair, or remodeling work or other cause of the expected delay and a statement of the owner's time schedule and plan for accomplishing the same.
H. Statement that the applicant has not been convicted of a felony or released from confinement for conviction of a felony, whichever event is later, within five years immediately preceding the application, or has not been convicted of a misdemeanor or released from confinement for conviction of a misdemeanor, whichever event is later, within two years immediately preceding the application, where such felony or misdemeanor involved sexual offenses, prostitution, sexual abuse of a child or pornography and related offenses, as defined in the Code of Iowa, federal law, or the statutes of any other state, or controlled substance or illegal drugs or narcotics offenses, as defined in the Code of Iowa, federal law or the statues of any other state, or has not been convicted of a municipal ordinance violation or released from confinement for conviction of a municipal ordinance violation, whichever event is later, within two years immediately preceding the application, where such municipal ordinance involved indecent exposure, prostitution or the possession or sale of controlled substances or illegal drugs or narcotics.

7. The application shall be accompanied by the following:
   A. Payment of the application fee in full.
   B. If the establishment is an Iowa corporation, a certified copy of the articles of incorporation, together with all amendments thereto.
   C. If the establishment is a foreign corporation, a certified copy of the certificate of authority to transact business in the state, together with all amendments thereto.
   D. If the establishment is a partnership formed under the laws of the State, a certified copy of the certificate of partnership and the qualification documents, together with all amendments thereto.
   E. If the establishment is a foreign partnership, a certified copy of the certificate of partnership and the qualification documents, together with all amendments thereto.

F. Proof of the current fee ownership of the tract of land on which the establishment is to be situated in the form of a copy of the recorded deed.
G. If the persons identified as the fee owners of the tract of land in item F are not also the owners of the establishment, then the lease, purchase contract, purchase option contract, lease option contract, or other document evidencing the legally enforceable right of the owners or proposed owners of the establishment to have or obtain the use and possession of the tract or portion thereof that is to be used for the establishment for the purpose of the operation of the establishment.
H. Any of items B through G above shall not be required for a renewal if the applicant states that the documents previously furnished the administrator with the original application or previous renewals thereof remain correct and current.

8. The application shall contain a statement under oath that:
   A. The applicant has personal knowledge of the information contained in the application and that the information contained therein and furnished therewith is true and correct; and
   B. The applicant has read the provisions of this chapter.
9. A separate application and permit shall be required for each sexually oriented business.

128.05 ISSUANCE OF PERMIT.

1. The administrator shall approve the issuance of a permit to an applicant within thirty days after receipt of an application unless the administrator finds one or more of the following to be true:
   A. An applicant is under eighteen years of age.
   B. An applicant or an applicant's spouse is overdue in payment to the City of taxes, fines, or penalties assessed against said applicant or spouse or imposed in relation to a sexually oriented business.
   C. An applicant has failed to provide information reasonably necessary for issuance of the permit or has falsely answered a question or request for information on the application form.
   D. An applicant is residing with a person who has been denied a permit by the City to operate a sexually oriented business within the preceding twelve months, or residing with a person whose permit to operate a sexually oriented business has been revoked within the preceding twelve months.
   E. The premises to be used for the sexually oriented business has not been approved by the health department, fire department, building official and zoning official as being in compliance with applicable laws and ordinances.
   F. The permit fee required by this chapter has not been paid.
   G. An application of the proposed establishment is in violation of or is not in compliance with applicable laws and ordinances.
2. The permit, if granted, shall state on its face the name of the person to whom it is granted, the expiration date and the address of the sexually oriented business. The permit shall be posted in a conspicuous place at or near the entrance to the sexually oriented business that it may be easily read at any time.

3. The health department, fire department, building official and zoning official shall complete their certification that the premises is in compliance or not in compliance within twenty days of receipt of the application by the administrator. The certification shall be promptly presented to the administrator.
4. In the event that the administrator determines that an applicant is not eligible for a permit, the applicant shall be given notice in writing of the reasons for the denial within forty-five days after the receipt of the application by the administrator, provided that the applicant may request, in writing, that such period be extended for an additional period of not more than ten days at any time before the notice is issued in order to make modifications necessary to comply with this chapter.
5. An applicant may appeal the decision of the administrator regarding a denial to the Board of Adjustment by filing a written notice of appeal with within fifteen days after the applicant is given notice of the administrator's decision. The notice of appeal shall be accompanied by a memorandum or other writing setting out fully the grounds for such appeal and all arguments in support thereof. The administrator may submit a memorandum in response to the memorandum filed by the applicant on appeal to the Board of Adjustment. After reviewing such memoranda, as well as the administrator's written decision, if any, and exhibits submitted to the administrator, the Board of Adjustment shall vote either to uphold or overrule the administrator's decision. Such vote shall be taken within twenty-one calendar days after the date on which the notice of appeal is received. However, all parties shall be required to comply with the administrator's decision during the pendency of the appeal.

128.06 FEES.
The annual fee for a sexually oriented business permit shall be as set by Resolution of the City Council. This fee is to be used to pay for the cost of the administration and enforcement of this chapter. Fees may be adjusted by action of City Council from time to time.

128.07 INSPECTION.
An applicant or permittee shall permit representatives of the police department or other city or state department or agencies to inspect the premises of a sexually oriented business for the purpose of insuring compliance with the law, at any time it is occupied or open for business.

128.08 EXPIRATION OF PERMIT.
1. Each permit shall expire one year after the date of issuance and may be renewed only by making application as provided herein. Application for renewal should be made at least thirty days before the expiration date and when made less than thirty days before the expiration date, the expiration of the permit will not be affected.
2. When the administrator denies renewal of a permit, the applicant shall not be issued a permit for one year from the date of denial. If, subsequent to the denial, the administrator finds that the basis for denial of the renewal permit has been corrected or abated, the applicant may be granted a permit if at least ninety days has elapsed since the date the denial became final.

128.09 SUSPENSION.
The administrator shall suspend a permit for a period not to exceed thirty days if it is determined that the permittee or an employee of a permittee has:

1. Violated or is not in compliance with any section of this chapter;
2. Become impaired or intoxicated through the use of alcoholic beverages or controlled substances while on the sexually oriented business premises;
3. Refused to allow an inspection of the sexually oriented business premises as authorized by this chapter;
4. Knowingly permitted illegal gambling by any person on the sexually oriented business premises.

128.10 REVOCATION.

1. The administrator shall revoke a permit if a cause of suspension in Section 128.09 occurs and the permit has been suspended within the preceding twelve months.
2. The administrator shall also revoke a permit if it is determined that:
   A. A permittee gave false or misleading information in the material submitted during the application process.
   B. A permittee or an employee has knowingly allowed possession, use or sale of controlled substances on the premises.
   C. A permittee or an employee has knowingly allowed prostitution on the premises.
   D. A permittee or an employee knowingly operated the sexually oriented business during a period of time when the permittee's permit was suspended.
   E. A permittee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation, masturbation, or other sexual conduct to occur in or on the premises.
   F. A permittee is delinquent in the payment to the City or state for any taxes or fees past due.
   G. The owner or operator of the establishment knowingly allowed a person under eighteen years of age to enter an establishment.
   H. There was a change of owner or operator for which a transfer application was not filed in a timely manner.
3. When the Administrator revokes a permit, the revocation shall continue for one year, and the permittee shall not be issued a sexually oriented permit for one year from the date revocation became effective. If, subsequent to revocation, the administrator finds that the basis for the revocation has been corrected or abated, the applicant may be granted a permit if at least ninety days has elapsed since the date the revocation became effective.

128.11 TRANSFER OF PERMIT.
A permittee shall not transfer the permit to another, nor shall a permittee operate a sexually oriented business under the authority of a permit at any other place than the address designated in the application.

128.12 LOCATION RESTRICTIONS.
A sexually oriented business shall be permitted in any I-3 zoned heavy industrial district, provided that:

1. The sexually oriented business may not be operated within 2,000 feet of:
   A. A church or synagogue or regular place of religious worship;
   B. A public or private elementary or secondary school;
   C. A boundary of any residential district;
   D. A public park;
   E. A licensed day-care center;
   F. Another sexually oriented business; or
   G. Residential lot or residence.
2. A sexually oriented business may not be operated in the same building, structure or portion thereof, containing another sexually oriented business.
3. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church, synagogue, a regular place of worship, or a public or private elementary or secondary school or to the nearest boundary of an affected public park, residential district or residential lot, or licensed day-care center.
4. For purposes of subsection 3 of this section, the distance between any two sexually oriented business uses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.

128.13 NONCONFORMING USES.

1. Any business lawfully operating on the effective date of the ordinance codified in this chapter (July 28, 2021) that is in violation of the configuration requirements with regard to structure and location contained in this chapter shall be deemed a nonconforming use. The nonconforming use will be permitted to continue for a period not to exceed two years, unless sooner terminated for any reason or voluntarily discontinued for a period of thirty days or more. Such nonconforming uses shall not be increased, enlarged, extended, or altered except that the use may be changed to a conforming use. If two or more sexually oriented businesses are within 2,000 feet of one another and otherwise in a permissible location, the sexually oriented business that was first established and continually operating at a particular location is the conforming use and the later established business is nonconforming.
2. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit, of a church, synagogue or regular place of worship, public or private elementary school or secondary school, licensed day-care center, public park, or residential district within 2,000 feet of the sexually oriented business. This provision applies only to the renewal of a valid permit and does not apply when an application for a permit is submitted after a permit has expired or has been revoked.

128.14 ADDITIONAL REGULATION FOR ADULT MOTELS.

1. Evidence that a sleeping room in a hotel, motel or a similar commercial establishment has been rented and vacated two or more times in a period of time

that is less than ten hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this chapter.

2. It is unlawful if a person, as the person in control of a sleeping room in a hotel, motel, or similar commercial establishment that does not have a sexually oriented business permit, rents or sub-rents a sleeping room to a person and, within ten hours from the time the room is rented, rents or sub-rents the same sleeping room again.

For purposes of subsection 2 of this section, the term "rent" or "sub-rent" means the act of permitting a room to be occupied for any form of consideration.

128.15 REGULATIONS PERTAINING TO EXHIBITION OF SEXUALLY EXPLICIT FILMS OR VIDEOS.

A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than one hundred fifty square feet of floor space, a film, video cassette, or other video reproduction that depicts "specified sexual activities" or "specified anatomical areas", shall comply with the following requirements:

1. Upon application for a sexually oriented permit, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed thirty-two square feet of floor area. The diagram shall also designate the place at which the permit will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus, or minus six inches. The director may waive the foregoing diagram for renewal application if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.
2. The application shall be sworn to be true and correct by the applicant.
3. No alteration in the configuration or location of a manager's station may be made without prior approval of the administrator.
4. It is the duty of the owners and operator of the premises to ensure that at least one employee is always on duty and situated in each manager's station that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one of the

manager's stations. The view required in this subsection must be by direct line of sight from the manager's station.

6. It shall be the duty of the owners and operator, and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in subsection 5 remains unobstructed by any doors, walls, merchandise, display racks or other material at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the application filed pursuant to subsection 1 of this section.
7. No viewing room may be occupied by more than one person at a time.
8. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access to an illumination of not less than one foot-candle as measured at the floor level.
9. It shall be the duty of the owners and operator, and it shall also be the duty of any agents and employees present in the premises, to ensure that the illumination described above is maintained at all times that any patron is present in the premises.

128.16 EXTERIOR PORTIONS OF SEXUALLY ORIENTED BUSINESSES.

1. It is unlawful for an owner or operator of a sexually oriented business to allow the merchandise or activities of the establishment to be visible from a point outside the establishment.
2. It is unlawful for an owner or operator of a sexually oriented business to allow the exterior portion of the sexually oriented business to have flashing lights or any words, lettering, photographs, silhouettes, drawings or pictorial representations of any manner except to the extent permitted by the provisions of this chapter.
3. It is unlawful for the owner or operator of a sexually oriented business to allow exterior portions of the establishment to be painted any color other than a single achromatic color. This provision shall not apply to a sexually oriented business if the following conditions are met:
   A. The establishment is a part of a commercial multi-unit center; and
   B. The exterior portions of each individual unit in the commercial multi-unit center, including the exterior portions of the business, are painted the same color as one another or are painted in such a way so as to be a component of the overall architectural style or pattern of the commercial multi-unit center.
   C. Nothing in this chapter shall be construed to require the painting of an otherwise unpainted exterior portion of a sexually oriented business.

128.17 SIGNAGE.

1. Notwithstanding any other City ordinance, code or regulation to the contrary, it is unlawful for the owner or operator of any sexually oriented business or any other person to erect, construct, or maintain any sign for the sexually oriented business other than the primary sign and one secondary sign, as provided herein.
2. Primary signs shall have no more than two display surfaces. Each such display surface shall:
   A. Not contain any flashing lights;
   B. Be a flat plane, rectangular in shape;

C. Not exceed seventy-five square feet in area; and
D. Not exceed ten feet in height or ten feet in length.

3. Primary signs shall contain no photographs, silhouettes, drawings, or pictorial representations in any manner, and may contain only the name of the enterprise.
4. Each letter forming a word on a primary sign shall be of solid color and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.
5. Secondary signs shall have only one display surface. Such display surface shall:
   A. Be a flat plane, rectangular in shape;
   B. Not exceed twenty square feet in area;
   C. Not exceed five feet in height and four feet in width; and
   D. Be affixed or attached to any wall or door of the enterprise.
6. The provisions of paragraph A of subsection 2 and of subsections 3 and 4 shall also apply to secondary signs.

128.18 PERSONS YOUNGER THAN EIGHTEEN PROHIBITED.

1. It is unlawful to allow a person who is younger than eighteen years of age to enter or be on the premises of a sexually oriented business at any time the sexually oriented business is open for business.
2. It shall be the duty of the operator of each sexually oriented business to ensure that an attendant is always stationed at each public entrance to the sexually oriented business during regular business hours. It shall be the duty of the attendant to prohibit any person under the age of eighteen years from entering the sexually oriented business. It shall be presumed that an attendant knew a person was under the age of 18 unless such attendant asked for and was furnished:
   A. A valid operator's, commercial operator's or chauffeur's driver's license; or
   B. A valid personal identification certificate issued by the state reflecting that such person is 18 years of age or older.

128.19 MASSAGES OR BATHS ADMINISTERED.

It is unlawful for any establishment, regardless of whether it is a public or private facility, to operate a massage salon, massage parlor, or any similar type of business where any physical contact with the recipient of such services is provided, unless licensed by the State of Iowa.

128.20 CONSUMPTION OF ALCOHOLIC BEVERAGES PROHIBITED.

The permittee of a sexually oriented business shall not allow the possession or consumption on premises by any person of any alcoholic beverage, wine or beer. No person shall possess or consume any alcoholic beverage, wine or beer on the premises of any sexually oriented business.

128.21 NOTICES.

1. Any notice required or permitted to be given by the director or any other City office, division, department, or other agency under this chapter to any applicant, operator, or owner of an establishment may be given either by personal delivery or by certified

United States mail, postage prepaid, return receipt requested, addressed to the most recent address as specified in the application for the permit, or transfer application that has been received by the director, or any notice of address change that has been received by the director. Notices mailed as above shall be deemed given upon their deposit in the United States mail. In the event that any notice given by mail is returned by the postal service, the director shall cause it to be posted at the principal entrance to the establishment.

2. Any notice required or permitted to be given to the administrator by any person under this chapter shall not be deemed given until and unless it is received in the office of the administrator.
3. It is the duty of each owner who is designated on the permit application and each operator to furnish a notice to the administrator in writing of any change of residence or mailing address.

128.22 INJUNCTION.
A person who operates or causes to be operated a sexually oriented business without a permit or otherwise violates this chapter is subject to a suit for injunction as well as prosecution for criminal violations.

128.23 EXEMPTIONS.
It is a defense to prosecution under this chapter that a person appearing in a state of nudity did so in a modeling class operated by:

1. A proprietary school licensed by the State of Iowa of a college, junior college or university supported entirely or partly by taxation; or
2. A private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation.

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

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

Passed by the City Council on the _____ day of _____, 2021, and approved

this _____ day of _____, 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2021, and was published on _____, 2021.

_____
Andrew J. Lent, City Clerk

Information

Subject

Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for massage establishments and technicians.

Information

Attachments

Massage Establishments Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA, IOWA CREATING REGULATIONS FOR MASSAGE ESTABLISHMENTS AND TECHNICIANS.

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

Section 1. The following chapter and sections be and is hereby added by inserting the language as follows:

CHAPTER 127
MASSAGE ESTABLISHMENTS AND TECHNICIANS

127.01 PURPOSE.
127.02 DEFINITIONS.
127.03 STATE LICENSE REQUIRED.
127.04 DISPLAY OF LICENSE
127.05 PENALTY.
127.06 SEVERABILITY CLAUSE.

127.01 PURPOSE.

The State of Iowa licenses massage therapists under the provisions of Iowa Code Chapter 152C. State licensed massage therapists and businesses offering massage therapy services perform an important service in addressing the health and well-being of residents. Unfortunately, there are businesses that advertise they provide massage therapy and/or other therapeutic services, but engage in various illegal activities, which may include prostitution and/or human trafficking. This article is not intended to discourage legitimate, licensed massage therapists or massage therapy businesses from providing their services. The purpose of this ordinance is to identify and address businesses that engage in the practice of massage therapy without valid licenses and/or are involved in illegal activities, which may include prostitution and/or human trafficking. Businesses providing massage therapy, but also conducting various types of illegal activity, are harmful to the health, safety, and welfare of the city and negatively impact the massage therapy profession.

127.02 DEFINITIONS.

For the purposes of this article, the following words and phrases have the meanings herein set forth, unless it is apparent from the context that a different meaning is intended.

1) "Massage therapist" means a person licensed under Iowa Code Chapter 152C to practice the health care service of the healing art of massage therapy

2) "Massage therapy business" means any business or place of business, including mobile, temporary, and transient businesses, wherein, or on whose behalf, any of the treatments, techniques, or methods of treatment referred to as "massage therapy" are administered, practiced, used, given, advertised or applied.

127.03 STATE LICENSE REQUIRED.

The practice of massage therapy, as defined in Iowa Code Chapter 152C, is prohibited by unlicensed individuals. It is unlawful for a person to engage in or offer to engage in the practice of massage therapy, or use in connection with the person's name, the initials "L.M.T." or the words "licensed massage therapist", "masseur", "masseuse", or any other word or title that implies or represents that the person practices massage therapy, unless the person possesses a license issued under the provisions of Iowa Code Section 152C.3.

127.04 DISPLAY OF LICENSE.

Each massage therapist shall keep his/her license in possession at all times while doing business in the city and shall, upon request of a prospective customer or city official, exhibit the license as evidence of compliance with all requirements of this article.

127.05. PENALTIES

a) A violation under this article is declared to be a municipal infraction in addition to a misdemeanor and any person, or in connection with one or more persons or as principle, agent, or accessory found violating any provision of this article, shall be subject to the general penalty provisions of the Indianola Municipal Code, Chapter 4 to include both criminal and/or civil penalties.
b) The chief of police, or designee, shall place in a highly noticeable location a placard stating Unsafe to Enter; Unlicensed Massage Therapy Must Cease and is subject to criminal and/or civil penalty per Indianola Municipal Code, Chapter 4. This notice shall remain posted until a valid state license is obtained or other legal use has been established.
c) No person shall remove the placard posted pursuant to subsection (b) of this section without approval of the chief of police or designee.
d) No person, or in connection with one or more persons or as principle, agent, or accessory shall continue to offer "massage therapy" services after a massage therapy business has been placarded as unsafe for entry unless the chief of police or designee has approved removal of the placard.

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

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

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

Passed by the City Council on the _____ day of _____, 2021, and approved

this _____ day of _____, 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of

Indianola, Iowa, on _____, 2021, and was published on _____, 2021.

_____
Andrew J. Lent, City Clerk

Information

Subject

Third consideration of an Ordinance approving amendments to Chapter 165 (Zoning Regulations) and Chapter 166 (Site Plan).

Information

Roll call is in order.

Attachments

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Attachment J

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 165, ZONING REGULATIONS AND CHAPTER 166, SITE PLAN

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

Section 1. Chapters 165 and 166 of the Code of Ordinances of the City of Indianola, Iowa be and is hereby by deleted in its entirety.

Section 2. The Table of Contents for Chapter 165 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment A.

Section 3. Section 165.01 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment B.

Section 4. Section 165.02 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment C.

Section 5. Section 165.03 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment D.

Section 6. Section 165.04 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment E.

Section 7. Section 165.05 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment F.

Section 8. Section 165.06 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment G.

Section 9. Section 165.07 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment H.

Section 10. Section 165.08 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment I.

Section 11. Section 165.09 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by inserting the language as shown in Attachment J.

Section 12. Repealer. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section 13. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2021, and approved this _____ day of _____, 2021.

_____

Pam Pepper, Mayor

ATTEST:

_____

Andrew J. Lent, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2021, and was published on _____, 2021.

_____

Andrew J. Lent, City Clerk

Attachment A

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CHAPTER 165
ZONING REGULATIONS

SECTION 165.01 TITLE, PURPOSE, JURISDICTION AND ESTABLISHMENT OF DISTRICTS AND MAP

1. TITLE AND STATEMENT OF PURPOSE
2. JURISDICTION
3. INTERPRETATION OF STANDARDS
4. ESTABLISHMENT OF DISTRICTS
5. ADOPTION OF ZONING MAP

1. TITLE AND STATEMENT OF PURPOSE

The ordinance codified in this chapter is entitled "An ordinance to regulate and restrict the location and use of buildings, structures, and land for trade, industry, residence and other purposes; to regulate and restrict the height of buildings and structures, the number and size of buildings and other structures; to establish the size of yards, courts, and other open spaces; to establish minimum lot areas; and regulate the density of population and the percentage of lot that may be occupied; to require off-street parking; to regulate the location, size and number of signs, to divide the City into districts for such purposes; to provide for the administration and enforcement of its provisions; to create a Board of Adjustment; to prescribe penalties for the violation of its provisions, all in accordance with Chapter 414, Code of Iowa," and may be known and cited as "The Zoning Ordinance of the City of Indianola, Iowa."

The purpose of this chapter is to prevent and to lessen congestion in the streets and highways; to secure safety from fire, flood, panic and other dangers; to protect the public health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land throughout the City, all in accordance with a comprehensive plan.

2. JURISDICTION

These regulations apply to development of any parcel of land located within the corporate limits of the City of Indianola or outside the corporate limits of the city as provided by law. No building permit or certificate of occupancy shall be issued for any parcel of land or development after the effective date of this Chapter that is not in conformance with the provisions of the Zoning Ordinance. No excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with the Zoning Ordinance.

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3. INTERPRETATION OF STANDARDS

In their interpretation and application, the provisions of the Zoning Ordinance shall be held to be minimum requirements. Where the Zoning Ordinance imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of the Zoning Ordinance shall control.

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.

2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

3. Boundaries indicated as approximately following township lines or section lines shall be construed as following township lines or section lines.

4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

5. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams or other bodies of water shall be construed to follow such centerlines.

6. Boundaries indicated as parallel to or extensions of features indicated in Subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.

7. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by Subsections 1 through 6 above, the Director of Community Development shall interpret the district boundaries.

4. ESTABLISHMENT OF DISTRICTS

The City is hereby divided into districts which are designated as follows:

Agricultural / Open Space Zoning District (A-1)

Single-Family Residential Detached Zoning District (R-1)

Single-Family Residential Attached Zoning District (R-2)

Multi-Family Residential Zoning District (R-3)

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Manufactured Home Park Zoning District (R-4)

Neighborhood Commercial Zoning District (C-1)

Highway Commercial Zoning District (C-2)

Downtown Mixed-Use Zoning District (C-3)

Limited Industrial Zoning District (M-1)

General Industrial Zoning District (M-2)

Planned Unit Development (PUD)

The locations and boundaries of these districts are shown on the official zoning map.

5. ADOPTION OF ZONING MAP

The official zoning map, and the explanatory material thereon, is hereby adopted by reference and declared to be a part of this chapter. The official zoning map shall be identified by the signature of the Mayor and attested to by the Clerk. The official zoning map shall be on file in the office of the Clerk and shall be the final authority as to the current zoning status of land, buildings and other structures in the City.

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Attachment B

CHAPTER 165
ZONING REGULATIONS

SECTION 165.02 PROCEDURES, AMENDMENT, AND ENFORCEMENT

1. CONFORMANCE REQUIRED
2. BUILDING PERMIT AND SITE PLAN REQUIRED
3. ADMINISTRATION AND ENFORCEMENT
   - A. Zoning Administrator
   - B. Board of Adjustment
4. CERTIFICATE OF OCCUPANCY
   - A. Construction Compliance Certificate
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   - C. Occupancy Compliance Certificate
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1. CONFORMANCE REQUIRED

Except as hereinafter specified, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, which does not comply with all of the district regulations established by the Zoning Ordinance for the district in which the building or land is located.

2. BUILDING PERMIT AND SITE PLAN REQUIRED

No building, structure, foundation, tower, fence, or wall shall be constructed or erected without prior approval and receipt of a building permit from the City. No building permit and no certificate of occupancy shall be issued until a Site Plan or Special Use Permit has been approval as provided herein this Chapter. Approval of a Site Plan is required as follows for all uses in accordance with the procedures and requirements of Chapter 165.06 herein this ordinance. A record of applications and site plans shall be kept in the office of the Zoning Administrator.

3. ADMINISTRATION AND ENFORCEMENT

A. Zoning Administrator

There is hereby created the position of Zoning Administrator, who shall be named by the City Manager. The Zoning Administrator shall administer and enforce the provisions of the Zoning Ordinance and shall have the following powers and duties in connection therewith:

(1) To issue all permits and certificates required by the Zoning Ordinance.

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(2) To notify in writing the person responsible for any violations of any of the provisions of the Zoning Ordinance, indicating the nature of the violation and ordering the action necessary to correct it.

(3) To order discontinuance of illegal use of land, buildings, or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done, or take any other action authorized by the Zoning Ordinance to ensure compliance with or to prevent violation of its provisions.

The City Manager may delegate the powers and duties of the office of Zoning Administrator to any other officer or employee of the City or may combine the powers and duties of this office with any other office or position.

B. Board of Adjustment

A Board of Adjustment is hereby established which shall consist of five (5) members appointed by the Mayor subject to confirmation by the Council for staggered terms of five years. The terms of office of the members of the Board of Adjustment and the manner of their appointment shall be as provided by statute. Vacancies will occur in said Board on the death, resignation, or failure to meet residency requirements of any member of said board. If any member fails to attend at least 75% of the official meetings in one year an automatic vacancy will exist on said board. A member may have only one excused absence per year. The excused absence shall only be granted by the Chairperson of the Board. When a vacancy occurs, the vacancy will then be filled in the same manner as the original appointment for the remainder of the unexpired term.

(1) Meetings: The meetings of the Board shall be held at the call of the Chairperson and at such other times as the Board may determine. Such Chairperson or, in the absence of the Chairperson, the acting Chairperson may administer oaths, subpoena witnesses and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the City Clerk and shall be a public record. The presence of three (3) members is necessary to constitute a quorum.

(2) Appeals: Appeals to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the City affected by any decision of the Zoning Administrator. Such appeal shall be taken within ten (10) days by filing with the Zoning Administrator and with the Board a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from is taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board, after notice of appeal shall have been filed with the Zoning Administrator, that by reason of the facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed

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otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the Zoning Administrator and on due cause shown. The Board shall fix a reasonable time for the hearing on the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent, or by attorney. Before an appeal is filed with the Board of Adjustment, the appellant shall pay to the City Clerk the fee as established by resolution of the City Council.

(3) Power and Duties: The Board shall have the following powers and duties:

a. ***Appeals -*** To hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by the Zoning Administrator in enforcement of the Zoning Ordinance.

b. ***Variances -*** To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner's property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance. Furthermore, the following findings shall be made in order to grant a variance:

i. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

ii. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

iii. That the special conditions and circumstances do not result from the actions of the applicant;

iv. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of any such conditions and safeguards shall be deemed a violation of this Ordinance. Under no circumstances

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shall the Board grant a variance to allow a use not permissible under the terms of the Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of the Zoning Ordinance in said district.

If relevant and applicable, the Board may prescribe a time limit within which the action for which the variance is required shall begin or be completed, or both. Failure to begin or complete, or both, such action within the time limit shall void the variance. If no time limit is set by the Board and if relevant to the variance, then the granted variances shall become void eighteen months after the date of the Board approval unless a building permit has been issued for the construction provided for by the variance. In the event the building permit for the construction provided for by the variance expires or is canceled, then the variance approval shall become void.

c. ***Special Use Permits -*** To review and consider approval of a Special Use Permit for a Special Use as identified Permitted and Special Uses Table contained in CHAPTER 165.05 of the Zoning Regulations. The following shall be required:

   i. Special Use Permit Application - A site plan (including number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Special Use Permit Application fee as established by resolution of the City Council.

   ii. Special Use Permit Procedure - The Special Use Permit Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed completed shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.

   iii. Special Use Permit Review by Board of Adjustment - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Special Use Permit Application along with a written recommendation as to the application's conformity with the rules and regulations of the city.

   iv. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules of procedures, and the noticing requirements contained herein, and review the Application for conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Special Use Permit Application.

   v. Findings for Approval - In order to approve a Special Use Permit, the Board shall make the following findings:

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

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

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

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

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

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

7 - The issuance of the Special Use Permit will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.

vi. Expiration of Special Use Permit Approval - All Special Use Permit approvals shall expire and terminate 24-months after the date of the Board approval unless a building permit has been issued for the construction provided for in the related site plan. In the event the building permit for the construction provided for in the related site plan expires or is canceled, then such site plan approval shall thereupon terminate.

d. ***Public Hearing Noticing***

Notice of each Board of Adjustment public hearing shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting a Variance or Special Use Permit.

e. ***Decisions of the Board.***

i. In exercising the above powers, the Board may, in conformity with the provisions of law, reverse or affirm, wholly or in part, or modify the order, requirement, decision or determination appealed from, and make such order, requirement, decision or determination as it believes proper, and to that end shall have all of the powers of the Zoning Administrator. The concurring vote of three (3) of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter on which it is required to pass under this chapter.

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ii. No act of the Board shall become effective until after the decision of the Board has been filed. Such decision may be contained within the minutes of the Board.

iii. Each variance granted by the Board shall contain a date upon which it shall be effective.

iv. Every appeal, variance, or Special Use Permit granted or denied by the Board shall be supported by a written testimony or evidence submitted in connection therewith.

v. Any taxpayer, or any officer, department, board or bureau of the City, or any person or persons jointly or severally aggrieved by any decision of the Board may present to a court of record a petition, pursuant to Iowa Code 17A.19, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board.

4. CERTIFICATE OF OCCUPANCY

No land shall be occupied or used, and no building hereafter erected or structurally altered shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the Zoning Administrator, stating that the building and use comply with the provisions of the Zoning Ordinance. No change of use shall be made in any building or part thereof, now or hereafter erected or structurally altered, without a permit being issued therefor by the Zoning Administrator. No permit shall be issued to make a change unless the changes are in conformity with provisions of the Zoning Ordinance. Nothing in this section shall prevent the continuance of a nonconforming use as authorized in the Zoning Ordinance, unless discontinuance is necessary for the safety of life or property.

A. Construction Compliance Certificate

Subsequent to the adoption of this chapter a construction compliance certificate shall be obtained from the Administrative Officer before any building or structure shall be erected, reconstructed, or structurally altered to increase the exterior dimensions, height, or floor area, or remodeled to increase the exterior dimensions, height, or floor area, or remodeled to increase the number of dwelling units or accommodate a change in use of the building and/or premises or part thereof. The construction compliance certificate shall state that the proposed construction complies with all provisions of this chapter, and no subsequent modifications shall be made to plans or to actual construction that would be in violation of this chapter. A construction compliance certificate issued under this section shall lapse six months from the date of its issuance unless construction has begun within that period and shall also lapse if construction is stopped after it is initiated for a period of time in excess of 120 days. In the event that a construction compliance certificate lapses for either of the above reasons, a new certificate shall be required before construction can resume. This amendment shall apply to all outstanding building permits at the time of its adoption so that if construction

is not commenced within six months after the date of this amendment, the rights under the building permit shall lapse.

B. Multiple-Dwelling Construction Compliance Certificates

Requests for construction of multiple-dwelling compliance certificates shall be examined by the Fire Chief who shall make a recommendation for approval or disapproval to the Zoning Administrator who shall finally either approve or disapprove the request.

C. Occupancy Compliance Certificate

Subsequent to the effective date of this chapter, no change in the use or occupancy of land nor any change in use or occupancy in an existing building, other than for single-family dwelling purposes, shall be made, nor shall any new building be occupied for any purpose other than a single-family dwelling until an occupancy compliance certificate has been issued by the Administrative Officer. Every occupancy compliance certificate shall state that the new occupancy complies with all provisions of this chapter and no subsequent modifications shall be made to the occupancy, use, or method of operation that would be in violation of this chapter. No single-, two-, or multiple-family dwelling or other structure designed for human use or occupancy shall be occupied nor shall any occupancy compliance certificate be issued for any of the foregoing until and unless all improvements and installations required by Chapter 170 of this Code of Ordinances have been made and accepted by the City.

D. Application for Compliance Certificates

Applications for compliance certificates shall be made prior to beginning construction or assuming occupancy on fully completed application forms obtained from the Administrative Officer, accompanied by such plans and information necessary to determine that the proposed construction or occupancy complies with all applicable provisions of this chapter.

5. AMENDMENTS

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

A. Request by Petition

Whenever any person desires that any amendment, or change be made in the Zoning Ordinance, including the text and/or map, as to any property covered by the Zoning Ordinance, and there is presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of fifty percent (50%) of the area of all real estate lying

outside of said tract but within two hundred (200) feet of the boundaries thereof, and intervening streets and alleys not to be included in computing such two hundred (200) feet, it is the duty of the Council to receive and refer the request to the Zoning Commission for its review and consideration at a duly noticed public meeting in accordance to the Commission's rules of procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action.

B. City Council Referral

The owner of a property may submit a written request to the Zoning Administrator for their property to be rezoned. If the requested rezoning is not consistent with the adopted Comprehensive Plan, the property owner may further request the Comprehensive Plan be amended as part of the requested rezoning. The Zoning Administrator will then present this request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action. The City Council may further by motion forward their own request to the Zoning Commission to review and consider an amendment to the adopted Comprehensive Plan, the rezoning of a given property or properties, or amendments to the zoning regulations.

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

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days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.

E. Filing Fees

Before any action is taken as provided in this section, the owner or owners of the property requesting the proposed changed in the district regulations or district boundaries shall pay to the City Clerk the fee as established by resolution of the City Council.

6. APPLICATIONS AND FEES

The Zoning Administrator shall establish and provide the application form and information required for all applications as may be necessary and required this ordinance. The fees for all applications shall be as established by resolution of the City Council.

7. PENALTIES

Any person who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of the Zoning Ordinance shall, upon conviction, be fined for each offense up to the maximum amount as allowed by the Code of Iowa. Each day that a violation is permitted to exist constitutes a separate offense.

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Attachment D

CHAPTER 165
ZONING REGULATIONS

SECTION 165.03 DEFINITIONS

The following terms are defined for the purposes of this chapter:

1. Accessory use or structure: A use or structure on the same lot with the principal use or structure and serving a purpose customarily incidental and subordinate to the principal use or structure. An accessory use shall not be taller than, encompass more floor area or use a greater part of the lot than the principal permitted use or as further limited within this Zoning Regulations. A prohibited principal use is also a prohibited accessory use in the same district.

2. Addition: An extension or increase in floor area or height of a building or structure.

3. After Hours Business: Any business open during any time between the hours of two o'clock (2:00) A.M. to six o'clock (6:00) A.M. any day of the week and where patrons are allowed to bring their own beer and wine onto the business premises.

4. Agriculture: The use of land for agricultural purposes, including those forms of row-crop farming, horticulture, floriculture, forestry, groves, orchards, and viticulture and limited animal husbandry, apiculture, dairying, poultry husbandry, ranching as specified herein appropriate for operation in an urban and urbanizing area, and also those necessary accessory uses for packing, treating or storing the produce. The operation of the accessory uses shall be subordinate to that of the normal agricultural activities. This definition does not include any animal feeding operations, confined animal feeding operations, open feedlots, and similar operations containing 12 or more animals. Furthermore, this definition does not include any processing of animal products.

5. Amusement arcade: A building or part of building in which five or more pinball machines, video games, or other similar player-operated amusement devices are maintained.

6. Animal shelter: A facility, other than a private residential dwelling and its surrounding grounds, that is used to house or contain animals and that is owned, operated, or maintained by a nongovernmental entity, including (but not limited to) a humane society, animal welfare organization, society for the prevention of cruelty to animals, or any other organization operating for the purpose of finding permanent adoptive homes for animals.

7. Antenna: Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building. (Also see “satellite dish antenna” and “communications tower.”)

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8. Apartment house or building: Any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their own cooking in the building. Said buildings have dwelling units that are both vertically and horizontally attached to one another. (See "Dwelling, multiple-family.")

9. Assisted living residential facility: A building consisting of individual dwelling units where meals and assistance for daily living activities are provided to the residents, who are primarily elderly persons. Such facility must be licensed as a Residential Care Facility, Intermediate Care Facility or Skilled Nursing Facility under Chapter 135C, Code of Iowa.

10. Automobile sales and storage lot: An open, off-street area where 100 or more new and used operable motor vehicles are stored or offered or displayed for sale or advertising purposes. No motor vehicle may be sold or stored in any location other than an automobile sales and storage lot.

11. Automobile service center: Any building or premises where at least fifty percent (50%) of the business is derived from retail sales of auto parts and accessories. Major work, including (but not limited to) engine and transmission overhauls and/or changes, shall not be permitted.

12. Bar: Any establishment devoted primarily to the selling, serving or dispensing and drinking of malt, vinous, or other alcoholic beverage by 50% or more of total gross sales, and where such beverages are consumed on the premises. (This definition includes and may also be referred to as a "Cocktail Lounge," "Tavern," or "Saloon.")

13. Basement: The lower part of a building having more than one-half (½) of its height between its floor and the floor of the story above it below the adjacent ground elevation.

14. Bed and Breakfast Inn: An owner-occupied dwelling unit that contains no more than five (5) guest rooms where lodging, with or without meals, is provided for compensation. For establishments to be considered a bed and breakfast inn, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays.

15. Billboard: All structures, regardless of the material used in the construction of the same, that are erected, maintained or used for public display of posters, painted signs, wall signs (whether the structure be placed on the wall or painted on the wall itself), pictures or other pictorial reading matter which advertise a business or attraction which is not carried on or manufactured in or upon the premises upon which said signs or billboards are located.

16. Boarding house or rooming house: A building other than a hotel or motel where, for compensation, lodging, or lodging and meals, are provided for three (3) or more persons.

17. Body Piercing Studio: Any establishment or business wherein body piercing is practiced. Specifically excluded from this definition are retail jewelry businesses offering ear piercing as

a complimentary service. (See "Tattoo Studio.")

18. Brewery, micro: A business that brews beers, ales, and/or similar beverages on-site for distribution, retail or wholesale, on or off-premises and produces no more than 10,000 barrels of beer or ale annually. A microbrewery may include a tasting room for consumption on-premises as defined in Iowa Code Section 123.3(16).

19. Buffer: A landscaped area, wall, or other structure intended to separate or partially obstruct the view between two adjacent zoning districts, land uses or properties from one another. (Also see "screening.")

20. Building: Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property, but not including signs or billboards.

21. Building, height of: The vertical distance from the average natural grade at the building line, to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or the highest gable of a pitch or hip roof.

22. Building line: The line parallel to the front lot line over which no portion of any building, except an overhang or chimney, may extend and which is a distance from the front lot line equal to the depth of the front yard required for the district in which such lot is located.

23. Car wash: An area of land and/or a structure with machine or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles.

24. Carport: A roofed structure providing space for the parking of motor vehicles and enclosed on not more than two (2) sides. For the purpose of the Zoning Regulations, a carport attached to a principal building is considered as part of the principal building and subject to all yard requirements herein.

25. Child: A person under 18-years of age.

26. Child Care Center: A facility providing child day care for seven or more children at one time, except when the facility is registered as a group care facility or when officially registered by the State of Iowa as a Child Development Home. (See Chapter 237A.1 of the State Code of Iowa.)

27. Child Day Care: (See Chapter 237A of the State Code of Iowa) The care, supervision, or guidance of a child by a person other than the parent, guardian, relative, or custodian for periods of two hours or more, and less than twenty-four hours per day per child, on a regular basis, in a place other than the child's home, but does not have:

    A. An institutional program administered by a public or non-public school system approved by the Iowa State Department of Public Instruction or the Iowa State Board of Regents.

    B. A religious-related instructional program of not more than one day per week.

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C. Short-term classes held between school terms.

D. A program administered by a political subdivision of the State which is primarily for recreational or social purposes and is limited to children who are five years of age or older and attending school.

28. Child Care Home: A private residence where child care is provided to five (5) or fewer children at any one time and that is not registered with the State of Iowa. (See Chapter 237A.3 of the State Code of Iowa.)

29. Child Development Home: A private residence, officially registered by the State of Iowa as a "Child Development Home," to provide child day care to six or more children at any one time following the categories and regulations as defined by the Iowa Department of Human Services (DHS) on July 1, 2017. (See Chapter 237A.3A of the State Code of Iowa.)

30. Church or place of religious worship: An institution that people regularly attend to participate in or hold religious services, meetings, and other typical ancillary activities. The term "church" does not carry a secular connotation and includes buildings in which the religious services of any denomination are held. This does not include a dwelling.

31. Clinic, medical or dental: A building or buildings in which physicians, dentists, and allied professional assistants are associated for the purpose of carrying on their professions.

32. Club: An organization of persons for special purposes or for the promulgation of sports, arts, literature, politics, fitness, or the like but not operated for profit, excluding churches, or other houses of worship.

33. Comprehensive Plan: The Comprehensive Plan for the City of Indianola, which sets forth the City's long-range plans for land use, transportation, municipal utilities, City expansion, management and development policies to guide the City's growth and from which the City's zoning regulations shall be based.

34. Commission: Means the Planning and Zoning Commission of Indianola, Iowa.

35. Communications tower: A structure that is intended for transmitting or receiving television, radio, short-wave, citizens band or telephone communications. (See Chapter 161 for definitions related to Communication Towers and Equipment.)

36. Condominium: An estate in real property as regulated by Chapter 499B of the Code of Iowa consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a building, such as an apartment. A condominium may include, in addition, a separate interest in other portions of such real property.

37. Condo-Conversion (Condominium Conversion): The filing of a condominium regime, per the Code of Iowa, for an existing real estate property, such as the conversion of an apartment building into condominiums.

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38. Convenience store: Any retail establishment, generally less than 10,000 square feet in size, offering for sale food products, household items and other goods commonly found in grocery stores and may include automotive and truck fuel sales. Any such business with 50% or more of its gross sales in alcohol and/or tobacco shall be considered a liquor store or a tobacco store.

39. Cul-de-sac: A local street, one end of which is closed and consists of a circular turnaround.

40. Delayed Deposit Services Business: A person or individual, group of individuals, partnership, association, corporation, or any other business unit or legal entity who for a fee does either of the following:

    A. Accepts a check, draft, share draft, or other instrument for the payment of money dated after the date it was written.

    B. Accepts a check, draft, share draft, or other instrument for the payment of money dated on the date it was written and holds it for a period of time prior to deposit or presentment pursuant to an agreement with, or any representation made to, the maker of the check, draft, or other instrument whether express or implied.

    The above are typically referred to as “Check Cashing,” “Payday Lending,” or “Car Title Loan” establishments.

41. Density, gross: The number of dwelling units permitted per acre of gross land within a defined area including public streets and open spaces.

42. Density, net: The number of dwelling units per net acre of land being developed not including public streets and open spaces.

43. Department store: Any store, whether independently operated or part of a larger entity, which markets consumer goods to the general public and occupies a space of 10,000 square feet or more.

44. Display lot: The lot area that is for display of sellable durables that are the primary durables of the business.

45. Dock: any elevated protrusion intended or used for purposes of loading and unloading goods, merchandise, cargo, or other tangible goods.

46. Drive-in or Drive-thru Facility: An establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in their vehicle that are in designated drive-thru vehicle stacking lanes. A drive-thru facility may be in combination with other uses, such as financial institutions, restaurants, pharmacies, and service providers such as dry cleaners. For the purposes of the Zoning Regulations, automotive and truck washes and automotive and truck fuel sales facilities will not be categorized as drive-thru facilities.

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47. Driveway: A privately owned roadway giving access from a public street to a building lot or abutting property.

48. Dwelling: Any building or portion thereof which is designed or used exclusively for residential purposes, but not including a tent, cabin, trailer, or mobile home, and designed to be placed on, supported by and attached to a continuous perimeter foundation, which is permanent and constructed in accordance with the Indianola Building Code for site-built housing.

49. Dwelling, accessory: A separate and smaller second dwelling that is located within the lot or building envelop of a single-family dwelling and is held under the same ownership of that single-family dwelling. This separate dwelling contains its own living, cooking, and housekeeping facilities, may or may not have its own entrance, and is contained within, attached to, or built separate from the principal single-family dwelling. Examples include: a dwelling over an attached or detached garage, a tiny house built on a separate foundation in the backyard, a dwelling within the basement of the principal building, or a dwelling attached to the principal building.

50. Dwelling, multiple-family: A building with three (3) or more dwelling units designed for or occupied by three or more families with separate cooking and housekeeping facilities for each, where either the units share a common entrance from the exterior of the building or any single unit has common walls or floors with more than two units. Said buildings have dwellings units that are both vertically and horizontally attached to one another. (See "Apartment house or building.")

51. Dwelling, row: Three (3) or more horizontally attached dwelling units in a continuous row. (See "Dwelling, townhouse.")

52. Dwelling, single-family, detached: A detached dwelling erected on its own lot and designed for or occupied by one family only, with the minimum width of twenty (20) feet for more than 65% of the length of the building exclusive of garages.

53. Dwelling, single-family, semi-detached: A dwelling designed for or occupied by one family only which is erected on a separate lot and is joined to another such dwelling on one side only by a wall located on the lot line and which has yards on the remaining sides (commonly referred to as a duplex). Each dwelling shall have a minimum width of twenty (20) feet for more than 65% of the length of the building exclusive of garages.

54. Dwelling, townhouse: A dwelling unit attached horizontally to 2 or more other dwelling units by party walls, but no single unit shares party walls with more than two other units, and where each unit maintains an individual entrance from the exterior of the building. (See "Dwelling, row.")

55. Dwelling, two-family: A dwelling designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each, and erected on one lot. Each dwelling shall have a minimum width of twenty (20) feet for more than 65% of the length of the building exclusive of garages.

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56. Dwelling unit: A room or group of rooms which are arranged, designed, or used as a dwelling for the occupancy of one family, containing sleeping, bathroom, and kitchen facilities.

57. Easement: A granted right by a land owner to a person, government agency, or public utility company to use land owned by another for a specific purpose.

58. Elder group home: A single-family residence that is a residence of a person who is providing room, board and personal care to three through five persons 60 years of age or older who are not related to the person providing the service within the third degree of consanguinity or affinity and which is certified by the State Department of Elder Affairs as an elder group home in accordance with 231B.2 of the Code of Iowa. In accordance with the Code of Iowa, elder group homes owned and operated by public or private agencies shall be dispersed throughout the residential zones and districts and shall not be located within contiguous city block areas. (See "Family home.")

59. Factory-built home: Any structure, designed for residential use, which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of the Zoning Regulations, factory-built homes include manufactured homes and modular homes.

60. Family: One (1) or more individuals occupying a dwelling unit and living together as a single, nonprofit housekeeping unit, and sharing common living, sleeping, cooking, and eating facilities. The definition of Family does not include any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or like organization; any group of individuals whose association is temporary or seasonal in nature; and, any group of individuals who are in a group living arrangement because of criminal offenses. The definition of Family may include licensed group care facilities or family homes as may be otherwise permitted.

61. Family home: A community-based residential home which is licensed as a residential care facility under Chapter 135C of the Code of Iowa or as a child foster care facility under Chapter 237 of the Code of Iowa, to provide room and board, personal care, habilitation services, and supervision in a family environment exclusively for not more than eight persons with a developmental disability or brain injury and any necessary support personnel. However, family home does not mean an individual foster care family home licensed under Chapter 237. In accordance with the Code of Iowa, family homes owned and operated by public or private agencies shall be dispersed throughout the residential zones and districts and shall not be located within contiguous city block areas.

62. Farming: Defined as the raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis, including incidental packing and processing.

63. Farm Support Housing: The occupancy of any living accommodations by one (1) agricultural employee and their family, without regard to duration, which occurs exclusively in association with the performance of agricultural labor, on the same property as the support housing.

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64. Fireworks retail sales facility: A retail sales facility for the sale of first-class consumer fireworks as defined in Code of Iowa Section 100.19(1)(c) and/or second-class consumer fireworks as defined in Code of Iowa Section 100.19(1)(e).

65. Fitness center: An establishment providing physical fitness facilities and services to the public for a fee, including but not limited to; game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas and associated retail shop intended for members of club only, and occupying a space of 10,000 square feet or more.

66. Flood: A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

67. Flood elevation: The elevation floodwaters reached at a particular site during the occurrence of a specific flood. For instance, the 100-year flood elevation is the elevation of floodwaters related to the occurrence of the 100-year flood.

68. Flood Insurance Rate Map (FIRM): The official map prepared by the Federal Insurance Administration as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

69. Flood Insurance Study: A study initiated, funded, and published by the Federal Insurance Administration for the purpose of evaluating in detail the existence and severity of flood hazards and providing the City with the necessary information for adopting a flood plain management program and establishing actuarial flood insurance rates.

70. Flood plain: A land area susceptible to being inundated by water as a result of a flood.

71. Flood plain management: An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of flood plains, including but not limited to emergency preparedness plans, flood control works, flood proofing and flood plain management regulations.

72. Flood proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

73. Floodway: The channel of a river stream or other watercourse and those portions of the flood plain adjoining the channel, which are required to carry and discharge floodwaters or flood flows so that confinement of flood flows to the floodway area will not result in substantially higher flood levels or flow velocities.

74. Floodway Fringe: Those portions of the flood plain, other than the floodway, which can be filled, leveed, or otherwise obstructed without causing substantially higher flood levels or flood velocities.

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75. Floor area: (See Sec 407 UBC as adopted.)

76. Funeral home: A building or part thereof used for human funeral services. Such building may contain space and facilities for: (i) embalming and the performance of other services used in preparation of the dead for burial; (ii) the performance of autopsies and other surgical procedures; (iii) the storage of caskets, urns, and other related funeral supplies; (iv) the storage of funeral vehicles; and (v) facilities for cremation. Where a funeral home is permitted, a funeral chapel shall also be permitted.

77. Garage, private: A detached, accessory building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building specifically designed for the storage of motor vehicles, with no facilities for mechanical service or repair of a commercial or public nature, and to which there is legal vehicular access from a public right-of-way.

78. Gas station or service station: Any building or premises used for the retail sale of liquefied petroleum products for the propulsion of motor vehicles, and including such products as kerosene, fuel oil, packaged naphtha, lubricants, tires, batteries, antifreeze, motor vehicle accessories, and other items customarily associated with the sale of such products; for the rendering of services and making of adjustments and replacements to motor vehicles, and the washing, waxing and polishing of motor vehicles, as incidental to other services rendered; and the making of repairs to motor vehicles except those of a major type. Repairs of a major type are defined to be spray painting, body, fender, clutch, transmission, differential, axle, spring, and frame repairs; major overhauling of engines requiring the removal of engine cylinder head or crankcase pan; repairs to radiators requiring the removal thereof; or complete recapping or retreading of tires.

79. Golf car: A small self-propelled vehicle designed to carry golfers and their golf equipment around a golf course (sometimes erroneously referred to as a 'golf cart').

80. Group care facility: (See “Family home.”)

81. Health club: An establishment providing physical fitness facilities and services to the public for a fee, including but not limited to; game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas and associated retail shop intended for members of club only, and occupying a space less than 10,000 square feet.

82. Home occupation: A business, profession, occupation or trade conducted for gain or support as an accessory use entirely within a dwelling, or a structure, which is incidental and secondary to the use of such building for dwelling purposes and which does not change the essential residential character of such building and complies with all city code requirements. (See Chapter 165.05, Section 5-D, Home Occupations, for regulations.)

83. Home owner’s or property owner’s association: A formally constituted non-profit association or corporation made up of the property owners and/or residents of a definitive area, who

collectively may take permanent responsibility for costs and upkeep of commonly owned or designated community property.

84. Hookah Lounge: An establishment where patrons are provided shisha (flavored tobacco) in a hookah or nargile water smoking pipe or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an E-Hookah Lounge or Bar.

85. Hotel or motel: A building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays.

86. Hotel, extended stay or apartment hotel: A building containing furnished bedrooms with or without cooking facilities in which lodging is provided and offered to the public on a weekly or month basis for compensation.

87. Junk yard: Any area where waste, discarded or salvaged materials are bought, sold, exchanged, baled or packed, disassembled, kept, stored or handled, including house wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment, but not including areas where such uses are conducted entirely within a completely enclosed building, and not including automobile, tractor or machinery wrecking and used parts yards, and the processing of used, discarded or salvaged materials as part of manufacturing operations. No disassembled vehicle will be allowed to be stored or kept in any location in the City other than a junk yard.

88. Kennel: Any establishment where dogs, cats, or other similar animals or pets are boarded for compensation or are bred or raised for commercial purposes or sale.

89. Landscape: The design and development of land for human use and enjoyment. It is concerned with the beauty of natural surroundings as well as practical ways to use land and the objects on it.

90. Laundry, self-service: A business that provides home-type washing, drying and/or ironing machines for hire to be used by customers on the premises.

91. Livestock: Animals kept or raised for use or pleasure, including cattle, horses, sheep, goats, swine, and similar hoofed animals.

92. Liquor Store: A retail shop or establishment that primarily sells prepackaged alcoholic beverages, including wine, beer, and alcoholic liquors, intended to be consumed off the store's premises, and where 50% or more of total gross sales are derived from the sale of alcohol and tobacco.

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93. Lot: For the purpose of the Zoning Regulations, a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area and to provide such yards and other open space as are herein required. Such lot shall have a frontage on a public street unless it is part of a townhouse complex, and may consist of: (i) a single lot of record; (ii) a portion of a lot of record; (iii) a combination of complete lots of record; of complete lots of record and portion of lots of record; or of portions of lots of record; and (iv) a parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of the Zoning Regulations.

94. Lot line: A line dividing one lot from another lot or from a street or alley.

A. Common lot line – A side lot line that is shared between attached structures.

B. Front lot line - The line which adjoins a public street or private street.

C. Rear lot line - The boundary which is opposite and most distant from the front lot line. In the case of a corner lot, the rear lot line is opposite the front lot line of least dimension. In case of an interior triangular or gore-shaped lot, it means a straight line ten-feet in length which (in paragraph form) is parallel to the front lot line or its cord and intersects the two other lot lines at points most distant from the front lot line.

D. Side lot line - Any lot line not a front lot line or a rear lot line.

E. Street side lot line of a corner lot – For a corner lot, the street frontage that is the longest is typically the street side lot line and is perpendicular to the rear lot line.

F. Depth - The mean horizontal distance between the front and rear lot lines as measured perpendicular to the midpoint of the mean front lot line. In the case of an interior triangular or gore-shaped lot, the depth is the horizontal distance between the midpoints at the front lot line and rear lot lines.

G. Width - The horizontal distance between the side lot lines as measured perpendicular to the line comprising the lot depth at its point of intersection with the required minimum front yard setback.

95. Lot of record: A lot which is part of a subdivision recorded in the Office of the County Recorder or a lot or parcel described by metes and bounds, the description of which has been so recorded. For purposes of the Zoning Regulations, an existing contract of purchase at the time of the effective date of the Zoning Regulations also constitutes a lot of record.

96. Lot types: As follows:

A. Corner lot - A lot located at the intersection of two or more streets and having the street right-of-way abut the front lot lines of the lot.

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B. Double frontage or through lot - A lot, other than a corner lot, with frontage on more than one street or public thoroughfare which do not intersect one another.

C. Interior lot - A lot, other than a corner lot, having frontage on but one street or public thoroughfare.

D. Outlot – An unbuildable lot designated on a subdivision plat and intended for future replatting into a buildable lot or lots or intended to be held and owned by a home owner's association, property owner's association, or similar private consortium as common space, open space, area for stormwater facilities, shared parking, or similarly shared site improvements or elements.

E. Postage-stamp lot – A small lot typically contained within an owner's association held common lot or outlot and intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes. Postage-stamp lots are generally designed to be established no closer than 5-feet from any foundation or building wall, excluding shared walls located along a common lot line. Postage-stamp lots may or may not have public street frontage but shall at a minimum have access to public streets and public utilities via the surrounding outlot.

97. Low-speed vehicle: A four-wheeled motor vehicle that has a gross vehicle weight rating of less than 3,000 pounds and a top speed of 25 miles per hour (mph) that allows them to travel on public roads.

98. Manufactured home: A factory-built, single-family structure not less than 40 feet wide, which is manufactured or constructed under the authority of 42 U.S.C. Sec. 5403, *Federal Manufactured Home Construction and Safety Standards*, and is to be used as a place for human habitation, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have any permanently attached wheels or axles to its body or frame. A mobile home is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling. For the purposes of these regulations, a manufactured home shall be considered the same as any site-built single-family detached dwelling.

99. Manufactured home park: Any site, lot, field or tract of land upon which two or more manufactured homes are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available – also referred to as a "manufactured home community." The manufactured home park or manufactured home community shall meet the requirements of any zoning regulations that are in effect.

100. Massage: Any method of treating the external parts of the human body by rubbing, stroking, kneading, tapping or vibrating with the hand, other parts of the body, or any instrument, for any form of consideration of gratuity.

101. Massage therapy establishment: Any establishment having a fixed place of business wherein any of the treatments, techniques, or methods of treatment referred to as "massage therapy"

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are administered, practiced, used, given, advertised or applied by persons licensed by the State of Iowa under the provisions of Chapter 152C of the Code of Iowa, when performing massage services as part of the profession for which licensed.

102. Medical cannabidiol: Means any pharmaceutical grade cannabinoid found in the plant Cannabis sativa L. or Cannabis indica or any other preparation thereof that has a tetrahydrocannabinol level of no more than three percent and that is delivered in a form recommended by the State of Iowa Medical Cannabidiol Board, approved by the State of Iowa Board of Medicine, and adopted by the State of Iowa Department of Public Health.

103. Medical cannabidiol dispensary: Means a business that dispenses medical cannabidiol that is licensed by the State of Iowa and operating in compliance with all State of Iowa laws and regulations required for a medical cannabidiol dispensary.

104. Medical cannabidiol manufacturer: Means a manufacturer of medical cannabidiol that is licensed by the State of Iowa and operating in compliance with all State of Iowa laws and regulations required for a medical cannabidiol manufacturer.

105. Mini-storage or self-storage: A building or group of buildings, containing varying sizes of individualized, compartmentalized, and controlled stalls or lockers for the dead storage of customers' goods or wares, excluding junk, explosive, or flammable materials, and other noxious or dangerous materials. No business activities other than rental of storage units shall be conducted on the premises.

106. Mini-warehouse or self-storage facility: (See "Mini-storage or self-storage.")

107. Mixed-use building: A multi-story commercial building that includes office and/or retail uses on the first floor or lower levels of the building and multiple family dwellings above the first floor or on the upper levels of the building.

108. Mobile home: Factory-built housing without motive power and built on a chassis for conveyance upon highways or public streets, or waterways; so designed and so constructed as to permit occupancy thereof as a place of human habitation for one or more persons. A mobile home shall not be construed to be a travel trailer or other form of recreational vehicle. A mobile home shall remain a mobile home, subject to all regulations applying thereto, whether or not wheels, axles, hitch, or other appurtenances of mobility are removed and regardless of the nature of the foundation provided, if such mobile home has not been converted to property tax assessable real estate in accordance with Chapter 435.26 of the Code of Iowa. Nothing in the Zoning Regulations shall be construed as permitting a mobile home in other than an approved mobile home park.

109. Mobile home park: Any lot or portion of lot upon which one or more mobile homes, modular homes, or trailers occupied for dwelling or sleeping purposes are located regardless of whether or not a charge is made for such accommodations.

110. Mobile home subdivision: A subdivision created for the purpose of, and restricted to the sale or lease of individual lots for occupancy by independent mobile homes or mobile homes

converted to real estate and having public streets, utilities and other public facilities installations approved by the City Council in accordance with the subdivision regulations of the City of Indianola, Iowa.

111. Mobile home space: A plot of ground within a mobile home park designated for the accommodation of one mobile home.

112. Multi-family residential: (See "Dwelling, multiple-family.")

113. Nonconforming structure: A structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to the Zoning Regulations, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

114. Nonconforming use: A use or activity which was lawful prior to the adoption, revision or amendment of the Zoning Regulations, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

115. Nursing or convalescent home: A building or structure having accommodations and where care is provided for invalid, infirm, aged, convalescent, or physically disabled, or injured persons; not including mentally insane, mental deficiency or deterioration, inebriate, or contagious cases.

116. Office: A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

117. Off-street parking area: Any area containing parking spaces, driveways or access drives devoted to the parking of motor vehicles whether free or for compensation.

118. Open space: An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and water courses. Open space shall not be deemed to include buildings, driveways, parking lots, display areas for retail sales of merchandise, loading areas, outdoor storage areas, or other surfaces designed or intended for vehicular travel.

119. Park: Any public or private land reserved for active and passive recreation, to include such facilities as playgrounds, swimming pools, tennis courts, trails, shelters, and other similar uses associated with a designed recreation area. The term park is not intended to include private or public amusement parks, permanent carnivals, or similar type activities.

120. Parking space: A permanently surfaced area plus necessary maneuvering space for the parking of a motor vehicle as defined in Chapter 169 of the Zoning Code. Space for maneuvering, incidental to parking or unpacking, shall not encroach upon any public right-of-way.

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121. Paving, HMA: A surface paved with hot mix asphalt (HMA) that is of an appropriate thickness and includes an appropriate pavement base as required by the City design standards or as otherwise is prudent to provide a durable, lasting, and save paved surface for use by automotive vehicles, trucks, delivery vehicle, emergency service vehicles, pedestrians, and bicycles.

122. Paving, PCC: A surface paved with Portland cement concrete (PCC) that is of an appropriate thickness and includes an appropriate pavement base and internal reinforcement as required by the City design standards or as otherwise is prudent to provide a durable, lasting, and save paved surface for use by automotive vehicles, trucks, delivery vehicle, emergency service vehicles, pedestrians, and bicycles.

123. Pawnshop: An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price. A pawnshop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking.

124. Pet store or pet shop: A store at which one can purchase supplies for pets.

125. Phase: An area of the Master Plan that is not less than five (5) acres.

126. Place of business: Any vehicle, building, structure, yard, area, lot, premises, or part thereof, or any other place in which or on which one or more persons engage in a gainful occupation.

127. Planned Unit Development (PUD): Any development in which the proposed land uses, transportation elements, building densities, arrangements and types are set out in a unified plan. A PUD may consist of mixed residential, commercial, limited industrial and public land uses.

128. Porch, unenclosed: A roofed projection which has no more than fifty percent (50%) of each outside wall area enclosed by a building or siding material other than meshed screens.

129. Principal building: A building in which the principal use of the lot on which the building is located is conducted.

130. Principal use: The main use of land or structures as distinguished from an accessory use.

131. Print shop: A retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including collating of booklets and reports.

132. Recreation vehicle (RV): A vehicle which is: (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty vehicle; and (iv) designed primarily not for use as a

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permanent dwelling but as temporary living quarters or recreational, camping, travel, or seasonal use.

133. Residential Animal Raising: The keeping of animals on a non-commercial, non-profit basis. Restrictions on this type of use include no more than three (3) large animals per acre (e.g. horses, sheep and cattle, etc.); no more than twenty-five (25) small fowl or animals per acre (e.g. chickens, rabbits, ducks, ferrets, etc.); and no more than ten (10) large fowl per acre (e.g. turkeys, geese, peacocks, etc.).

134. Restaurant: an establishment that prepares and serves food and beverages to persons for immediate consumption. Any establishment with 50% or more of total gross sales in alcoholic beverages shall be defined as and considered a bar and not a restaurant.

A. Dine-in restaurant - A restaurant where the patron consumes foods and beverages while seated at tables or counters located on the premises.

B. Drive-in restaurant - A restaurant that delivers prepared food and/or beverages to patrons in motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption on or off the premises. This definition includes coffee shops, ice cream parlors, and any other business that serves food or drinks to patrons in a motor vehicle.

C. Carry-out restaurant - A restaurant which prepares food and/or beverages which are packaged and delivered to the patrons or are picked up at the establishment by the customer; there is no consumption of food or beverages on the premises by patrons.

135. Right-of-way: A strip of land occupied or intended to be occupied by a street, walkway, drainageway, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer, trail, or other public use.

136. Satellite dish antenna: A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

137. Screening: The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, or other features. (Also see "buffer.")

138. Short-Term Rental: Any dwelling that is leased or rented for a period of less than 31-days. This definition includes any dwelling leased or rented through an online marketplace such as Airbnb. This definition does not include Bed and Breakfast Inns, Boarding or Rooming Houses, and Extended Stay Hotels or Apartment Hotels.

139. Sign: (See Signage, Chapter 165.10, for sign definitions.)

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140. Single Family Attached Residential (See "Dwelling, row," "Dwelling, single-family, semi-detached," Dwelling, townhouse," and "Dwelling, two-family.")

141. Single Family Detached Residential (See "Dwelling, single-family.")

142. Site improvements: Includes all improvements to a site plan in addition to proposed buildings, and including but not limited to utilities, storm water management, parking, loading areas, landscaping, buffers, and freestanding signs.

143. Site plan: A plan, prepared to scale, showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land. (For detailed requirements of a site plan see Chapter 166.)

144. Smoking Lounge: An establishment where patrons can purchase and consume tobacco products on site or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an E-Cigarette, Vape, or Vapor Lounge or Bar.

145. Start of construction: Occurs when footings or structural support columns are installed or constructed. For a "factory-built home," actual start will occur when it is placed on a site or foundation is constructed.

146. Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement is more than five (5) feet above grade, such basement shall be considered a story.

147. Street line: The right-of-way line of a street.

148. Street, public: Any thoroughfare or public way not less than twenty-six (26) feet in width, which has been dedicated to the public or deeded to the City for street purposes; and also any such public way as may be created after enactment of the Zoning Regulations, provided it is fifty (50) feet or more in width.

149. Structural alterations: Any replacement or changes in the type of construction or in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, beyond ordinary repairs and maintenance.

150. Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, antenna, mobile homes, billboards, poster panels, factories, sheds, cabins, factory-built homes, satellite dish antenna, storage tanks, towers, and other similar uses.

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151. Subdivision: A division of a lot, tract, or parcel of land into two (2) or more lots, building plots or sites, or other subdivisions of land for the purpose, whether immediate or future, of sale, transfer for building development, right-of-way dedication, or other use; provided, however, this definition of a subdivision does not include divisions of land into forty (40) acres or more in size parcels of land for agricultural purposes.

152. Substantial damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

153. Substantial improvement: Any reconstruction, rehabilitation, additions, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This includes structures which have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either: (i) any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or (ii) any alteration that will not preclude the structure's continued designation as a "historic structure."

154. Supervised group residence: A residential facility, occupied by three or more persons under the supervision of one or more persons who are unrelated to the persons being supervised by blood, marriage or adoption, wherein the individuals supervised have mental, social or substance-abuse problems which hinder their functioning in society and require the protection and supervision of a group environment to facilitate their becoming functional members of society; provided, family homes, elder group homes, hospitals, and nursing or convalescent homes are not included within this definition.

155. Tavern: (See "Bar.")

156. Tattoo Studio: Any establishment in which tattooing is carried out professionally and may or may not include ear and body piercing. (See "Body Piercing Studio.")

157. Tiny Home: A single-family detached residential dwelling that is not less than the minimum sq. ft. in total livable floor area as required by the City's adopted building code regulations. The dwellings are either constructed on site (site-built) or modular (factory-built) and set on a permanent masonry foundation. This definition does not include manufactured homes.

158. Tobacco Store: A retail shop or establishment primarily engaged in the sale of tobacco and tobacco related products, including nicotine products and supplies such as electronic cigarettes and other devices capable of providing an inhalable dose of nicotine, for off premise consumption and where 50% or more of total gross sales are derived from the sale of tobacco and nicotine products or a combination of tobacco products and alcohol. These establishments may also be known or referred to as an E-Cigarette, E-Hookah, Vape or Vapor Store or Shop.

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159. Townhouse: A dwelling unit which is attached horizontally and not vertically to one or more other dwelling units, wherein the land or lot beneath each dwelling is individually owned by the owner of the dwelling. A townhouse subdivision shall have common elements which are specified in or determined under the rules and regulations set forth by recorded covenants. Covenants for a townhouse subdivision shall establish the guidelines for maintenance of common elements and permit free movement through common areas by members of the homeowner's association (council of co-owners) to assure access to the structural exterior of each townhouse unit by the individual unit owner.

160. Trail: A walkway or bikeway designated with a surfaced pathway for travel by means other than by motorized vehicles.

161. Trailer park: (See "Mobile home park.")

162. Truck stop: A service station which is designed principally for the servicing and temporary parking of trucks.

163. Variance: A modification of the specific regulations of the Zoning Regulations granted by resolution of the Board of Adjustment in accordance with the terms of the Zoning Regulations for the purpose of assuring that no property, because of special circumstances and hardships applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zoning district.

164. Variety store: Any store, whether independently operated or part of a larger entity, which markets consumer goods to the general public and occupies a space less than 10,000 square feet.

165. Video store: Any establishment whose primary business is the rental or sale of commercial films or videos.

166. Warehouse: A building used primarily for the storage of goods and materials.

167. Yard: An open space on the same lot with a building or structure unoccupied and unobstructed by any portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided however, fences, walls, signs, poles, posts, and other customary yard accessories, ornaments, and furniture more than thirty (30) inches in height may be permitted in any yard subject to requirements limiting obstruction of visibility and other provisions of the Zoning Regulations.

    A. Yard, front - A yard extending across the full width of the lot and measured between the front lot line and the building or any projection thereof.

    B. Yard, rear - A yard extending across the full width of the lot and measured between the rear lot line and the building.

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C. Yard, side - A yard extending from the front yard to the rear yard and measured between the side lot lines and the building line. For corner lots, the side yard shall be considered as parallel to the street upon with the lot has it greatest dimension.

168. Zero lot line: The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

169. Zoning Administrator: (See Chapter 166 for definition.)

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CHAPTER 165
ZONING REGULATIONS

SECTION 165.04 GENERAL PROVISIONS

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1. GENERAL PROVISIONS

A. Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

(1) Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following township lines or section lines shall be construed as following township lines or section lines.

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(4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

(5) Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams or other bodies of water shall be construed to follow such centerlines.

(6) Boundaries indicated as parallel to or extensions of features indicated in Subsections (1) through (5) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.

(7) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by Subsections 1 through 6 above, the Zoning Administrator shall interpret the district boundaries.

B. Zoning Districts Dividing Property. Where one lot or parcel is divided into two (2) or more portions by reason of different zoning district classifications, each of these portions shall be used independently of the other in its respective zoning classification and for the purpose of applying the regulations of the Zoning Ordinance, each portion shall be considered as if in separate and different ownership.

C. Future Annexation of Territory. All territory which may hereafter be annexed to the City shall be considered as lying in the A-1 Zoning District until such classification shall have been changed by amendment in accordance with the provisions of the Zoning Regulations.

D. Street Frontage Required. Except as may permitted elsewhere within the Zoning Regulations and Subdivision Regulations, no lot shall contain any building used in whole or in part for residential purposes unless such lot abuts at least twenty (20) feet on at least one public street, or unless it has an exclusive unobstructed private street easement of access or right-of-way of at least twenty (20) feet wide to a public street; and there shall be not more than one single-family dwelling for such frontage or easement, except that a common easement of access at least fifty (50) feet wide shall be provided for two (2) or more such single-family dwellings, or for one or more two-family or multi-family dwellings.

E. Visibility at Intersection. On a corner lot in any district, except the Downtown Mixed Use Zoning District (C-3), no fence, wall, hedge, or other planting or structure that will obstruct vision between a height of two (2) feet and ten (10) feet above the centerline grades of the intersecting streets shall be erected, placed or maintained within the triangular area formed by connecting the right-of-way lines at points which are twenty-five (25) feet distant from the intersection of the right-of-way lines, and measured along the right-of-way lines. For purposes of this section, a split rail fence, chain link fence, or any other fence which consists of vision blocking material over twenty-five percent (25%) or less of its total surface area is not considered as obstructing vision.

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F. Lot and Yard Regulations

(1) Corner Lots. For corner lots, the front yard regulation shall apply to each street side of the corner lot. The Zoning Administrator shall designate the rear yard of a lot which shall generally be that portion of yard opposite the narrow street side.

(2) Through Lots. The Zoning Administrator shall designate the front yard of a through lot (also known as a double frontage lot) which shall generally be the yard adjacent to the local street or lower street hierarchy classification designation. The front yard regulations shall apply to each street side of a through lot.

(3) Postage-Stamp Lot. Structures built within a postage-stamp lot shall be setback no less five (5) feet from all lot lines, excluding shared walls located along a common lot line, and shall otherwise meet all other building setback requirements for the zoning district in which it is located. Postage-stamp lots may or may not have public street frontage but shall at a minimum have access to public streets and public utilities via an adjoining outlot or association held parcel.

(4) Front Yard. In all residential districts, there shall be a minimum front yard required as stated in the yard requirement of that particular district.

(5) Required Yard Cannot Be Reduced. No yard or lot existing at the time of passage of the Zoning Ordinance shall be reduced in dimension or area below the minimum required by the Zoning Ordinance. No part of a yard, open space, off-street parking or loading space provided about any building or structure shall be included as part of a yard, open space, off-street parking or loading space required for another building, structure, or use.

(6) Projecting Overhang or Structure. The ordinary horizontal projection from buildings including eaves, sills, fascia, parapets, cornices, bay windows, or other similar architectural features, except for gutters and downspouts, may not project or extend more than three (3) feet into a required yard, provided no part of a building is closer than 5 ft to a lot line.

(7) Yard Encroachments.

a. Carports, cantilevered projections, chimneys, accessory buildings, and structures may not project into any required yard.

b. Air conditioning units, heat pumps, or other such similar devices may encroach into the required side yard.

c. Steps providing access to the ground level of a dwelling may encroach no more than three (3) feet into any required side yard.

d. Front stoops, stairs, open decks and unenclosed porches may encroach up to 6 ft into the required front yard setback.

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e. Stoops, stairs, and open decks, not enclosed or covered by a roof, may encroach up to 20 ft into the required rear setback.

f. Uncovered patios, brick or stone pavers, concrete slab structures, or other paved surfaces constructed on the ground, or less than 12 inches above the average grade of the ground, shall be allowed to be constructed within the required front, side, or rear yards, except that no such patio or paved area shall encroach closer than two (2) feet of the property line nor extend more than ten feet (10') beyond either side of a driveway.

G. Height Regulation Exception. The height limitations contained in the schedules of district regulations do not apply to spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housing, or other structures placed above the roof level and not intended for human occupancy.

H. Use of Public Right-of-Way. No portion of the public road, street or alley right-of-way shall be used or occupied by an abutting use of land or structure for storage or display purposes or to provide any parking or loading space required by this chapter, or for any other purpose that would obstruct the use or maintenance of the public right-of-way. Provided, however, tables, chairs and displays associated with the adjoining business shall be allowed in the C-3 zoning (Downtown Mixed-Use Zoning District) subject to the following:

(1) Permitted on all sidewalks provided there remains a free walking path with a minimum walking surface of five (5) feet in width.

(2) Allowed during business hours only, unless specifically authorized by the City of Indianola as part of an approved sidewalk agreement.

(3) Provide proof of public liability insurance for such sign in the amount of $100,000.00.

2. ACCESSORY BUILDINGS AND STRUCTURES

A. Intent. Principal uses specified as permitted uses or special uses for a district shall be deemed to include accessory buildings and uses that are necessary and customarily associated with and are appropriate, incidental, and subordinate to such principal or special exception uses. These accessory buildings and structures include: free standing garages for automobiles, trash enclosures, sheds, play structures, gazebos, free-standing patios, pergolas, trellises, underground shelters, and above-ground and in-ground pools and hot-tubs. It is the intent of these standards herein this section to establish the basic regulations for accessory buildings and structures.

B. General Provisions. No accessory structure shall be constructed upon a lot until the construction of the main or principal building has been commenced, and no accessory structure shall be used if the main or principal building has been unused for a period of six (6) months or longer. Accessory buildings shall not be used for dwelling purposes, except for approved accessory dwellings as defined in this chapter.

C. Applicability. The following regulations shall apply to all accessory buildings and structures for agricultural uses, single-family dwellings, two-family dwellings, townhouse or row dwellings, and manufactured home parks. Accessory buildings and structures for all other uses shall comply with the regulations and standards as established for principal structures.

D. Location and Setbacks. The following location and setback requirements shall apply to all accessory buildings and structures:

(1) Accessory buildings and structures shall only be erected to the rear of any principal building. No accessory structure shall be located between any principal building and any street. A detached, private garage may be constructed along the side of a principal building provided that said garage is no closer than ten (10) feet from the principal building and does not extend past the front face of the principal building.

(2) Accessory buildings and structures shall not be erected within any required buffer or easement.

(3) When located upon a corner lot, the front yard regulation shall apply to each street frontage and no accessory building or structure shall be located within either of these front yards.

(4) When located on a double frontage or through lot, the Zoning Administrator shall determine which street frontage serves as the rear yard, which shall generally be the street frontage adjacent to the street with the higher street hierarchy classification and for which no driveway access is provided.

(5) No accessory building or structure shall be located closer than ten (10) feet from the street right-of-way line of the street located along the designated rear yard as determined by the Zoning Administrator, except that when any vehicle entrance to an accessory building faces the street, said accessory building shall be setback at least twenty (20) feet from the alley line.

(6) Accessory buildings and structures shall maintain a minimum distance of five (5) feet from any lot lines, alley lines and any adjoining lots, except that when any vehicle entrance to an accessory building faces the alley, said accessory building shall be setback at least twenty (20) feet from the alley line.

(7) Accessory buildings and structures shall maintain a minimum distance of ten (10) feet from any principal structure. Otherwise, said accessory building or structure must meet the setback standards required of the principal structure.

(8) All setbacks and building separations shall be measured from the closest building wall face. Horizontal projection including roof-overhangs may not extend into any required setback.

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E. Area and Height Limit.

(1) Accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including a garage, of which all total accessory buildings shall not occupy more than ten (10) percent of the total lot area nor exceed a total square footage of 1,800 square feet. However, this regulation shall not prohibit the construction of at least one garage not to exceed six hundred (600) square feet gross building area and at least one accessory storage building not to exceed one hundred twenty (120) square feet gross building area.

(2) Accessory buildings and structures shall not be taller nor encompass more floor area than the principal structure that is located on the same and shall in no case more than one and one-half (1.5) stories in height and shall not exceed a height of 24-feet.

F. Building Design. Accessory buildings shall match the architectural style and design of the principal structure. The exterior building materials (siding and roofing materials) shall also be similar and of identical quality as that found on the principal structure.

G. Exempt Structures. Accessory structures of eighty (80) square feet or less, no taller than twelve (12) feet, and of a movable design, plus ground mounted play structures no taller than ten (10) feet with a footprint of no more than 400 square feet, shall be exempt from permit requirements. These structures must conform to all setback requirements. The square footage of these structures shall be included in the maximum cumulative area requirements of this Chapter.

3. ANTENNAS, SATELLITE DISH ANTENNAS, AND TOWERS (NOT INCLUDING WIRELESS TELECOMMUNICATIONS FACILITIES).

The following standards shall apply to all antennas, satellite dish antennas, and towers that are not part of a wireless telecommunications facility:

A. Freestanding antennas, satellite dish antennas, and towers uses shall comply with the height restrictions and setback requirements for accessory buildings and structures.

B. Antennas, satellite dish antennas, and towers attached to a principal building or structure shall comply with the height restrictions and setback required of that principal building or structure for the zoning district in which it is located.

C. No satellite dish antenna, radio or TV antenna, or related tower use shall be permitted within any front or side yard or attached to the front wall or face of any building or structure, unless the property owner can adequately demonstrate to the satisfaction of the Zoning Administrator that it is not physically possible to locate the antenna or satellite dish antenna within the confines of the rear yard and obtain a signal.

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D. No satellite dish antenna with a dish diameter greater than three (3) feet or height greater than fifteen (15) feet shall be permitted in any residential zoning district. Satellite dish antennas shall be located and screened as practical from view of all adjoining residential uses and public streets.

4. FENCES AND WALLS

A. Residential Districts.

(1) In all residential zoning district, fences and walls not exceeding six (6) feet in height are permitted within the limits of side and rear yards. Fences and walls are permitted in the front yard with a maximum height of forty-eight (48) inches. All fences and retaining walls within a front yard shall be a minimum of two (2) feet from any property line abutting frontage to a public street and shall be subject to the restrictions and standards herein this section. All fences located between the front property line and the front yard building setback, shall be designed with a minimum open space of forty percent (40%). Retaining walls shall be the only type of wall allowed within a residential front yard.

(2) Any yard abutting a public street shall be considered a front yard. Residential corner lots contain two (2) front yards, and any fence extending into either front yard shall be a maximum of forty-eight (48) inches in height and shall be subject to all other requirements for front yard fences.

(3) On through lots or double frontage lots, a privacy type fence not exceeding six (6) feet in height may be place within the designated rear yard, as determined by the Zoning Administrator, provided it is a minimum of ten (10) feet from the street right-of-way line.

(4) Fences and walls shall be built wholly on the owner's property.

B. Industrial and Commercial Districts.

(1) In industrial zoning districts, fences and walls not exceeding eight (8) feet in height are permitted within the limits of the side and rear yard.

(2) Fences within a commercial district, within the front yard of an industrial district, or exceeding eight (8) feet in height in industrial districts, may be permitted by special exception of the Board of Adjustment or by City Council approval as part of a site plan application.

(3) As part of a sidewalk use agreement or any other outdoor seating area, fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, polyvinyl chloride (PVC).

(4) Fences and walls shall be built wholly on the owner's property.

C. Decorative Features. In all districts, decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to

exceed the maximum fence height by no more than twelve (12) inches.

D. Swimming Pool Enclosures. Barriers constructed for the purpose of enclosing a swimming pool, shall also be subject to the requirements of this chapter.

E. Fence Frames. The frame of a fence, including posts, rails, and supports shall be placed on the inside of the fence and facing towards the property on which the fence is erected.

F. Retaining Walls.

(1) Retaining walls shall be set back from the property line one foot (1') for every one foot (1') of height.

(2) Retaining walls which are six (6) or more feet in height shall be structurally engineered. No single wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation. The design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required building permit application to the Zoning Administrator.

G. Materials and Maintenance.

(1) Allowed Materials.

a. Fences are to be constructed of customarily used materials such as chain-link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), and other similar materials, unless specified otherwise herein. Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay.

b. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted for permanent fencing. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps, sheets, mesh, or strips; metal siding or panels not originally designed or intended as fencing material; bamboo; reed; or plywood sheeting. Chain-link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.

c. An exception may be approved by the Zoning Administrator for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts, subject to the provisions of this chapter. An exception also may be approved by the Zoning Administrator for mesh screen material associated with a commercial or industrial site.

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d. Walls and Retaining Walls. Walls and retaining walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc., and shall not be painted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on walls unless part of an approved and permitted sign in accordance with the City's Sign Regulations.

(2) Prohibited Materials. A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited.

(3) Construction and Maintenance. All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. The Zoning Administrator after ten (10) days' notice to the owner of the fence, may order the removal of any fence that is not maintained in accordance with the provisions of this Code, and the cost assessed against the property where said fence is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the owner.

H. Measuring Fence or Wall Height. The height of a fence or wall shall be determined by a measurement from the ground beneath the fence or wall as follows:

(1) In a yard abutting a street, the total effective fence or wall height above the finished grade shall be measured on the side nearest the street. Notwithstanding, if a property or premises is lower than an adjacent street, then the height of the fence or wall shall be determined by a measurement from the street grade at a ninety degree (90°) angle from the fence or wall; provided the total vertical measurement from the ground beneath the fence or wall to the top of the fence or wall shall not exceed eight feet (8').

(2) In any other required yard, the total effective fence or wall height above the finished grade shall be measured on the side nearest the adjacent property.

(3) On a property line, the fence or wall height shall be measured from the finished grade of the side of the adjacent property.

(4) Swales and other earth depressions up to six feet (6') wide shall not be used when measuring the fence or wall height.

(5) Manmade earth berms, terraces, and retaining walls that elevate the fence or wall shall be considered a part of the fence or wall, except in the case of a fence or wall constructed within an industrial zoning district or as otherwise may be required by the City for the purposes of screening.

I. Overland Flowage Easements.

(1) Fences may encroach into an overland flowage easement providing measures are taken

to make certain that the fence does not cause siltation buildup or restrict the water flow.

(2) Permitted fence material includes chain-link, wrought iron fencing, picket style fencing that is at least thirty percent (30%) open, or other fencing styles that are at least thirty percent (30%) open.

(3) All fencing shall be elevated a minimum of three (3) inches through the swale part of the easement to allow water flowage.

J. Exceptions to Fence Requirements.

(1) **Agricultural Purposes.**

a. In agriculture districts, barbed wire and woven wire fencing may be allowed, subject to a minimum setback of ten (10) feet, provided it is used to contain livestock or to protect crops and plantings.

b. In agriculture districts, an electrified fence may be allowed subject to a minimum setback of ten (10) feet for the purpose of containing livestock.

(2) **Industrial Districts.** In industrial districts, fences topped with barbed wire may be allowed by special exception of the Board of Adjustment, provided the barbed wire is not less than six (6) feet above the ground.

(3) **Recreational Purposes.** Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified elsewhere in this section, provided that such fence is constructed to maintain a consistency of at least seventy five percent (75%) open space for the full length of the fence and does not impede the required vision clearance. Any such fence is subject to design review and approval of the Zoning Administrator.

(4) **Governmental Properties.** Fences associated with governmental (federal, state, county, city) facilities and properties.

(5) **Temporary Fences.** Temporary or seasonal fences, e.g., snow fence, garden fence, are exempt from permitting requirements providing they are not more than four (4) feet in height. Snow fence shall be allowed to be placed from the first day of November through the first day of April of the following year. Snow fence shall not be allowed at any other time of the year, unless it is being placed as safety or construction fencing in accordance with the temporary construction fence requirements of this Chapter.

(6) **Temporary Construction Fence.** Temporary construction fences, barricades, railings, or other similar fences installed to provide temporary site security and/or safety in conjunction with construction work may be allowed in any district during periods of construction. Any such temporary fences shall be removed upon completion of the construction work.

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(7) **Existing Fence.** Repair of existing, legal but nonconforming fences shall not be subject to the setback or height regulations, if the repair or replacement coincides with the location and height of the existing fence. Complete replacement of an existing fence requires compliance with the terms of this Chapter. Complete replacement shall be defined as the removal or replacement of forty (40) percent or more of the existing fence.

5. NONCONFORMITIES

A. Nonconforming Uses. Within the districts established by this chapter or amendments that may later be adopted, there exist lots, structures and uses of land and structures which were lawful before the Zoning Ordinance was passed or amended, but which would be prohibited, regulated or restricted under the terms of this chapter or future amendment. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this chapter to be incompatible with permitted uses in the districts involved. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, or be used as grounds for adding other structures or uses prohibited elsewhere in the same district. A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited generally in the district involved. To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this chapter and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner, except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

B. Nonconforming Lots of Record. In any district in which single-family dwellings are permitted the single-family dwelling and customary accessory buildings may be erected as a variance on a single lot of record at the effective date of adoption or amendment of this chapter, notwithstanding that such fails to meet the requirements for area or width or both that are generally applicable in the district where it is located. Yard dimensions and other requirements not involving area or width shall conform to the regulations for the district in which the lot is located. Such variance of area or width shall be permitted only after approval by the Board of Adjustment.

C. Nonconforming Uses of Land. Where, at the effective date of adoption or amendment of this chapter, lawful use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

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(1) No such nonconforming use shall be enlarged or increased or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter.

(2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this chapter.

(3) If any such nonconforming use of land ceases for any reason for a period of more than six months, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

D. Nonconforming Structures. Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such structure may be enlarged or altered in a way which increases its nonconformity.

(2) Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter.

E. Nonconforming Uses of Structures. If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this chapter, that would not be allowed in the district under the terms of this chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

(2) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to occupy any land outside such building.

(3) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the Board of Adjustment, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguards in accordance with the provisions of this chapter.

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(4) Any structure or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located and the nonconforming use may not thereafter be resumed.

(5) When a nonconforming use of a structure, or structure and premises in combination is discontinued or abandoned for six consecutive months or for 18 months during any three-year period, the structure, thereafter, shall not be used except in conformance with the regulations of the district in which it is located.

(6) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

F. Repairs and Maintenance. On any building devoted in whole or in part to any nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding 10 percent of the current replacement value of the building provided that the cubic content of the building as it existed at the time of passage or amendment of this chapter shall not be increased. Nothing in this chapter shall be deemed to prevent the strengthening of or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

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CHAPTER 165
ZONING REGULATIONS

SECTION 165.05 ZONING DISTRICT REGULATIONS

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1. REGULATIONS BY ZONING DISTRICT

A. Agricultural / Open Space Zoning District (A-1)

(1) Statement of Intent: The A-1 zoning district is intended to provide for the continued use of agricultural land uses in those portions of the City where they are appropriate and allow limited creation of new residential uses that are consistent with these agricultural uses.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

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(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards:

a. Every single-family residential and other residential and non-residential structures, except for ag-related structures, constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)

(8) Signage: (See Chapter 165.10.)

B. Single-Family Residential Detached Zoning District (R-1)

(1) Statement of Intent: The R-1 zoning district is intended accommodate single-family residential dwellings on building lots of various sizes and certain non-residential uses common within single-family residential areas.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards:

a. Every single-family dwelling, townhouse dwelling or row dwelling, and other residential and non-residential structures constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)

(8) Signage: (See Chapter 165.10.)

C. Single-Family Residential Attached Zoning District (R-2)

(1) Statement of Intent: The R-2 zoning district is intended accommodate single-family attached residential dwellings including duplex and two-family dwellings, townhomes, and rowhouses and certain non-residential uses common within single-family residential areas.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

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(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards:

a. Every single-family dwelling, two-family dwelling, townhouse dwelling or row dwelling, and other residential and non-residential structures constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)

(8) Signage: (See Chapter 165.10.)

D. Multi-Family Residential Zoning District (R-3)

(1) Statement of Intent: The R-3 zoning district is intended accommodate single-family attached residential dwellings and multi-family dwellings including rowhouses, townhomes, and apartments and certain non-residential uses common within multi-family residential areas.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards:

a. Every single-family dwelling (semi-detached and two-family), townhouse dwelling, row dwelling, multi-family dwelling (apartment), and other residential and non-residential structures constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)

(8) Signage: (See Chapter 165.10.)

E. Manufactured Home Park Zoning District (R-4)

(1) Statement of Intent: The R-4 zoning district is intended accommodate the development of manufactured and mobile home parks (herein after referred to as manufactured home

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parks). For the purposes of this section, the term manufactured home shall also refer to mobile home.

(2) Bulk Regulations:

a. The minimum proposed area for a manufactured home park shall have at least 10 acres of gross development area. The maximum density allowed for the gross development area shall be seven manufactured homes units per acre.

b. All manufactured home parks perimeter yard requirements shall not be less than 30 feet. No structures shall be permitted within this yard.

c. No part of any manufactured home or other structure shall be closer to any public street upon which the park adjoins than 50 feet; however, interior park drives may be located within the setback area.

d. The minimum width for manufactured home platted lot or manufactured home space as designated on a site plan shall be 40 feet.

e. Front Yard Setback: Minimum 15 feet, measured from the edge of the surfaces private drive to the closest point of the lower face of the manufactured home.

f. Side Yard Setback: Minimum 20-foot separation at the nearest point between any manufactured home.

g. Rear Yard Setback: Minimum 20-foot separation at the nearest point between any manufactured home.

h. Maximum Height for All Structures: 20 feet.

i. Detached Accessory Structures to the Manufacture Home (Including Garages and Sheds): Shall not be located within the front yard setback and shall maintain a minimum 10 feet separation at the nearest point between any manufactured home and any other structure. Sheds 64 square feet in size and less do not need to comply with this minimum separation requirement.

j. Uncovered and open decks, patios, and stairs may encroach the front, side, and rear yard setback areas.

k. Structures Ancillary to the Manufactured Home Park (Including Storm Shelters, Equipment Buildings, Pool Houses, and Community Buildings)

i. Setbacks: No ancillary structure shall be located closer than 50 feet from the perimeter of the manufactured home park.

ii. No ancillary structure shall be located closer than 20 feet to another structure.

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iii. Maximum Building Height: 35 feet.

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Fences and Walls: (See Chapter 165.04.)

(5) Site Plan Required: Each petition for a change to the R-4 zoning classification submitted to the City shall be accompanied by a manufactured home park site plan. Said site plan shall show each manufactured home space, or platted lot, the water, electrical and sewer lines serving each manufactured home space, the location of water hydrants, community shelter building or buildings, driveways, walkways, recreation areas, required yards, parking facilities, lighting, and landscaping. The plan shall be considered by the Planning and Zoning Commission and the City Council, who may approve or disapprove said plan or require such changes thereto, as are deemed necessary to effectuate the intent and purpose of the Zoning Ordinance and the General Provisions contained hereinbelow. All changes to the R-4 classification shall be made in accordance with the provisions of Chapter 165 of this Zoning Ordinance.

(6) General Provisions**:** The manufactured home park shall conform to the following requirements.

a. Drainage. The park shall be located in a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

b. Signs. One permanent identification sign shall be required at any main entrance to a manufactured home park.

c. Streets. The entrance road connecting the park driveways with a public street shall have a minimum road pavement width of thirty-one (31) feet, measured back to back of curbs. All interior driveways shall be not less than twenty-five (25) feet in width, measured back to back of curbs. All streets and driveways, including driveways to and within individual manufactured home spaces, shall be constructed with either hot mix asphaltic concrete or Portland cement concrete with an approved curb to provide for drainage. Gravel or unpaved streets, driveways, and parking areas shall not be permitted.

d. Skirting. Skirtings of a permanent type material and construction shall be installed within thirty (30) days from the date the manufactured home is set and leveled. The skirting shall enclose the open space between the bottom of a manufactured home floor and the grade level of the manufactured home lot. This skirting shall be maintained in an attractive manner consistent with the exterior of the manufactured home and to preserve the appearance of the manufactured home park.

e. Parking Spaces Required for Each Manufactured Home. Each manufactured home shall be provided a minimum of 2 paved parking spaces.

f. Walkways. Walkways not less than six (6) feet wide shall be provided from the

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manufactured home spaces and community buildings to the roadways and public streets. The walkways shall be all-weather surfaced of concrete, well-marked in the daytime and lighted at night.

g. Electrical Service. Electrical service shall be provided for each manufactured home space.

h. City Services. Each manufactured home space shall be connected to City services and watermains, fire hydrants, and sanitary sewer lines shall be installed in accordance to City regulation.

i. Refuse Disposal. The owner of the park shall be responsible for the provision of adequate refuse collection containers and regular refuse disposal. Disposal shall occur no less than once per week.

j. Identifying Number. Each manufactured home space shall be provided with a uniform identifying number of at least three-inch numbers readily visible from the drive immediately in front of said space and uniformly placed at the front of the space.

k. Community Building: For the purposes of this section, a "Community Building" means a building serving as the shelter facility for the manufactured home park residents in the event of inclement weather. Each manufactured home park shall provide a community building as defined herein. The community building shall be:

   i. Well lighted at all times of the day or night.

   ii. Well ventilated with screened openings.

   iii. Constructed of such moisture-proof material as shall permit repeated cleaning and washing.

   iv. Maintained at a temperature of at least sixty-eight (68) degrees Fahrenheit year-round.

   v. Constructed in compliance with all applicable codes to house residents in the event of threatening weather conditions and sized to adequately accommodate all residents of the manufactured home park with a minimum of thirty (30) square feet of floor area provided for each manufactured home planned.

   vi. The floors of the community building shall be of water impervious material and shall slope to a floor drain connected with the sewage system.

   vii. The community building and the grounds of the manufactured home park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a menace.

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(7) Subdivision Requirements: Every manufactured home park authorized under the provisions of this chapter shall fully comply with the subdivision requirements of the City, and all improvements shall be completed as required under said subdivision regulations.

(8) Building Design Standards:

a. Every non-residential structured constructed after the date of this ordinance shall comply with the design standards contained within Chapter 165.09.)

(9) Signage: (See Chapter 165.10.)

F. Neighborhood Commercial Zoning District (C-1)

(1) Statement of Intent: The C-1 zoning district is intended for smaller, neighborhood scale retail and office uses located close to residential areas and are intended to serve the daily retail needs for the residents.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards: (See Chapter 165.10.)

(8) Signage: (See Chapter 165.10.)

G. Highway Commercial Zoning District (C-2)

(1) Statement of Intent: The C-2 zoning district is intended to be located along major highways with more auto-oriented uses with the intent of providing commercial products and services to the local, regional, and general motoring public.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

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(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards: (See Chapter 165.10.)

(8) Signage: (See Chapter 165.10.)

H. Downtown Mixed-Use Zoning District (C-3)

(1) Statement of Intent: The C-3 zoning district is intended to preserve and promote the Downtown area with pedestrian oriented, walkable environment with retail, office and upper-story residential uses.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.) In order to promote the economic vitality and attractiveness of all properties located within the C-3 zoning district, the ground floor of any building shall not be used for storage nor remain vacant for an extended period of time due to the neglect of the property owner or building tenant to actively maintain and market the property for use.

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards: (See Chapter 165.10.)

(8) Signage: (See Chapter 165.10.)

I. Limited Industrial Zoning District (M-1)

(1) Statement of Intent: The M-1 zoning district is intended for a mixed of certain retail service, office, light manufacturing, and warehouse and distribution uses with limited outdoor storage.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

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(7) Building Design Standards: (See Chapter 165.10.)

(8) Signage: (See Chapter 165.10.)

(9) Outdoor Storage: Licensed and operable trailers, trucks, power equipment, and shipping containers plus limited storage of other equipment and bulk materials is permitted subject to the requirements contained herein this Chapter. No junk, garbage, or debris shall be stored outside.

J. General Industrial Zoning District (M-2)

(1) Statement of Intent: The M-2 zoning district is intended for industrial, manufacturing, and warehouse and distribution uses with or without outdoor storage.

(2) Bulk Regulations: (See Residential Zoning Districts Building Bulk and Density Regulations Table.)

(3) Permitted Uses: (See Permitted and Special Uses Table.)

(4) Accessory Structures and Buildings and Fences and Walls: (See Chapter 165.04.)

(5) Off-Street Parking Regulations: (See Chapter 165.07.)

(6) Open Space, Landscaping and Buffering Regulations: (See Chapter 165.08.)

(7) Building Design Standards: (See Chapter 165.10.)

(8) Signage: (See Chapter 165.10.)

(9) Outdoor Storage: Outdoor storage is permitted subject to the requirements contained herein this Chapter. No junk, garbage, or debris shall be stored outside.

K. Planned Unit Development (PUD)

(1) Intent: The PUD District is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation facilities, building densities, arrangements, and types are set out in a unified Master Plan in order to provide greater flexibility of land use, development densities, and building locations than other zoning districts may allow.

The PUD District is intended to maximize benefits from the use of open spaces, preserve natural areas and existing tree cover, protect steep slopes, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the general health, safety, welfare, and land value of surrounding and internal properties. A PUD may consist of a single use or a

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mix of residential, commercial, and limited industrial uses, provided such PUD is compatible with the Future Land Use Map and Comprehensive Plan of the City. It is not the intent of the PUD district to be utilized to reduce or provide relief from an existing zoning regulation or requirement.

(2) Procedures:

a. Application: The owner or owners of a parcel of land within the zoning jurisdiction of the City may submit to the Zoning Administrator an application accompanied by a PUD Master Plan requesting a rezoning to the PUD Zoning District. The application form, Master Plan (including number of copies), proposed development rules and regulations, design guidelines, and other submittal details and requirements shall be as determined by the Zoning Administrator as necessary to review the request. The required application fee shall be as determined by resolution of the City Council.

b. Review Process: The PUD Application shall be reviewed by the Zoning Administrator for completeness. Applications deemed incomplete shall be returned to the applicant with a list of the missing or incomplete items. Applications deemed complete shall be distributed by the Zoning Administrator to other City departments and agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent City codes, regulations, standards, and policies.

c. Subsequent to review by the Zoning Administrator and other City departments and agencies, the Zoning Administrator shall submit to all members of the Planning and Zoning Commission a copy of the PUD Application along with a written recommendation as to the request's conformity with the rules and regulations of the City and may include a recommendation for approval, approval with conditions, or denial of the application.

d. The Planning and Zoning Commission shall subsequently hold a public meeting for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards and may confer with the applicant on changes to their requested as may be deemed advisable. The Planning and Zoning Commission shall consider the following as part of their deliberation:

i. Compatibility with the Future Land Use Map and the Comprehensive Plan.

ii. Land uses, building sizes and densities, and number of dwelling units.

iii. Building types, functions, architecture, and building placement and setbacks.

iv. Provisions for open space, landscaping, buffers, pedestrian circulation, and storm water management.

v. Preservation and protection of natural features, drainageways, steep slopes, and existing tree cover.

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vi. Provisions for adequate public infrastructure including sanitary sewer and water service, storm water run-off, public parks, and public safety services.

vii. Traffic circulation and congestions including access to and from the site.

viii. General relationship to and impact on the surrounding area and neighboring properties.

After completion of its deliberation, the Planning and Zoning Commission may adopt a recommendation for approval or denial of the PUD Master Plan and associated development rules, regulations, and guidelines as submitted. The Planning and Zoning Commission may also request the developer agree to certain conditions or agree to make certain modifications, alterations, adjustments, or amendments to the proposed Master Plan and associated rules, regulations, and guidelines in order to secure a recommendation of approval from the Planning and Zoning Commission.

The Planning and Zoning Commission shall forward its recommendation to the City Council within 60 days of the receipt of a PUD Application deemed complete by the Zoning Administrator. If the Planning and Zoning Commission does not act within the 60 days as prescribed above, the PUD Application shall be deemed to have received a recommendation of approval by the Planning and Zoning Commission unless the applicant agrees to an extension of time.

Within 60 days of receiving a recommendation from the Planning and Zoning Commission, the City Council shall hold a public hearing for a rezoning as prescribed by their rules of procedures and the Zoning Ordinance and review the PUD Application for conformity with the zoning regulations and standards. During this hearing, the City Council may confer with the applicant on changes to their request as may be deemed advisable in order to secure the approval by the City Council. The City Council may approve, approve with conditions or modifications as agreed to by the applicant, or deny the application. If the City Council fails to act within the herein prescribed 60-day period, the PUD Application shall be deemed to have been denied, unless both the applicant and the City Council agree to an extension of time.

Whenever any PUD Application has been denied by the City Council, no new application covering the same property, or the same property and additional property, shall be filed with or considered by the City Council until one year has elapsed from the date of the filing of the first application.

e. Recording of the Master Plan and Associated Regulations and Guidelines: The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the Warren County Recorder and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started, and no building permits shall be issued until all documents have been recorded.

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f. Modifications: Any application by the property owner or owners for modification to an approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Planning and Zoning Commission shall then be forwarded to the City Council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final.

No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing by the Planning and Zoning Commission and City Council as required for a rezoning. A public hearing may be held by the Planning and Zoning Commission or City Council on any requested modification. All modifications and adjustments shall be recorded at the Office of the Warren County Recorder.

g. Platting and Development: Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Sites Plans may be submitted and reviewed concurrently with the PUD Application process.

2. **RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS.** The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum open space, and maximum density requirements for each building type constructed within the residential zoning districts established herein.

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RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS TABLE						
BULK AND DENSITY REGULATION BY BUILDING TYPE	**BUILDING TYPE**					
	A-1 Zoned Single Family Dwelling	**Single Family Dwelling (Detached and Semi-Detached)**	**Two Family Dwelling**	**Townhouse or Row Dwelling**	**Multiple-Family Dwelling (Apartment)**	**Non-Residential Structure in a Residential Zoning District**
Min. Lot Size	15 acres	7,200 sq ft	8,400 sq ft	n/a	n/a	40,000 sq ft
Min. Lot Width[1]	300 ft	60 ft	70 ft	24 ft.	80ft	100 ft
Min. Lot Street Frontage[2]	20 ft	20 ft	20 ft	20 ft	20 ft	40 ft
Front Yard Setback[3]	40 ft	30 ft	25 ft	25 ft	30 ft.	35 ft.
Side Yard Setback[4]	10 ft	8 ft min one side, 18 ft total sum of both side yards	10 ft[6]	8 ft.[6]	30 ft	30 ft
Rear Yard Setback[5]	35 ft	35 ft	30 ft	30 ft	30 ft	35 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back to back or back to side	30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	30 ft	30 ft	30 ft	30 ft
Max. Building Height	35 ft	35 ft	35 ft	35 ft	50 ft	40 ft
Min. Open Space	n/a	20%	20%	25%	25%	25%
Max. Dwelling Units Per Acre	0.067	n/a	n/a	8	20	n/a

[1] Measured at the front yard building setback line

[2] Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line

[3] Front stoops, stairs, decks and porches may encroach up to 6 ft into the required front yard setback

[4] Horizontally projecting roof overhangs and other similar building projections may extend up to 3 ft into a required side yard setback provided no part of a building is closer than 5 ft to a lot line

[5] Stoops, stairs, decks, and patios, not enclosed or covered by a roof, may encroach up to 20 ft into the required rear setback

[6] Zero feet from common lot lines of attached structures

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3. **NON-RESIDENTIAL BULK AND DENSITY REGULATIONS.** The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum open space, and maximum density requirements for each non-residential zoning district.

NON-RESIDENTIAL BULK AND DENSITY REGULATIONS TABLE					
BULK AND DENSITY REGULATION BY ZONING DISTRICT	ZONING DISTRICTS				
	C-1	C-2	C-3	M-1	M-2
Min. Lot Size	n/a	n/a	n/a	n/a	n/a
Min. Lot Width	150 ft	150 ft	n/a	n/a	n/a
Min. Lot Street Frontage[4]	40 ft	40 ft	40 ft	40 ft	40 ft
Front Yard Setback	30 ft	40 ft	0 ft	35 ft	35 ft
Side Yard Setback[1]	10 ft	10 ft	0 ft	20 ft	20 ft
Rear Yard Setback[2]	10 ft	10 ft	0 ft	35 ft	35 ft
Min. Separation Between Buildings Not Attached	20 ft	20 ft	20 ft	20 ft	20 ft
Max. Building Height	50 ft[3]	50 ft[3]	50 ft	50 ft[3]	50 ft[3]
Min. Building Height	n/a	n/a	28 ft	n/a	n/a
Min. Open Space	20%	20%	0%	15%	15%
Max. Dwelling Units Per Acre	n/a	n/a	18	n/a	n/a
[1] 30 feet when said yard adjoins a residential zoning district or existing residential property					
[2] 40 feet when said yard adjoins a R-1 or R-2 zoning district or existing single-family property					
[3] An additional 10 ft of height is permitted for every 10 ft of additional building setback provided to a maximum height of 60 ft					
[4] Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line					

4. **PERMITTED AND SPECIAL USES.** The following table identifies the allowable uses within each zoning district. A use identified with a "P" within a given zoning district column is a Permitted use. A use identified with a "S" within a given zoning district column requires approval of a Special Use Permit from the Board of Adjustment in accordance with city code. A blank space indicated that use is not permitted within the given zoning district. Uses not listed shall be considered not permitted uses.

   The definitions for each listed use shall coincide first with the definition contained within Chapter 165.03 of the Zoning Code, second as may be defined elsewhere in the City Code, and finally the commonly understood definition as determined by the Zoning Administrator.

   A proposed use may follow under more than one category; however, for the purposes of this section, the proposed use shall follow the closest, most similar or specific use as listed in the Use Matrix.

   It shall be the sole discretion of the Zoning Administrator to make the determine as to where a proposed use falls within the Uses Table, whether it fits within or is similar to a use listed within the Uses Table or is otherwise not listed and therefore not permitted. The determination by the Zoning Administrator is appealable to the Board of Adjustment per the procedures as provided in city code.

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PERMITTED AND SPECIAL USES TABLE										
USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
AGRICULTURAL USES										
Commercial Farm Operation										
Farming (row crop, vegetables, greenhouse, vineyards, orchards)	P									
Animal Husbandry (raising of livestock including animal feeding operations)										
Truck gardening and nurseries	P									
Farm Support Housing	S									
Horse boarding and riding stables	P									
Residential Animal Raising (see definition)	P									
Kennel	P									
RESIDENTIAL USES										
Household Living										
Single-family dwelling, detached	P	P	P							
Single-family dwelling, semi-detached (traditional duplex on two lots)		S	P	P						
Two-family dwelling on one lot (duplex on one lot) does not include the conversion of an existing single-family home into 2 dwelling units)			P	P						
Townhouse dwelling (3+ units)			P	P						
Multiple family dwelling (3+ apartment or condo units)				P				S		
Manufactured Home Park					P					
Accessory dwelling (includes the conversion of an existing single family detached dwelling into 2 units such as converting a basement or attached garage space into a separate dwelling unit)	S	S	S							
Dwelling units located above the ground floor only (mixed use building)								P		
Group Residential										
Family home / Group care facility	P	P	P	P						
Elder group home	P	P	P	P						
Assisted living residential facility		P	P	P			P	P		
Nursing or convalescent home		P	P	P			P	P		
Supervised group residence				S				S		

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PERMITTED AND SPECIAL USES TABLE										
USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
PUBLIC AND CIVIC USES										
College, university, vocational and trades schools	S	S	S	S	S	S	S	S	S	S
Cultural exhibit, museum, or library						P	P	P		
Membership or religions organization, social club or lodge, and other place of public assembly	S	S	S	S	S	S	S	S	S	S
Public or private elementary, middle, or high school	S	S	S	S	S	S	S	S		
Public or private parks, golf courses, golf driving ranges, country clubs, swimming pools, playgrounds, and indoor or outdoor recreational facilities and ball fields	P	P	P	P	P	P	P	P	P	P
Public Utilities (not including gas and electrical power distribution stations, storage or maintenance yards or buildings)	P	P	P	P	P	P	P	P	P	P
Government buildings and properties	P	P	P	P	P	P	P	P	P	P
Hospital							P	P	P	P
COMMERCIAL USES										
After hours business										
Agricultural Sales and Services							P		P	P
Animal services										
Kennel (including day kenneling)										P
Veterinary services (without overnight kenneling)						P	P	P	P	P
Art gallery						P	P	P		
Banks and financial services										
Banks, not including delayed deposit service business						P	P	P		
Delayed deposit service business (including check cashing, payday lending, car title loan business)								S		
Pawnshop								S		
Freestanding automated teller machine (ATM)						P	P	P		
Body piercing studio or tattoo studio								S		
Child Care Center *(child care home and child development home are addressed under the home occupations chapter)*		S	S	P		P	P	P	S	S

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PERMITTED AND SPECIAL USES TABLE										
USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use										
No outdoor storage							P		P	P
With outdoor storage										P
Drive-in or drive-thru facilities						S	P			
Eating and drinking establishment										
Restaurant							P	P		
Micro-brewery, micro-distillery, or winery with on-site tasting/sampling and sales	S						P	P	P	P
Tavern / Bar							P	P		
Entertainment										
Movie theater, performance hall, performing arts studio						P	P	P		
Indoor: waterpark, miniature golf, bowling, video game arcades, commercial driving ranges, go-carts, trampoline park, playground play space or similar use							P	P	P	
Outdoor: drive-in theater, waterpark, miniature golf, commercial driving ranges, go-carts, trampoline park, playground play space or similar use							P		P	P
Funeral and interment services										
Cemetery, mausoleum, columbarium	P	P	P	P		P	P		P	P
Cremation services										S
Funeral Home including funeral services and retail sales with no outdoor display or storage			S	S		P	P	P	P	P
Retail sales with outdoor displays and storage							P		P	P
Lodging										
Bed & breakfast inn	P	S	S	P		P	P	P		
Boarding or rooming house				S						
Extended stay or apartment hotel							S	S		
Hotel or motel							P	P		
Campground	P							S	S	
Short-term rental	P	P	P	P	P			P		

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PERMITTED AND SPECIAL USES TABLE										
USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use						P	P	P		
Mini warehouse or self-storage facility										
In-door only									P	P
Out-door storage including vehicle, boat, camper, recreational vehicle										P
Motor vehicle and motor equipment-oriented businesses										
Automobile service center (auto parts sales)							P		P	
Automotive washing, car wash (auto, manual, or attended), does not include truck or trailer washing or trailer washout							P		P	P
Gas station or service station with minor repair and services (brakes, batteries, tires, oil changes), including the dispensing of liquified propane							P		P	P
Electric vehicle charging stations (not ancillary to a principal use)						P	P	P	P	P
Major motor vehicle repair (painting, body, fender, frame, transmission, engine overhaul)							P		P	P
Automobile sales, rental, storage lot, and off-street parking							P		P	P
Automobile, truck and equipment auction facilities									P	P
Recreational vehicle, camper, boat, motorcycle, snowmobile, golf car, and similar sales, lease, and rental and ancillary repair and maintenance							P		P	P
Light equipment sales, rental, or repair service							P		P	P
Heavy equipment sales, rental or repair service										P
Truck Stop, not including trailer washout										P
Commercial parking lots and parking structures (not ancillary to a principal use)							P	S	P	P

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PERMITTED AND SPECIAL USES TABLE											
USE	ZONING DISTRICT										
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
Personal and consumer service											
Beauty salon, barbershop						P	P	P		
Dry cleaner and laundry service								P	P	P
Dry cleaner and laundry service (pick-up/drop-off service only)						P	P	P	P	P
Laundry (self-serve laundromat)						P	P	P	P	P
Massage therapy establishment, state licensed						P	P	P		
Fitness center, gym, health spa						P	P	P	P	P
Tailor						P	P	P		
Print shop, copy center, retail shipping store							P	P	P	P
Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use)						P	P	P		
Television and radio broadcast studio, offices, and production facilities						P	P	P		
Retail sales (grocery store, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use)						P	P	P		
Retail sale - intensive										
Convenience store with fuel sales							P	P	P	
Fireworks retail sales facility							P		P	P
Hardware store, lawn and garden store, or similar use with outdoor storage							P	P	P	P
Large retail (over 50,000 sq. ft. gross floor area, single user or tenant space)							P			
Liquor store							S	S		
Lumber yard and Construction Sales and Services							S		P	P
Medical cannabidiol dispensary							S	S		
Can and bottle redemption facility							P		P	P
Smoking lounge or hookah lounge							S	S		
Tobacco store (including vape shop)							S	S		
Adult oriented establishment										S
Spectator sports										
Indoor	S								P	P
Outdoor	S								P	P

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PERMITTED AND SPECIAL USES TABLE											
USE	ZONING DISTRICT										
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
Sports and recreation, participant										
Outdoor	S								P	P
Indoor	S								P	P
INDUSTRIAL USES										
Animal feedlots, processing of animals or animal by-products										
Electrical power generation (utility scale for off-site use, distribution, or sale)	S									S
Manufacturing, production and industrial services										
Limited (no food related processing and manufacturing, all activities wholly contained within a building)									P	P
General (limited food processing, outdoor storage limited)									P	P
Intensive (may include outdoor storage of materials and activities not contained within a building) and includes:										
Auto and other equipment and machinery wrecking and used parts yards and storage (no outdoor wrecking or disassembly)										S
Truck or trailer washout										S
Cement, lime, gypsum, or plaster manufacture										S
Explosive and ammunition manufacture or storage										S
Junk or garbage processing, recycling, storage, or transfer station (indoor only)										S
Petroleum, chemical, fuel, and gasses refining, manufacture, distribution, or bulk storage										S
Rubber goods manufacture										S
Sand or gravel pits, mining, and crushing										S
Smelting and processing or ore, metal and scrap metal										S

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PERMITTED AND SPECIAL USES TABLE											
USE	ZONING DISTRICT										
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
Medical cannabidiol manufacturer										S
Repair service										
Electronics, appliance, household goods, furniture or similar							P		P	P
Small engine										P
Research laboratory and testing										P
Storage of equipment, data and records, electronic data center, furniture and similar										P
Trucking/freight terminal										P
Wholesale fuel storage, sales, or distribution										S
Grain storage and distribution										P
Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers)										P
Waste related use										
Junkyard including auto, truck and machinery wrecking and recycling										S
Recycling facility										S
Sanitary landfill										S
OTHER USES										
Gas and electrical power distribution station	S									S
Mining operation, sand and gravel extraction or processing, gas or oil well, or similar mineral or earth resource extraction (no crushing of rock, ore)	S									S
Wireless telecommunications facility										
Tower	S	S	S	S	S	S	S	S	S	S
Co-located	S	S	S	S	S	S	S	S	S	S
Commercial broadcast antennas, towers, and satellite dishes	S	S	S	S	S	S	S	S	S	S

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5. STANDARDS FOR ALL ZONING DISTRICTS

A. Small Wind Energy Conversion Systems

(1) Intent. The intent of this section is to balance the need for clean, renewable energy resources and the necessity to protect the public health, safety and welfare of the community. The City finds these regulations are necessary to ensure that Small Wind Energy Conversion Systems are appropriately designed, sited and installed.

(2) Definitions. The following terms are defined for this section:

a. "Height, total system" means the height above grade of the system, including the generating unit and the highest vertical extension of any blades or rotors.

b. "Lot" (or parcel) means any legally established lot or parcel which contains or could contain a permitted or special use as provided by Chapter 165 of this Code of Ordinances.

c. "Off grid" means an electrical system that is not connected to utility distribution and transmission facilities or to any building or structure that is connected.

d. "Shadow flicker" means changing light intensity caused by sunlight through the moving blades of a wind energy conversion system.

e. "Small Wind Energy Conversion System (SWECS)" means a wind energy conversion system which has a nameplate rated capacity of up to 15 kilowatts for residential uses and districts and up to 100 kilowatts for commercial and industrial districts and which is incidental and subordinate to a principal use on the same parcel. A system is considered a SWECS only if it supplies electrical power solely for use by the owner on the site, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed by the owner for on site use may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code, as amended from time to time.

f. "Small Wind Energy Conversion System, free standing" means a SWECS which is elevated by means of a monopole tower only and is not located on another supporting structure except that the tower shall have an appropriately constructed concrete base. Guyed, lattice, or other non-monopole style towers shall not meet this definition.

g. "Small Wind Energy Conversion System, horizontal axis" means a small wind energy conversion system that has blades which rotate through a horizontal plane.

h. "Small Wind Energy Conversion System, building mounted" means a SWECS which is securely fastened to any portion of a principal building in order to achieve desired elevation, whether attached directly to the principal building or attached to a tower

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structure which is in turn fastened to the principal building. These systems are prohibited by this chapter.

i. "Small Wind Energy Conversion System, vertical axis" means a small wind energy conversion system that has blades which rotate through a vertical plane.

j. "Tower" means the vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground.

k. "Wind Energy Conversion System (WECS)" means an aggregation of parts including the foundation, base, tower, generator, rotor, blades, supports, guy wires and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, e.g., wind charger, windmill or wind turbine.

l. "Wind turbine generator" means the component of a wind energy conversion system that transforms mechanical energy from the wind into electrical energy.

(3) General Regulations.

a. Special Use Permit. A Small Wind Energy Conversion System (SWECS) shall be allowed only as an accessory use to a permitted principal use and with approval of a special use permit from the Board of Adjustment.

b. Zoning. SWECS may be allowed in any zoning district subject to the provisions contained herein and elsewhere within this City Code.

c. Permit Required. It shall be unlawful to construct, erect, install, alter or locate any SWECS within the City, unless a special use permit has been obtained from the Board of Adjustment. The special use permit may be revoked by resolution of the Board of Adjustment any time the approved system does not comply with the rules set forth in this chapter and the conditions imposed by the Board of Adjustment. The owner/operator of the SWECS must also obtain any other permits required by other federal, state and local agencies/departments prior to constructing the system. 164.05

Application for SWECS shall be made on forms provided by the City. No action may be taken regarding requests for SWECS until completed applications have been filed and fees paid.

d. Number of Systems per Zoning Lot.

i. No more than one freestanding SWECS may be placed on any parcel or lot. Additional freestanding SWECS are prohibited.

e. Tower. Only monopole towers shall be permitted for freestanding SWECS. Lattice, guyed or towers of any other type shall not be considered to be in compliance with this chapter.

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f. Color. Freestanding SWECS shall be a neutral color such as white, sky blue or light gray. Other colors may be allowed at the discretion of the Board of Adjustment. The surface shall be non-reflective.

g. Lighting. No lights shall be installed on the tower, unless required to meet FAA regulations.

h. Signage. No signage or advertising of any kind shall be permitted on the tower or any associated structures.

i. Climbing Apparatus. The tower must be designed to prevent climbing within the first 10 feet.

j. Maintenance. Facilities shall be well maintained in accordance with manufacturer's specifications and shall remain in an operational condition that poses no potential safety hazard nor is in violation of any provisions contained within this chapter or elsewhere within this City Code.

k. Displacement of Parking Prohibited. The location of the SWECS shall not result in the net loss of required parking as specified elsewhere in the City Zoning Code.

l. Utility Notification. The City shall notify the utility of receipt of an application to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this notification requirement.

m. Interconnection. The SWECS, if not off-grid, shall meet the requirements for interconnection and operation as set forth by the utility and the Iowa Utilities Board. No permit of any kind shall be issued until the City has been provided with a copy of an executed interconnection agreement. Off-grid systems shall be exempt from this requirement.

n. Restriction on Use of Electricity Generated. A SWECS shall be used exclusively to supply electrical power to the owner for on site consumption, except that excess electrical power generated by the SWECS and not presently needed for use by the owner may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code, as may be subsequently amended.

o. Noise. A SWECS shall be designed, installed and operated so that the noise generated does not exceed the maximum noise levels established elsewhere in this City Code.

p. Shadow Flicker. No SWECS shall be installed and operated so to cause a shadow flicker to fall on or in any existing residential structure.

q. Safety Controls. Each SWECS shall be equipped with both an automatic and manual braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades, or turbine

components. Said automatic braking system shall also be capable of stopping turbine rotation in the event of a power outage so as to prevent back feeding of the grid.

r. Shut Off. A clearly marked and easily accessible shut off for the wind turbine will be required as determined by the Community Development Director.

s. Electromagnetic Interference. All SWECS shall be designed and constructed so as not to cause radio and television interference. If it is determined that the SWECS is causing electromagnetic interference, the owner/operator shall take the necessary corrective action to eliminate this interference including relocation or removal of the facilities, subject to the approval of the appropriate City authority. A permit granting a SWECS may be revoked if electromagnetic interference from the SWECS becomes evident.

t. Wind Access Easements. The enactment of this chapter does not constitute the granting of an easement by the City. The SWECS owner/operator shall have the sole responsibility to acquire any covenants, easements, or similar documentation to assure and/or protect access to sufficient wind as may or may not be necessary to operate the SWECS.

u. Engineer Certification. Applications for any SWECS shall be accompanied by standard drawings of the wind turbine structure, including the tower, base, and footings. An engineering analysis of all components of the SWECS showing compliance with the applicable regulations and certified by an Iowa licensed professional engineer shall also be submitted.

v. Installation. Installation must be done according to manufacturer's recommendations. All wiring and electrical work must be completed according to the applicable building and electric codes. All electrical components must meet code recognized test standards.

w. Removal. If the SWECS remains nonfunctional or inoperative for a continuous period of six months, the system shall be deemed to be abandoned. The SWECS owner/operator shall remove the abandoned system at their expense. Removal of the system includes the entire structure, transmission equipment and fencing from the property excluding foundations. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an amp meter. The SWECS owner/operator and successors shall make available to the Zoning Administrator all reports to and from the purchaser of energy from the SWECS if requested. If removal of towers and appurtenant facilities is required, the Zoning Administrator shall notify the SWECS owner/operator. Removal shall be completed within six months of written notice to remove being provided to the owner/operator by the City.

x. Right of Entrance. As a condition of approval of a special use permit an applicant seeking to install SWECS shall be required to sign a petition and waiver agreement

which shall be recorded and run with the land granting permission to the City to enter the property to remove the SWECS pursuant to the terms of approval and to assure compliance with the other conditions set forth in the permit. Removal shall be at the expense of the owner/operator and the cost may be assessed against the property.

y. Feasibility Study. It is highly recommended that a feasibility study be made of any site prior to installing a wind turbine. The feasibility study should include measuring actual wind speeds at the proposed turbine site for at least three months.

(4) Bulk Regulations.

a. Setbacks. The minimum distance between any freestanding SWECS and any property line shall be a distance that is equivalent to 150 percent of the total system height. The setback shall be measured from the property line to the point of the SWECS closest to the property line.

b. Maximum Height. Height shall be measured from the ground to the top of the tower, including the wind turbine generator and blades.

i. For lots of more than one and fewer than three acres, the maximum height shall be 65 feet.

ii. For lots of more than three and fewer than five acres, the maximum height shall be 80 feet.

iii. For lots more than five acres, the maximum height shall be 100 feet.

c. Minimum Lot Size.

i. The minimum lot size for a freestanding SWECS within C-1, C-2, C-4, M-1 and M-2 shall be one acre.

ii. The minimum lot size for a freestanding SWECS within A-1 and all residential zoning classifications shall be three acres.

d. Clearance of Blade. No portion of a horizontal axis SWECS blade shall extend within 30 feet of the ground. No portion of a vertical axis SWECS shall extend within 10 feet of the ground. No blades may extend over parking areas, driveways or sidewalks. No blade may extend within 20 feet of the nearest tree, structure, or above ground utility facilities.

e. Location.

i. No part of a SWECS shall be located within or over drainage, utility or other established easements.

ii. A SWECS shall be located entirely in the rear yard.

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iii. A SWECS shall be located in compliance with the guidelines of applicable Federal Aviation Administration (FAA) regulations as amended from time to time.

iv. No SWECS shall be constructed so that any part thereof can extend within 20 feet laterally of an overhead electrical power line (excluding secondary electrical service lines or service drops). The setback from underground electric distribution lines shall be at least five feet.

v. Building mounted SWECS shall be prohibited.

B. Solar Energy Systems

(1) Intent. The intent of this section is to establish provisions for using an alternate source of energy apart from the prevailing energy sources of natural gas and electricity, namely solar energy, and to provide standards for the construction and use of solar energy systems. The City finds these regulations are necessary to ensure that Solar Energy Systems are appropriately designed, sited and installed.

(2) Definitions. The following terms are defined for this section:

a. "Building-integrated Solar Energy Systems" means a solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

b. "Ground-mounted" means a solar energy system mounted on a rack or pole that rests or is attached to the ground. Ground-mounted systems are accessory to the principal use.

c. "Roof-mount" means a solar energy system mounted on a rack that is fastened to or ballasted on a structure roof. Roof-mount systems are accessory to the principal use.

d. "Solar Access" means unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.

e. "Solar Carport" means a solar energy system of any size that is installed on a carport structure that is accessory to a parking area, and which may include electric vehicle supply equipment or energy storage facilities.

f. "Solar Mounting Devices" means racking, frames, or other devices that allow the mounting of a solar collector onto a roof surface or the ground.

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(3) Restrictions. Except as provided in this article, no solar energy system or solar collection device shall be erected, constructed, altered or maintained on any lot within the city, without first receiving a permit to do so and complying with the regulations herein this chapter.

(4) General Regulations.

a. ***Building-integrated solar energy systems and roof-mounted and building-mounted solar energy systems*** are a permitted accessory use in all zoning districts where structures of any sort are allowed, subject to certain requirements as set forth below. Solar carports and associated electric vehicle charging equipment are a permitted accessory use on surface parking lots in all districts regardless of the existence of another building.

b. ***Ground-mounted solar energy systems*** shall require approval of a Special Use Permit from the Board of Adjustment.

(5) Standards. All solar energy systems or solar collection devices shall meet the following standards and conditions:

a. ***Height*** – Solar energy systems must meet the following height requirements:

i. Building-mounted or roof-mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. For purposes for height measurement, solar energy systems other than building-integrated systems shall be given an equivalent exception to height standards as building-mounted mechanical devices or equipment.

ii. Ground-mounted or pole-mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.

iii. Solar carports in non-residential districts shall not exceed 20 feet in height.

b. ***Setback*** - Solar energy systems must meet the accessory structure setback for the zoning district and principal land use associated with the lot on which the system is located, except as allowed below.

i. Roof-mounted or Building-mounted Solar Energy Systems - The collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side-yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings.

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ii. Ground-mounted Solar Energy Systems **-** Ground-mounted solar energy systems may not extend into the side-yard or rear setback when oriented at minimum design tilt, except as otherwise allowed for building mechanical systems.

c. ***Visibility*** – Solar energy systems shall be designed to minimize visual impacts from the public street right-of-way.

i. Building Integrated Photovoltaic Systems - Building integrated photovoltaic solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.

ii. Aesthetic restrictions - Roof-mounted or ground-mounted solar energy systems shall not be restricted for aesthetic reasons if the system is not visible from the closest edge of any public right-of-way other than an alley, or if the system meets the following standards.

(a) Roof-mounted systems on pitched roofs that are visible from the nearest edge of the front right-of-way shall have the same finished pitch as the roof and be no more than ten inches above the roof.

(b) Roof-mount systems on flat roofs that are visible from the nearest edge of the front right-of-way shall not be more than five feet above the finished roof and are exempt from any rooftop equipment or mechanical system screening.

iii. Reflectors - All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties.

d. ***Lot Coverage*** – Ground-mounted systems total collector area shall not exceed half the building footprint of the principal structure.

i. Ground-mounted systems shall be exempt from lot coverage or impervious surface standards if the soil under the collector is maintained in vegetation and not compacted.

ii. Ground-mounted systems shall not count toward accessory structure limitations.

e. All solar energy system components shall be located as to be accessible for required routine maintenance without trespassing on adjoining property or disassembling any major portion of the structure or building.

f. All solar energy system components must be obtained from manufacturers who regularly engage in production of solar energy apparatus. The design and drawings of any system or apparatus shall be completed and sealed by a licensed design professional.

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(5) Building Permit Required. No solar energy system or solar collection device shall be constructed, erected, added to, or materially altered, structurally or otherwise changed, or improved nor any other work commenced upon any lot or parcel of land unless the owner, contractor or agent of either shall first have received approval of a site plan or Special Use Permit, as may be required, and applied for and received from the Building Official a permit therefore as provided for in this section.

(6) Application for Permit. Any application for the building permit required hereunder shall show that the proposed construction meets the requirements set forth in this section. Should any submittal in the opinion of the Building Official contain design elements that are substantially unique and outside the normal configuration of typical solar array components, design or system requirements, the application for permit shall be forwarded to the Board of Adjustment for action.

(7) Issuance of Permit. Any building permit issued pursuant to the provisions of this article for the construction, erection or modification of a solar energy system or solar collection device shall only be issued after the Building Official has determined the proposed construction meets the requirements of this section, the building code regulations, and that the design of the solar system or solar collection device is in general conformity with the style and design of surrounding structures.

(8) Solar Access Easements. The enactment of this chapter does not constitute the granting of an easement by the City. The solar owner/operator shall have the sole responsibility to acquire any covenants, easements, or similar documentation to assure and/or protect access to sufficient sunlight as may or may not be necessary to operate the system.

(9) Removal. If the solar energy system remains nonfunctional or inoperative for a continuous period of six months, the system shall be deemed to be abandoned. The solar energy system owner/operator shall remove the abandoned system at their expense. Removal of the system includes all panels, mounting devices, and appurtenant equipment and structures from the property. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an amp meter for photovoltaic systems or a thermometer for a solar collector system. The solar energy system owner/operator and successors shall make available to the Zoning Administrator all reports to and from the purchaser of energy from the solar energy system if requested. If removal of structures and appurtenant facilities is required, the Zoning Administrator shall notify the solar energy system owner/operator. Removal shall be completed within six months of written notice to remove being provided to the owner/operator by the City.

(10) Right of Entrance. As a condition of approval of a special use permit for a ground-mounted solar energy system, the applicant seeking to install the solar energy system shall be required to sign a petition and waiver agreement which shall be recorded and run with the land granting permission to the City to enter the property to remove the solar energy system pursuant to the terms of approval and to assure compliance with the other

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conditions set forth in the permit. Removal shall be at the expense of the owner/operator and the cost may be assessed against the property.

C. Accessory Dwelling Units

All accessory dwellings shall comply with the following:

(1) No more than a total of two (2) dwelling units (principal and accessory) are allowed on a single lot or parcel.

(2) An accessory dwelling may be contained within, attached to, or detached and separate from the principal dwelling and must be located wholly within the same lot or parcel of the principal dwelling.

(3) The lot or parcel, principal dwelling, and accessory dwelling shall all be under the same ownership and the owner must live on the property either in the principal dwelling or the accessory dwelling as their principal place of residency.

(4) The total gross floor area of the accessory dwelling cannot exceed the lesser of eight hundred square feet (800 sq. ft.) or eighty-percent (80%) of the total gross floor area of the principal dwelling.

(5) The accessory dwelling shall have no more than one (1) bedroom and shall have its own bathroom and kitchen.

(6) The accessory dwelling shall comply with the building setback and bulk regulations for a principal building as applicable for the zoning district in which its lot or parcel is located.

(7) The exterior design and appearance of the accessory dwelling, attached or detached, must match and be consistent with the design, features, exterior building materials, and level of finish of the principal dwelling building and shall otherwise comply with the requirements of the architectural design standards found in the City's zoning code regulations.

(8) The accessory dwelling may have its own entrance or share an entrance with the principal dwelling but cannot have its own separate entrance on the same façade as the front or street-facing entrance of the principal dwelling.

(9) The accessory dwelling must share utility connections with the principal dwelling.

(10) The principal dwelling shall have no less than two (2) off-street parking spaces and one (1) additional off-street parking space shall be provided for the accessory dwelling. Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) shall not count towards meeting the parking requirements of this section. Unless specifically approved by the Board of Adjustment, accessory dwelling units shall not have a driveway separate from that of the principal dwelling.

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(11) All accessory dwellings require approval of a Special Use Permit from the Board of Adjustment in accordance with the procedures outlined within the city code. To approve a request for a Special Use Permit, after a public hearing, the Board of Adjustment shall consider and make favorable findings regarding the following requirements. Failure the make favorable findings for any or all of these requirements shall be cause to deny the request.

a. The size, location, layout, and appearance of the principal dwelling and the proposed accessory dwelling do not negatively impact the adjoining properties and surrounding neighborhood.

b. Adequate provisions for parking have been made for both the accessory dwelling and the principal dwelling.

c. The property is appropriately zoned for an accessory dwelling and all city code requirements have been satisfied.

D. Home Occupations

The following operations and/or uses are considered permitted in any district that allows household living:

(1) Home sewing or tailoring.

(2) Writing or editing, studios for painting, sculpting, ceramics, music, photography, or other similar arts.

(3) Office for architects, engineers, realtors, accountants, or similar occupations and office related activities requiring a limited number of trips to the home.

(4) Home office for persons engaged in marketing, distributing, and selling make-up, household goods, firearms (in accordance with all Federal, State, and local regulations), clothing, and similar materials, provided all product sales (including product demonstrations and sales meetings) do not occur on-site and that product distribution is conducted either off-site or by mail, delivery.

(5) Production of crafts such as handiwork, model-making, weaving, lapidary, and wood working for selling a product off-premise, by mail or delivery.

(6) Tutoring to no more than four (4) students at any one time.

(7) Home-cooking, preserving and baking for selling a product off-premise, by mail or delivery.

(8) Computer programming, repair, internet services and similar occupations.

(9) Mail order business where products are shipped directly from an off-site supplier to the customer.

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(10) In-home Child Care Home or Child Development Home, provided the following requirements are met:

a. All Child Care Homes and Child Development Homes shall be registered and/or licensed, as required, with the Iowa Department of Human Services (DHS) and shall be in current, good standing.

b. Child Development Homes registered as either a Category A, Category B, or Category C as defined by the DHS shall be permitted.

c. All Child Care Homes and Child Development Homes shall follow all other requirements of this chapter, applicable zoning codes, and applicable building codes.

d. No in-home child care service shall be allowed that does not meet items A through C above.

(11) State licensed massage therapists having no age requirement for admittance and otherwise in compliance with the requirements city code.

(12) In-home beauty salon or barber.

(13) Other uses and/or activities that are similar to the uses stated above or that conform to the intent of this chapter, as determined by the Zoning Administrator.

(14) Restrictions for All Home Occupations: In addition to all the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:

a. Not more than one (1) person who is not a resident on the premises shall be employed and at least one resident of the premises shall be the primary operator of the home occupation.

b. Home occupations are limited to one operation per dwelling unit, and rental property must have landlord approval prior to operation.

c. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.

d. No home occupation shall be apparent to adjoining residences and from any public street.

e. There shall be no outdoor storage of equipment or materials used in the home occupation. Not more than one (1) vehicle and one fully enclosed cargo trailer, which is less than 17 feet in length, used in commerce in connection with any home occupation shall be parked on either the property or on public streets.

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f. Off-street parking space shall be adequate to accommodate the parking demand generated by the home occupation and at no time shall any parking generated by the home occupation take place on-street.

g. Commercial signage shall be limited to one (1) unlighted sign not over one (1) square foot in area attached flat against the dwelling.

h. An average of no more than twenty-five (25) percent of the floor area of the dwelling unit shall be devoted to the home occupation, with the exception of a child care home or a child development home. The home occupation shall be conducted entirely within the principal dwelling unit.

i. No mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare, or other nuisance outside the residential or accessory structure.

j. No home occupation shall be noxious, offensive, or hazardous due to vehicular traffic generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation, or other objectionable emissions.

k. Except for an in-home a child care home or a child development home (daycare), home-based businesses may generate no more than 25 vehicle trips per day.

l. Home occupations may have no more eight (8) on-site product pick-ups by customers in a one-day period. This shall not be the primary method by which products are delivered to customers. Pick-up times shall by appointment only and shall be limited to between the hours of 7:00 am and 7:00 pm. Customers may not enter the home occupation property for the purposes of viewing items for sale.

m. Shall not cause an adverse impact on the neighborhood, as determined by the Zoning Administrator.

E. Outdoor Sales and Displays for Commercial and Retail Businesses

(1) Outdoor Displays and Sales and Outdoor Food and Beverage Service Areas for Permanent Businesses:

a. Appropriately zoned, retail properties may define limited areas within their site for permanent and/or intermittent outdoor display and sales (i.e., pumpkins, plants, lawn and garden goods), including outdoor seating areas for food and beverage service, subject to the provisions contained herein.

b. All outdoor display and sales and food and beverage service areas must be clearly defined and detailed on a site plan (or sketch plan if proposed for an existing site) and obtain approval as part of a site plan process or otherwise obtain site plan approval

from the City. All other City Code requirements for seasonal and temporary uses must be met.

c. Said areas shall be hard surfaced and not exceed five percent (5%) of the total site area, cannot not be located upon any parking stalls or drive aisles, and must be situated immediately adjacent to the retail establishment or tenant space which shall have exclusive use of said areas. Off-site businesses/non-tenants shall not be allowed to utilize these areas.

d. Outdoor display areas shall be located no closer than 10 feet from any property line or street right-of-way and may not be located within any street or driveway vision triangle, required buffer, or required open space area.

e. The layout of any outdoor display, sales, and seating areas shall be designed so to not create a traffic hazard or congestion and shall allow for the safe and unimpeded flow of pedestrian traffic, including exiting from the building. A minimum five feet (5') of clearance shall be maintained along all sidewalks and walking paths/pedestrian routes.

f. Outdoor food and beverage service areas are required to have a permanent barrier or fence, that is a minimum three feet (3') tall, enclosing the outdoor seating area. The permanent barrier or fence shall be architecturally consistent and appropriate with the level of finish and appearance of the adjacent retail building.

g. No detached or freestanding signage shall be permitted except as may be allowed by the City's Sign Code.

(2) Seasonal Garden Centers and Seasonal Outdoor Displays for Permanent Businesses:

a. Seasonal garden centers, selling outdoor lawn and garden goods and supplies, the sale of agricultural products, and Christmas tree sales, may be permitted within appropriately zoned retail properties subject to the provisions contained herein.

b. All proposed seasonal garden centers, temporary agricultural product sales, and other seasonal outdoor displays must be clearly defined and detailed on a sketch plan and obtain approval from the Zoning Administrator. Information to be shown on the sketch plan includes details of product display and storage areas, all proposed tents, fencing, barriers, and other structures as well as proposed modifications to the site circulation and parking areas.

c. Garden centers and outdoor display areas shall be located on a surface paved with PCC or HMA in accordance with City Code and no more than twenty percent (20%) of the parking lot or the total parking available on an individual site may be utilized for a seasonal garden center or seasonal outdoor display. No main drive aisles, as determined by the City, shall be blocked or closed. The layout shall be designed so to not create a traffic hazard or congestion and shall allow for the safe and unimpeded flow of pedestrian traffic, including exiting from the building. A minimum five feet (5')

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of clearance shall be maintained along all sidewalks and walking paths/pedestrian routes.

d. Garden centers and outdoor display areas shall be located no closer than 15 feet from any property line or street right-of-way and may not be located within any street or driveway vision triangle, required buffer, or required open space area.

e. No detached or freestanding signage shall be permitted except as may be allowed by the City's Sign Code. All other City Code requirements for seasonal and temporary uses must be met including obtaining an annual permit and the limitation of the dates of the installation and operation as contained herein.

f. Fireworks sales are only permitted in the C-2, M-1, and M-2 zoning districts.

(3) Public Sidewalk Usage (C-3 Zoning District Only): Businesses located within the C-3 zoning district may place tables, chairs and displays associated with the adjoining business subject to the provisions of Chapter 165.04, Section H of this code.

F. Outdoor Storage

The outdoor storage of any materials, goods, shipping containers, construction equipment, trucks or trailers over 30 feet in length, inoperable vehicles, inoperable trucks, other inoperable equipment, parts, containers, pallets, construction equipment, debris, or other materials is prohibited in all zoning districts except where expressly permitted by the Zoning Regulations. When permitted, outdoor storage is subject to site plan review and approval and shall comply with the following standards:

(1) Must be located on a surface paved with PCC or HMA in accordance with City Code. The City Council may, at their full discretion, approve a gravel surface for a storage yard in the M-2 zoning district provided the storage yard is wholly located within the rear yard of the site and mitigation measures are established to prevent dust and gravel from leaving the site.

(2) Shall comply with the Open Space, Landscaping and Buffering requirements of the Zoning Code.

(3) Shall be screened from view from all adjoining public street rights-of-way and all adjoining residentially developed or zoned properties, schools and similar sensitive uses and properties.

(4) Shall be enclosed by an opaque fence no less than six (6) feet in height, eight (8) feet for an industrially zoned property.

G. Loading Docks, Delivery and Service Overhead Doors

In all zoning districts, with the exception of the M-1 and M-2 zoning districts, loading docks and overhead doors for delivery, distribution and service, including vehicle repair service bay doors, shall not face a public street. This requirement may be waived by the City Council upon review of a site plan.

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H. Trash and Recycling Collection

The following trash and recycling collection standards shall apply to all sites excluding agricultural uses, single-family dwellings, two-family dwellings, and townhouse dwellings:

(1) Provisions Required. All buildings and dwellings shall have adequate provisions for the collection of trash, grease, and recyclable materials with sufficient numbers and locations of collection containers as determined by the Zoning Administrator, at their sole discretion.

(2) Screening of Collection Containers. All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick or stone. Colors shall be compatible with the dominant architectural materials of buildings on site and shall be integral to a building on site whenever possible. The enclosure shall be located out of public view and constructed to visibly screen the views from the adjoining properties.

I. Equipment Screening

The following equipment screening standards shall apply to all sites excluding agricultural uses, single-family dwellings, two-family dwellings, and townhouse dwellings:

(1) All ground mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters shall be screened from view from adjacent public streets and residential developed or zoned properties.

(2) Required screening shall be accomplished by one or more of the following: landscaping, screen walls, and building structure.

J. Exterior Lighting

The following exterior lighting standards shall apply to all sites excluding agricultural uses, single-family dwellings, and two-family dwellings:

(1) All site and building lighting shall be LED type (light produced via light emitting diodes) of a soft-white or bright-white light color and quality.

(2) All light fixtures shall be downcast in nature and must possess sharp, cut-off qualities to limit off-site glare. Wall-pack type light fixtures are prohibited.

(3) In all multi-family, office, commercial, and industrial zoning districts, all parking lot, building exterior, and site lighting shall be designed, angled, or shielded so as not to glare or shine onto abutting properties or to cause glare upon the adjoining public rights-of-way.

(4) Buildings and signage may be up-cast or downcast illuminated provided said lighting does not shine or glare off or past the sign or building wall.

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(5) Upon the request of the Zoning Administrator, a photometric plan and cut-sheets of all light fixtures shall be provided to the City during the site plan and/or building permit review process to ensure compliance with the regulations of this section.

K. Attached and Free-Standing Drive-Thru Canopies

The following regulations shall apply to all vehicle drive-thru or drive-up canopies, including bank ATM and teller service canopies, fuel pump island canopies, and restaurant drive-thru and drive-up canopies.

(1) Canopies shall meet the building setback requirements for the property on which it is located.

(2) The minimum vertical clearance for all canopies shall be 14 ft.

(3) The maximum height for all free-standing canopies shall be 20 ft.

(4) All structural and supporting columns shall be wrapped in a material consistent with or complementary to the primary building material of the principal building or buildings located on the same site. Canopies clad in any architectural metal panel shall consist of no more than two different colors.

(5) Under-canopy lighting shall be flush mounted.

L. Medical Cannabidiol Dispensaries and Manufacturing Facilities

The following regulations are in response to the State of Iowa's Medical Cannabidiol Act, as adopted on May 12, 2017. Nothing within these regulations herein or elsewhere within the City's zoning ordinance shall be construed as an official endorsement or recognition that medical cannabidiol dispensaries and medical cannabidiol manufacturing facilities are legal uses as it may pertain to federal law. The intent of these regulations is to address the negative secondary impacts these uses may create.

(1) The following regulations shall apply to all medical cannabidiol dispensary facilities.

(2) All facilities shall be licensed by the State of Iowa as a medical cannabidiol dispensary and comply with all State of Iowa rules and regulations for a medical cannabidiol dispensary.

(3) Facilities may only be located on a property that is zoned for such a facility as provided in the Permitted and Special Uses Table of this Chapter and for which a Special Use Permit has been approved by the Board of Adjustment.

(4) No facility shall be located within 1,000 feet of any public or private elementary, secondary or high schools that is in place at the time of application. No facility shall be located within 1,000 feet of residentially property or residentially zoned property that is in place at the time of application. The distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted to the property line of the protected use.

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(5) No medical cannabidiol dispensary shall be located within 1,000 feet of any other such facility as measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted.

(6) The hours of operation shall be no earlier than 8:00 a.m. and no later than 8:00 p.m.

(7) All operations shall be contained within an enclosed building, and a medical cannabidiol dispensary may not be located within a trailer, tent, temporary structure, or motor vehicle.

(8) Vehicle drive-up or drive-thru service is prohibited.

(9) Off-site delivery is prohibited.

(10) No outdoor display of merchandise is allowed, and no outdoor seating shall be permitted.

(11) No facility shall permit any person to consume medical cannabidiol on the facility premises or property.

(12) No facility shall permit any person not directly affiliated with the facility to loiter on the facility premises or property.

(13) There shall be no emission of dust, fumes, vapors, or odors into the environment from the facility.

(14) Signage for a medical cannabidiol dispensary shall comply with the City's sign code regulations. Temporary signage shall be prohibited for medical cannabidiol dispensaries.

(15) All medical cannabidiol dispensaries shall provide for adequate security including adequate site lighting, a monitored security alarm system with battery back-up power, and a video surveillance system that at all times records all interior areas and the exterior perimeter of the premises.

The following regulations shall apply to all medical cannabidiol manufacturing facilities.

(1) All facilities shall be licensed by the State of Iowa as a medical cannabidiol manufacturing facility and shall comply with all State of Iowa rules and regulations for a medical cannabidiol manufacturer.

(2) Facilities may only be located on a property that is zoned for such a facility as provided in the Permitted and Special Uses Table of this Chapter and for which a Special Use Permit has been approved by the Board of Adjustment.

(3) No facility shall be located within 2,000 feet of any public or private elementary, secondary or high schools that is in place at the time of application. No facility shall be located within 2,000 feet of residentially property or residentially zoned property that is in place at the time of application. The distance shall be measured in a straight line from the exterior

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walls of the building or portion thereof in which the business is conducted to the property line of the protected use.

(4) All operations shall be contained within an enclosed building, and a medical cannabidiol dispensary may not be located within a trailer, tent, temporary structure, or motor vehicle.

(5) No facility shall permit any person to consume medical cannabidiol on the facility premises or property.

(6) There shall be no emission of dust, fumes, vapors, or odors into the environment from the facility.

(7) Signage for a medical cannabidiol manufacturing facility shall comply with the City's sign code regulations. Temporary signage shall be prohibited for medical cannabidiol manufacturing facilities.

(8) All medical cannabidiol manufacturing facilities shall provide for adequate security including adequate site lighting, a monitored security alarm system with battery back-up power, and a video surveillance system that at all times records all interior areas and the exterior perimeter of the premises.

(9) No medical cannabidiol dispensary or medical cannabidiol manufacturing facility shall occupy a building, begin operation, or otherwise conduct business within the City of Indianola until such time the proposed facility has received approval of a Special Use Permit from the Board of Adjustment.

M. Delayed Deposit Services Businesses and Pawnshops

The following regulations shall apply to all delayed deposit services businesses (commonly known as check cashing, payday lending, or car title loan businesses) and pawnshops.

(1) May only be located on a property that is zoned for such a business as provided in the Permitted and Special Uses Table of this Chapter and for which a Special Use Permit has been approved by the Board of Adjustment.

(2) Shall not be located within 1,000 feet of any public or private elementary, secondary or high schools, residentially property, or residentially zoned property that is in place at the time of application. The distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted to the property line of the protected use.

(3) Shall not be located within 1,000 feet of any other such business as measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted.

(4) The hours of operation shall be no earlier than 8:00 a.m. and no later than 8:00 p.m.

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N. Manufactured Homes

(1) Conversion to Real Property. A mobile home or manufactured home that is located outside a manufactured home community or park shall be converted to real estate by being placed on a permanent foundation and shall be assessed for real estate taxes except in the following cases:

a. Retailer's Stock. Mobile homes or manufactured homes on private property as part of a retailer's or a manufacturer's stock not used as a place for human habitation.

b. Existing Homes. A taxable mobile home or manufactured home that is located outside of a manufactured home community or mobile home park as of January 1, 1995, shall be assessed and taxed as real estate, but is exempt from the permanent foundation requirement of this chapter until the home is relocated.

(2) Foundation Requirements. A mobile home or manufactured home located outside of a manufactured home community or home park shall be placed on a permanent frost-free foundation system that meets the support and anchorage requirements as recommended by the manufacturer or required by the State Building Code. The foundation system must be visually compatible with permanent foundation systems of surrounding residential structures. Any such home shall be installed in accordance with the requirements of the State Building Code. Said home shall further comply with the basement requirement for single-family and two-family dwellings.

(3) Single-Family Residential Building Finish and Form. A mobile home or manufactured home located outside of a manufactured home community or home park shall have a pitched roof consistent with the form and style of any single-family homes within 1,000 feet of the lot or parcel on which it is located. The roof and exterior of the mobile home or manufactured home shall be clad with typical residential siding and roofing materials such as horizontal, lap style siding and asphalt shingles.

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CHAPTER 165
ZONING REGULATIONS

SECTION 165.06 SITE PLAN REGULATIONS AND PROCEDURES

1. SITE PLAN REQUIRED
2. SITE PLAN APPLICATION
   - A. Agricultural Related and Single-Family Dwellings
   - B. All Other New Uses, Buildings, and Structures
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   - A. General Design Policies
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5. CONDOMINIUM CONVERSIONS
   - A. Conversion to Condominium
   - B. Application
   - C. Recording of Declaration

1. SITE PLAN REQUIRED

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

2. SITE PLAN APPLICATION

The following site plans are required for all uses:

A. Agricultural Related and Single-Family Dwellings. New agricultural related uses and buildings, single-family dwellings, two-family dwellings, conversion of existing single-family dwellings into two-family dwellings, accessory dwellings units, and related additions and accessory structures shall require the following:

(1) Sketch Plan. A Sketch Plan Application is required prior to the construction or erection of a new building, building addition, fence, accessory structure, or other permitted structure or improvement.

a. **Sketch Plan Application** - Each application to the Building Official for a building permit to construct or erect a new building, building addition, fence, accessory structure, or other permitted structure or improvement shall be accompanied by a sketch plan (including required sketch plan details), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements including building setbacks and off-street parking requirements.

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b. **Sketch Plan Procedure** - The Sketch Plan Application shall be reviewed by the Zoning Administrator, or their designee, for compliance with all applicable City Codes as part of the review of the corresponding building permit application.

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

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

a. **Major Site Plan Application** - A site plan (including required site plan details and number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Major Site Plan Application fee as established by resolution of the City Council.

b. **Major Site Plan Review Procedure** - The Major Site Plan Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed completed shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.

c. **Major Site Plan Review by Zoning Commission** - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Zoning Commission a copy of the Major Site Plan Application along with a written recommendation as to the plan's conformity with the rules and regulations of the city.

d. The Commission shall subsequently hold a meeting as prescribed by their rules of procedures and review the Major Site Plan Application for conformity with the zoning regulations and standards and may confer with the applicant on changes deemed advisable in such Site Plan.

e. The Commission shall forward its recommendation to the City Council for approval, approval with conditions, or denial of the Major Site Plan Application within 45 days of the receipt of a Major Site Plan Applicant deemed complete by

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the Zoning Administrator. If the Commission does not act within the 45 days as prescribed above, the Major Site Plan Application shall be deemed to be recommended for approved by the Commission unless the applicant agrees to an extension of time.

f. **Findings for Approval** – In order for the Commission to make a recommendation for approval of a Major Site Plan, the Commission shall make the following findings:

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

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

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

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

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

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

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

g. **Major Site Plan Review by City Council** - The City Council, upon receipt of the recommendation of the Commission, shall either approve, approve with conditions, or disapprove the Major Site Plan Application. In order for the Council to approve a Major Site Plan, the Council shall confirm or make the aforementioned findings in subsection f. herein above.

(2) Minor Site Plan. A Minor Site Plan Application may be submitted to the Zoning Administrator for minor changes to an existing developed site or to an approved site plan, including changes or modifications to the building facades and landscape plan or minor changes in use, provided that all code requirements are met and the following:

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i. The application does not include a new building, building expansion, or building addition of more than 2,000 sq. ft., and does not increase the total building gross floor area of the site by more than 20% of the of the existing building gross floor area. Both the 2,000 sq. ft. and the 20% expansion limits for a Minor Site Plan cannot be exceeded by sequential Minor Site Plans.

ii. The application does not include the expansion or addition of more than 4,000 sq. ft. of paving or impervious area including cumulatively by multiple Minor Site Plans.

iii. The application does not increase the total number of dwelling units.

a. **Minor Site Plan Application** - A site plan (including required site plan details and number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Site Plan Application fee as established by resolution of the City Council.

b. **Minor Site Plan Procedure** - The Minor Site Plan Application shall be reviewed by the Zoning Administrator, or their designee, for compliance with all applicable City Code. In order for the Zoning Administrator to approve a Minor Site Plan, the Zoning Administrator shall make the following findings:

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

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

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

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

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

vi. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established

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property values in adjoining or surrounding property; and,

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

c. Any application which exceeds the prescribed limitations outlined in this section shall require a Major Site Plan Application and review by the Zoning Administrator as prescribed in Subsection a hereinabove.

C. General Provisions.

(1) Nothing contained herein shall be construed to allow the Zoning Administrator to vary the provisions of any statute, ordinance, City policy, or previous directives of the City Council.

(2) The Zoning Administrator shall have the discretion to refer any Minor Site Plan Application to the Zoning Commission and City Council for its review and action.

(3) Whenever any Major or Minor Site Plan application has been denied by the applicable review authority, no new Major or Minor Site Plan application covering the same property for a similar use or site improvements shall be submitted or considered by the applicable review authority until one year shall have elapsed from the date of filing of the first application, unless the new application is substantially different from the first application, as determined at the sole discretion of the Zoning Administrator.

(4) The approval or denial of any site plan that is subject to the review and approval of a Special Use Permit by the Board of Adjustment shall be at the sole discretion of the Board of Adjustment under their authority to approve or deny any Special Use Permit application as provided for in Chapter 165.02 of this code.

3. SITE PLAN EXPIRATION

Expiration of Site Plan approval. All site plan approvals shall expire and terminate 24-months after the date of approval unless a building permit has been issued for the construction provided for in the site plan. This shall apply to all site plans approved after the date of adoption of this ordinance. In the event the building permit for the construction provided for in a site plan expires or is canceled, then such site plan approval shall thereupon terminate.

4. DESIGN STANDARDS

A. General Design Policies. In addition to the specific design standards herein this chapter, each site plan presented shall comply with the following general design policies. The approval authority, as specified in this chapter, may refuse to grant approval to a site plan even though it complies with the specific design standards if, in the opinion of the relevant approval authority, it does not comply with the general design policies as hereinafter enumerated. Any site plan presented shall be designed in such a way as to insure the orderly and harmonious

development of property in such a manner as will safeguard the public's health, safety and general welfare, as hereinafter set out.

(1) The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines for what they were designed nor increase the danger of erosion, flooding, landslide or other endangerment of adjoining or surrounding property.

(2) The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property, and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illuminations of required perimeter yards, refuse containers and impairment of natural light and impairment or pollution of air. For the purpose of this section, the term "use and enjoyment of adjoining property" means the use and enjoyment presently being made of such adjoining property, unless such property is vacant. If vacant, the term "use and enjoyment of adjoining property" means those uses permitted under the zoning districts in which such adjoining property is located.

(3) The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets.

(4) To such end as may be necessary and proper to accomplish the standards in Subsections 1, 2 and 3 of this section, the proposed development shall provide fences, walls, screening, landscaping, erosion control or other improvements.

(5) The proposed development shall conform to all applicable provisions of the laws of the State of Iowa, and all applicable provisions of this Code of Ordinances.

B. Storm Water Management, Grading, and Paving Design Standards. On approval of a site plan by the relevant review authority as specified in this chapter, building permits may be issued, as long as all other requirements of the City, State and County are met, and construction may commence. In order for the relevant review authority to approve a site plan application, the following specific design standards must be met:

(1) Storm Water Management Required.

a. Site plans must provide for adequate routing of all storm water run-off including but not limited to downspout discharge, footing drain discharge and parking lot runoff.

b. Storm water may not be directed out driveways into the City right-of-way, except where permitted by the City. Storm water shall be collected and piped to a storm sewer where a storm sewer is available within 300 feet from the property line. The

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storm sewer system's pipes and intakes shall be capable of conveying runoff from a five-year recurrence interval storm from the site and tributary upstream areas.

c. Storm water runoff calculations shall be made utilizing the Soil Conservation Service methods as presented in Technical Release No. 55, Urban Hydrology for Small Watersheds, Soil Conservation Service, U.S. Department of Agriculture. The Zoning Administrator may waive this requirement, provided the area to be developed is less than 10,000 square feet.

d. Existing overland drainage courses must be maintained and improved to provide capacity to convey the runoff from a 100-year recurrence interval storm across the site. Storm water runoff shall be computed on the basis of a fully developed drainage basin, using the method prescribed in Paragraph B of this subsection. No reduction in the required overland drainage course capacity will be made due to use of storm sewers or storm water detention facilities. Easements for the overland drainage course must be prepared by the developer and conveyed to the City.

e. Storm water detention is required for all sites larger than one acre in size, unless it is determined by the Zoning Administrator to be unnecessary or impractical. The maximum allowable discharge rate from the storm water detention facility will be limited to that from a five-year return frequency storm after development of the site or to the proportionate capacity of existing downstream sewers and drainageways during a five-year storm which was utilized by the runoff from the site prior to the development, whichever discharge rate is less. Storm water runoff and storm water detention facilities shall be determined using the method prescribed in this subsection. The discharge rate shall be controlled at the detention facilities outlets and not in the storm sewer size serving the site.

(2) Storm Water Management Plans. Unless otherwise not required as determined by the Zoning Administrator, a storm water management plan in compliance with this section shall be included as part of the site plan application. This storm water management plan shall include storm water calculations certified by an engineer, architect or landscape architect registered in the State of Iowa and familiar with such calculations. This plan shall further follow recognized best practices for storm water management including those outlined in the Iowa Stormwater Management Manual as prepared by the Iowa Department of Natural Resources.

(3) Grading. To help alleviate erosion and maintenance problems, ground slope should not exceed 4:1. However, the approval authority may approve a maximum ground slope of 3:1 for special reasons.

(4) Paving Standards. Parking lots and access drives shall be hard-surfaced, limited to a maximum slope of six percent in a direction perpendicular to the car. Driveways shall not exceed a 10 percent slope. Except for the individual driveways for Single-Family, Two-Family, and Townhouse or Row Dwellings, an integral six-inch Portland cement

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concrete (PCC) curb shall be provided along the edges of all parking lots, drive aisles, loading area, access drives, and driveways. Openings within the required curbing may be permitted for the purposes of conveying storm water.

a. Where Portland cement concrete pavement is used, the pavement shall comply with the materials and be constructed in such a manner as to provide an equivalent finished product as specified in the most current Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation, utilizing a "Class C Concrete" mix Class 2 or 3 durability coarse aggregate.

b. Where asphaltic cement concrete pavement is used, the pavement shall comply with the materials and be constructed in such a manner as to provide an equivalent finished product as specified in the Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation. The pavement shall utilize nonrecycled virgin material which shall include Type B base and Type A surface courses and which shall comply with the most current Iowa Department of Transportation job-mix formula.

c. Where asphaltic cement concrete is placed on a crushed stone base, the base shall comply with an approved Iowa Department of Transportation Class A or B crushed stone base material and gradation.

d. All hard-surfacing shall be constructed on a prepared uniform subgrade compacted to 95 percent of maximum density (Standard Proctor Density).

e. The parking lot and driveway design shall meet or exceed the following minimum paving thickness requirements:

	Full Depth Asphaltic Cement Concrete	**Asphaltic Cement Concrete Over Crushed Stone Base**				
Parking Lot	**Type B Base**	**Type A Surface**	**Crushed Stone**	**Type B Base**	**Type A Surface**	**Portland Cement Concrete**
Parking Lots 50 Stalls or Less	3 inches	2 inches	6 inches	0 inches	3 inches	4 inches
Parking Lots More than 50 Stalls Except Loading Dock or Drive Areas with Bus or Truck Traffic	3 inches	3 inches	6 inches	0 inches	4 inches	5 inches
Loading Dock Area	NOT ACCEPTABLE	NOT ACCEPTABLE	7 inches			
Driveway Areas with Bus or Truck Traffic	6 inches	2 ½ inches	6 inches	3 inches	3 inches	6 inches

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(5) Equivalent Residential Unit (ERU). Site plans shall calculate the ERU for each site. Less than or equal to 3,400 square feet of impervious surface area shall be one (1) ERU, and each additional 340 square feet of impervious area shall be an additional 0.1 ERU.

5. PRIVATE UTILITIES

All private underground utility lines and pipes installed after the date of this ordinance shall include a tracer line to facilitate above-ground locating.

6. CONDOMINIUM CONVERSIONS

A. Conversion to Condominium. In order to protect the health, safety, and welfare of the building occupants and to ensure compliance with the City of Indianola's rules and regulations, all conversions to a Condominium or to a Multiple Housing Cooperative are required to comply with the Zoning Regulations and Building and Fire Codes adopted by the City of Indianola.

The conversion of any building or portion thereof to a horizontal property regime or to a multiple housing cooperative shall be treated as a change of occupancy for the building(s) and parcel or lot, requiring both site plan review and approval and review and approval of a new certificate of occupancy.

B. Application. Any person or entity seeking to establish a horizontal property regime or multiple housing cooperative by establishing a horizontal property regime pursuant to Iowa Code 499B or by establishing a multiple housing cooperative pursuant to Iowa Code 499A shall establish and document compliance with the following, by filing a minor site plan application and a request of a new certificate of occupancy and obtaining subsequent approvals from the Zoning Administrator and Building Official:

(1) That all materials, manner and means of construction in the proposed building meet current building codes for new residential construction including current fire, building, plumbing, electrical, mechanical, energy conservation, and post construction storm water management codes.

(2) That the building and site meet all requirements of the zoning ordinance that would be required for new residential construction.

(3) That the building and site meet all requirements for handicapped accessibility that would be required for new residential construction.

(4) That separate utility services, with separate metering, be provided to each dwelling unit that would be required for new residential construction.

C. Recording of Declaration. At least sixty (60) days before a declaration or other instrument establishing a horizontal property regime pursuant to Iowa Code 499B or establishing a multiple housing cooperative pursuant to Iowa Code 499A ("declaration")

is to be recorded in the office of the County Recorder, any person or entity shall file a minor site plan application for approval from the Zoning Administrator and Building Official. In addition to the site plan application, the applicant shall file the following:

(1) A site plan, building plans and code analysis demonstrating compliance with the provisions addressed above.

(2) A copy of the declaration or other instrument consistent with Iowa Code 499A or 499B.

The declaration shall not be recorded unless a certificate of occupancy for the proposed building has been issued by the City.

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CHAPTER 165
ZONING REGULATIONS

SECTION 165.07 OFF-STREET PARKING REGULATIONS

1. STATEMENT OF INTENT
2. OFF-STREET LOADING AND PARKING SPACES REQUIRED
   - A. Off-Street Loading Spaces
   - B. Off-Street Parking Spaces
3. PARKING AREA DESIGN STANDARDS
   - A. Access and Driveways
   - B. Setbacks

1. STATEMENT OF INTENT

It is the intent of this article to prevent traffic congestion and to provide for proper traffic safety by preserving the public thoroughfares for the unimpaired movement of pedestrian and vehicular traffic. In all districts, there shall be provided at the time any new building or structure is erected, off-street parking spaces in accordance with the requirements set forth herein. The requirements of this Article are minimum standards, and in certain uses these requirements may be inadequate. Where review of the site plans and intended land use indicate through the application of proven standards or experienced statistics that the requirements herein are inadequate for the specific land use adaptation, a greater requirement for off-street parking may be required to preserve the intent of this ordinance.

2. OFF-STREET LOADING AND PARKING SPACES REQUIRED

A. Off-Street Loading Spaces

(1) In any district, in connection with every building or part thereof hereafter erected, having a gross floor area of 10,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, at least one off-street loading space plus one additional such loading space for each 20,000 square feet, or major fraction thereof, of gross floor area, so used, in excess of 10,000 square feet.

(2) Each loading space shall be not less than 12 feet in width and 40 feet in length.

(3) Such space may occupy all or any part of any required rear or side yard, except where adjoining a residentially zoning property, and shall be setback and screened as required within this chapter and elsewhere within the Zoning Regulations.

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(4) All loading yards and access drives to loading yards and loading docks shall be paved with asphaltic or Portland cement concrete pavement in accordance with surfacing requirements set forth in this section.

B. Off-Street Parking Spaces

(1) All parking and storage of vehicles, trailers, recreational vehicles, campers, boats and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter. Unlicensed or inoperable vehicles and equipment shall not be stored outside unless part of an approved storage area on a property located within the M-1 or M-2 zoning districts. In all zoning districts space for parking and storage of vehicles and trailers shall be provided in accordance with the Off-Street Parking Required Table and the standards contained herein this Chapter. Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons, or employees of the principal use served.

(2) Off-Street Parking Required Table: The following table identifies the minimum number of parking spaces required for the specified use. The intent of these standards is to provide the appropriate number of parking spaces on site for the given use and to accommodate changes in uses over time. No off-street parking shall be required in the C-3 Zoning District. At the discretion of the Zoning Administrator, the City may require the amount of parking required for a site be based on the parking standards contained within the latest edition of the ITE Parking Generation manual or by an alternative parking study and analysis.

OFF-STREET PARKING SPACES REQUIRED	
USE	**NUMBER OF PARKING SPACES REQUIRED**
RESIDENTIAL USES	
Household Living	
Single family dwelling, detached	2 per dwelling unit
Single family dwelling, semi-detached	2 per dwelling unit
Two family dwelling	2 per dwelling unit
Townhouse dwelling (3+ units)	2 per dwelling unit
Multiple family dwelling	1 per bedroom
Manufactured home park	2 per dwelling unit
Accessory dwelling	2 per dwelling unit
Dwelling units located above the ground floor (mixed use building)	1 per bedroom
Group Living	1 per 4 residents plus 1 per employee at max shift
Family home / Group care facility	"
Elder group home	"
Assisted living residential facility	"
Nursing or convalescent home	"
Supervised group residence	"

OFF-STREET PARKING SPACES REQUIRED	
USE	**NUMBER OF PARKING SPACES REQUIRED**
PUBLIC AND CIVIC USES	
College, university, or vocational school	1 per 4 student desks or seats at max capacity plus 1 per employee at max shift, additional parking required for stadium/theater type facilities and dorms/student housing
Cultural exhibit, museum, or library	1 per 300 sq. ft. GFA, additional parking required for classroom, meeting space, and theater type facilities
Membership or religions organization, social club or lodge, and other place of public assembly	1 per 4 seats at max capacity in the main assembly area
Public or private elementary, middle, or high school	1 per 4 student desks or seats at max capacity plus 1 per max number of employees concurrently on site
Public or private golf course, golf driving range, country club, swimming pool, and indoor or outdoor recreational facilities and fields	4 spaces per hole or driving range tee, parking required for restaurant and meeting spaces
Public Utilities (not including gas and electrical power distribution stations, storage or maintenance yards or buildings)	1 per employee at max shift
Government buildings and properties	1 per 200 sq. ft. GFA
Hospital	3 per bed
COMMERCIAL USES	
Animal services	
Kennel (including day kenneling)	1 per 400 sq. ft. GFA
Veterinary services (without overnight kenneling)	1 per 200 sq. ft. GFA
Art gallery	1 per 250 sq. ft. GFA
Banks and financial services	1 per 250 sq. ft. GFA plus 3 vehicle queuing spaces per drive-up or ATM lane
Body piercing studio or tattoo studio	1 per 250 sq. ft. GFA
Child Care Center	1 per employee at max shift plus 1 per 10 children
Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use	1 per 250 sq. ft. GFA
Eating and drinking establishment	
Restaurant (including fast food restaurants, coffee shops, and ice cream shops)	1 per 150 sq. ft. GFA plus 10 vehicle queuing spaces per drive-up lane
Micro-brewery, micro-distillery, or winery with on-site tasting/sampling and sales	1 per employee at max shift plus 1 per 150 sq. ft. of patron space
Tavern / Bar	1 per 100 sq. ft. GFA
Entertainment	
Movie theater, performance hall, performing arts studio	1 per 4 seats
Indoor: waterpark, miniature golf, bowling, video game arcades, commercial driving range, go-carts, trampoline park, playground play space or similar use	1 per 4 persons at max capacity

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OFF-STREET PARKING SPACES REQUIRED	
USE	**NUMBER OF PARKING SPACES REQUIRED**
Outdoor: drive-in theater, waterpark, miniature golf, commercial driving range, go-carts, trampoline park, playground play space or similar use	1 per 4 persons at max capacity
Funeral and interment services	1 per 250 sq. ft. of office space plus 1 per 4 seats at max capacity
Lodging	1 per bedroom
Bed and breakfast inn	1 per bedroom
Boarding or rooming house	1 per bedroom
Extended stay or apartment hotel	1 per bedroom
Hotel or motel	1 per bedroom
Short-term rental	1 per bedroom
Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use	1 per 250 sq. ft. GFA
Mini warehouse or self-storage facility	1 per 20 storage units or spaces plus 1 per employee at max shift
Motor vehicle and motor equipment-oriented businesses	
Automobile service center (auto parts sales)	2 per service bay plus 1 per employee at max shift
Automotive washing, car wash (auto, manual, or attended), does not include truck or trailer washing or trailer washout	1 per employee at max shift plus 5 vehicle queuing spaces per wash bay or wash bay lane
Gas station or service station with minor repair and services (brakes, batteries, tires, oil changes), including the dispensing of liquified propane	1 per 250 sq. ft. GFA of retail space plus 2 per service bay plus 1 per employee at max shift
Major motor vehicle repair (painting, body, fender, frame, transmission, engine overhaul)	2 per service bay plus 1 per employee at max shift
Automobile sales, rental, storage lot, and off-street parking	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
Automobile, truck and equipment auction facilities	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
Recreational vehicle, camper, boat, motorcycle, snowmobile, golf car, and similar sales, lease, and rental and ancillary repair and maintenance	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
Light equipment sales, rental, or repair service	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
Heavy equipment sales, rental or repair service	1 per 250 sq. ft. GFA plus 1 per 2,000 sq. ft. of outdoor display area, plus 1 per employee at max shift
Truck Stop, not including trailer washout	1 per 250 sq. ft. GFA plus 1 pe 5,000 sq. ft. of lot area
Personal and consumer service	
Beauty salon, barbershop	1 per 250 sq. ft. GFA
Dry cleaner and laundry service	4 plus 1 per employee at max shift plus
Laundry (self-serve laundromat)	1 per 250 sq. ft. GFA
Fitness center, gym, health spa	1 per 150 sq. ft. GFA

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OFF-STREET PARKING SPACES REQUIRED	
USE	**NUMBER OF PARKING SPACES REQUIRED**
Tailor	1 per 250 sq. ft. GFA
Print shop, copy center, retail shipping store	1 per 250 sq. ft. GFA
Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use)	1 per 250 sq. ft GFA
Television and radio broadcast studio, offices, and production facilities	1 per 250 sq. ft GFA
Retail sales (grocery store, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use)	1 per 250 sq. ft. GFA
Retail sale - intensive uses including multi-tenant commercial centers	1 per 250 sq. ft. GFA
Convenience store with fuel sales	1 per 250 sq. ft. GFA
Sexually oriented business	1 per 250 sq. ft. GFA
Spectator sports	1 per 4 seats at max capacity
Sports and recreation, participant	1 per 4 seats at max capacity
INDUSTRIAL USES	
Animal feedlots, processing of animals or animal by-products	1 per employee at max shift
Electrical power generation (utility scale for off-site use, distribution, or sale)	1 per employee at max shift
Manufacturing, production and industrial services	1 per 1,000 sq. ft. GFA
Repair service	1 per 250 sq. ft. GFA
Research laboratory and testing	1 per 1,000 sq. ft. GFA
Storage of equipment, data and records, electronic data center, furniture and similar	1 per 10,000 sq. ft. GFA or 1 per employee at max shift, whichever is greater
Trucking/freight terminal	"
Wholesale fuel storage, sales, or distribution	"
Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers)	"
Waste related use	1 per employee at max shift
OTHER USES	
Agricultural uses	1 per employee at max shift
Boarding stables and riding schools	1 per employee at max shift
Gas and electrical power distribution station	1 per employee at max shift
Mining operation, sand and gravel extraction or processing, gas or oil well, or similar mineral or earth resource extraction	1 per employee at max shift
Wireless facility	1 per employee at max shift

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(3) Calculating of Parking Required. In computing the number of parking spaces required, the following rules shall govern:

(1) Uses Not Specifically Mentioned. In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is so mentioned, and to which said use is similar, shall apply.

(2) Unknown Uses. Where new buildings are proposed but the owner or developer does not wish to designate the type of use that will occupy the building, the most intensive use possible (recognizing the use imitations of the zoning on the property) shall determine the parking requirements.

(3) Fractional Spaces. Any space 0.5 or more shall be considered a whole space.

(4) Seating Capacity. When the unit of measurement determining the number of required parking spaces is based upon the seating capacity of a structure or use, each 24 inches of pew, bench or other seating shall count as one seat.

(5) Employees. When the unit of measure determining the number of required parking spaces is based on the number of employees, the maximum shift or employment period during which the greatest number of employees is present at the structure or use shall be used in the computation.

(6) Two or More Different Uses. If a building contains two or more differing uses, the parking requirement shall be determined by the addition of the parking requirements for each use. This calculation may be modified at the discretion of the Zoning Administrator.

(4) Accessibility parking. Accessibility parking (handicapped parking) shall be provided in accordance with State and Federal law requirements, the Statewide Urban Design and Specifications (SUDAS) as maintained by the Institute for Transportation at Iowa State University, and provided spaces shall count towards the total parking requirement.

(5) Gross Floor Area. The term "gross floor area" (GFA) means the area included within the exterior walls of a building or portion thereof, exclusive of vent shaft and courts and any portion of a structure above or below ground used for off-street parking, loading areas, or mechanical equipment.

(6) Off-Site Parking. Off-street parking areas for residential uses shall be provided on the same lot. Non-residential uses may be permitted off-site parking areas at the discretion of the Zoning Administrator.

(7) Garages and Structured Parking. Each parking space within a residential garage that is directly connected to an individual dwelling unit may count towards the fulfillment of the parking space requirement. In all other situations, each parking space within a residential garage or parking structure shall count as 0.5 (one-half) of a parking space for the purposes of calculating the fulfillment of the parking space requirement.

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(8) Tandem Parking. Tandem parking spaces, defined as a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle or driveway, are not permitted and shall not be counted towards the fulfillment of the parking space requirement except when within the individual driveway of a single-family residence or manufactured home, within the individual driveway that is directly in front of a garage that is connected to an individual townhome or apartment unit, or within a parking facility when an attendant is on duty during the hours when the facility is being used. The minimum required depth of a tandem parking space is 20-feet.

(9) Alternate Calculations and Deferrals. At their full discretion, the Zoning Administrator may approve an alternate method for calculating the required parking for a given site including credit for shared parking between off-peak uses and parking shared at multi-tenant retail centers. The Zoning Administrator may further defer the construction of required parking to a date certain, as part of a future phases, or upon determination of need. Deferred parking must be identified upon the site plan and accommodated as part of the site plan design including storm water management.

(10) Bicycle Parking. Every building greater than 5,000 square feet in gross floor area that contains a retail or office use shall provide or have access to a shared or common bike parking facility, such as a bike rack or bike lock boxes or an indoor bike storage area.

3. PARKING AREA DESIGN REQUIREMENTS

Every lot or parcel of land hereafter used as a public or private parking area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements. At the discretion of the Zoning Administrator, any design standard contained herein may be superseded by the standards contained in the Statewide Urban Design and Specifications (SUDAS) as maintained by the Institute for Transportation at Iowa State University.

A. Access Drive and Driveways.

An access drives (or driveway) is required to provide access to all off-site parking areas and to any garage.

(1) Location and Spacing. All access drives, driveways, driveway approaches shall be located and designed according to the standards as established in this Chapter and elsewhere within City Code.

(2) Width. The widths of all driveway approaches shall comply with the standards as established in the City Code. The widths of all access drives and driveways shall comply with the following:

a. Single Family, Two-Family, and Townhouse or Row Dwellings where each individual unit directly fronts on a public or private street, all driveways shall be no less than 8-feet wide and no greater than 24-feet wide or the width of the garage opening(s) that face the street. One additional wing-style parking space no greater than 10-feet in

width may be added to the edge of a driveway. Driveway tapers, as may be necessary to transition the driveway to meet the maximum allowable driveway width as measured at the right-of-way line, shall begin no less than 10-feet from said right-of-way line. The design of the driveway apron within the public street right-of-way shall be in accordance with the design standards as established by the City.

b. All other access drives and driveways shall be a minimum 24-feet wide for two-way drives and 16-feet wide for one-way drives.

(3) Parking lot interconnections required. In order to provide mutually beneficial cross circulation and access, the parking lots for adjoining similar commercial and office uses shall be interconnected unless impractical due to topography or other physical constraints of either site.

(4) Paving. All driveways, access drives, and off-street parking and loading areas shall be paved with hot mix asphalt (HMA), Portland cement concrete (PCC), or pavers (including permeable pavement and paver systems). The design and construction of said pavement or pavers shall be of sufficient thickness, reinforcement, and sub-base necessary to provide a durable, dustless surface designed and rated for the traffic it is anticipated to carry. All paved areas shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. No vehicles or trailers shall be parked or storage upon an unpaved surface except as may be permitted within a designated and approved outdoor storage area. See Chapter 165.06, Section 4 for specific design standards.

(5) Curbing. Except for the individual driveways for Single-Family, Two-Family, and Townhouse or Row Dwellings, an integral six-inch Portland cement concrete (PCC) curb shall be provided along the edges of all parking lots, drive aisles, loading area, access drives, and driveways. Openings within the required curbing may be permitted for the purposes of conveying storm water. Prefabricated curbs or wheel stops are prohibited unless specifically approved by the Zoning Administer at their discretion.

(6) Sidewalks. Sidewalks shall be required as necessary to connect parking areas to the building entrances. In addition, at least one sidewalk connection shall be made to the public sidewalk. All sidewalks shall be a minimum 5-feet in width. Sidewalk adjoining parking stalls shall be widened a minimum 2-feet in width as necessary to accommodate vehicle overhang.

(7) Parking Lot Markings and Traffic Control Signage. Parking lots, drive aisles, and driveways shall be marked and signed per the standards within the Manual on Uniform Traffic Control Devices (MUTCD). The location of each parking space shall be identified by surface markings or other effective means and shall be maintained so as to be readily visible at all times.

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(8) Maintenance Required. All paved areas shall be properly maintained at all times, including pavement markings and traffic control signage, to permit the safe access of the site by customers, visitors, and emergency services.

(9) Parking Lot Dimensional Standards. All parking spaces shall be provided in accordance with the SUDAS design standards and the following requirements. Should a conflict between these standards arise, the more restrictive standard shall be applied.

The standard-size parking space or stall shall be at least 9 feet wide and 19 feet long. The length of the parking stall may be reduced by up to two-feet when overhanging open space or a sidewalk that is not less than 7-feet in width.

Required Parking Stall Dimensions		
Degree of Angle	**Stall width**	**Stall length**
0 (Parallel)	10.0 feet	23 feet
30	9.0 feet	34 feet
45	9.0 feet	28 feet
60	9.0 feet	24 feet
90	9.0 feet	19 feet

At the discretion of the Zoning Administrator, alternate parking stall dimensions may be approved for structured parking.

B. Setbacks.

(1) No parking or loading area shall be constructed within a required buffer.

(2) Parking is prohibited within the required parking lot setback areas. However, parking is permitted upon the individual driveway of a Single Family, Two-Family, or Townhouse or Row Dwelling, provided no vehicle or trailer overhangs, crosses, or encroaches upon a sidewalk or street right-of-way.

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(3) Parking Setback Table. The following table identifies the setback requirements for all parking and loading areas. All setbacks are measured from edge of paving.

OFF-STREET PARKING AND LOADING AREA SETBACK TABLE										
REQUIRED SETBACKS	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
Front Yard Setback	30 ft	30 ft	30 ft	30 ft	30 ft	15 ft	15 ft	5 ft	15 ft	15 ft
Side Yard Setback[1]	10 ft[2]	10 ft[2]	10 ft[2]	10 ft[2]	10 ft	10 ft	10 ft	5 ft	10 ft	10 ft
Rear Yard Setback[3]	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
[1]No side yard setback required between adjoining parcels that share a driveway or have interconnected parking lots.										
[2]Side yard setback is 1 ft for individual driveways of Single Family, Two-Family, and Townhouse or Row Dwellings.										
[3]Rear Yard Setback is required from any alley line. A 20 ft setback is required for garages that face an alley.										

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Attachment I

CHAPTER 165
ZONING REGULATIONS

SECTION 165.08 OPEN SPACE, LANDSCAPING AND BUFFERING

1. STATEMENT OF INTENT
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   - B. Burden of Providing a Required Buffer
   - C. General Buffer Provisions
   - D. Buffer Options
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1. STATEMENT OF INTENT

Landscaping and landscaped open spaces provide multiple benefits including energy conservation, increased property values, and an enhanced aesthetic quality throughout the City. Combined, these benefits promote the health and general welfare of the citizens of Indianola. The purpose of this Chapter is to establish minimum standards to achieve the following objectives: preservation of existing vegetation and topsoil; protection of water quality and wildlife habitat; reduction of heat generated from paved surfaces, buffering of incompatible land uses and screening negative site elements; and, enhancement of the overall appearance and natural beauty of the community.

2. APPLICABILITY

These regulations shall apply to new development, the redevelopment of existing sites, all site modifications including building additions and expansions, new parking lots and paved area expansions, and the subdivision of land within all zoning districts.

The approval authority can approve alternative landscaping standards in order to address special or unique circumstances provided the overall intent of this section is met.

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3. DEFINITIONS

The following terms are defined for this chapter:

A. Deciduous Ornamental Tree. A deciduous tree (often an ornamental type tree) that reaches a mature height of less than 30 feet.

B. Deciduous Shade Tree. Defined as a deciduous tree with one vertical stem or trunk which begins branching at a height of six (6) feet or more and has a distinct crown that reaches a mature height of at least 30 feet.

C. Evergreen / Coniferous Tree. Defined as a tree that has needle-shaped or scale like leaves that remain green throughout the year; commonly referred to as pine, fir, and spruce trees. These trees generally reach a mature height of over 25 feet.

D. Invasive Plant Species. A plant reproducing outside its native range and outside cultivation that disrupts naturally occurring native plant communities by altering structure, composition, natural processes or habitat quality. Invasive plants are those plants recognized by the Iowa Department of Natural Resources (Iowa Code; Chapter 317.1A Noxious weeds).

E. No Mow and Low Maintenance Grasses. Defined as cultivated grasses that do not grow taller than 12 inches or require limited mowing to maintain a height of 12 inches or less.

F. Open Space. Any area not covered by a building, structure, parking lot, loading area, driveway, or other similarly paved area. Open space may include sidewalks, trails, pedestrian plazas and patios, and landscaped parking lot islands.

G. Ornamental Grasses. Defined as tall perennial grasses, generally over 24-inches at mature height, that are specifically grown and cultivated for their decorative properties. Most of the commonly used ornamental grasses are non-native, introduced species such as: Feather Reed Grass, Blue Oat Grass, Silvergrass, and Fountain Grass.

H. Prairie Grass Plantings. Native grasses and forbs (flowering plants) found within the native prairie environment typical for the area prior to clearance and cultivation of the land by European settlers. For the purposes of this Chapter, prairie plantings may contain native grasses without forbs to simplify prairie plant installation and maintenance.

I. Turf Grass. A continuous plant coverage consisting of a grass species that is mowed or maintained at an established height of 6 inches or less and can include native and non-native vegetation, e.g., Kentucky Blue Grass, Perennial Ryegrass, Tall Fescue, Fine Fescue, Buffalo Grass.

4. OPEN SPACE AND LANDSCAPING REQUIRED

A. Open Space. All sites shall provide no less than the minimum amount of landscaping as required for each zoning district.

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B. Landscaping.

(1) Ground Cover. All area unencumbered by buildings, paving or hard-surfaced, shall be landscaped with turf grass, prairie grass plantings, plant beds, shrubs, and trees. No mow and low maintenance grasses should not be utilized within the street rights-of-way, within parking lots, and within the front yard area of any site and should be restricted to low traffic and low visibility areas or larger areas within a site intended to be preserved and maintained as a more natural area.

(2) Use of Mulch. Except for single-family and two-family dwellings, wood-based mulch shall be used around all plantings and in all plant beds. Large areas of wood mulch that do not contain plantings shall not be permitted except when used around play structures. Inorganic ground cover material, including rock, chip brick, and synthetic turf (unless part of a designated sport field or play surface), is prohibited except along building foundations, around drainage structures, and in other limited applications as may be deemed acceptable by the Zoning Administrator.

(3) Minimum Open Space Landscape Requirements. The following minimum open space plantings shall be required for all sites except for except for single-family and two-family dwellings. Each single-family and two-family dwellings constructed after the adoption of this ordinance shall be required to plant two (2) trees (ornamental or shade) and four (4) shrubs per lot or unit prior to the issuance of an occupancy permit.

a. One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 2,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs.

b. This landscaping is in addition to landscaping required for parking lot landscaping and open space plant materials shall not count towards the fulfillment of any other landscaping requirement.

(4) Off-Street Parking, Driveways and Loading Areas. The following standards shall apply to all off-street parking and loading areas with ten (10) or more parking stalls or with more than 2,500 square feet of paved area. Off-street and loading area required plant materials shall not count towards the fulfillment of any other landscaping requirement.

a. Parking Lot Design.

i. All rows of parking shall be terminated with a curbed landscaped island that is a minimum nine (9) feet wide and no less than 16 feet in length (32 feet in length for head-to-head parking stalls).

ii. No off-street parking or loading area shall be more than 100 feet from a deciduous shade tree located within a landscaped open space area.

iii. Sidewalks that abut the front edge of any parking stall shall be no less than seven (7) feet wide to accommodate a two (2) feet vehicle overhang.

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b. Landscaping Required.

i. All parking lot islands shall be landscaped with a combination of turf grass, prairie grass plantings, plant beds, shrubs, and trees.

ii. Rock, chip brick, pavers, pavement and similar hard surfacing shall not be permitted within a parking lot island. Sidewalks may be constructed within a parking lot island as necessary to accommodate pedestrian circulation.

iii. No less than one (1) deciduous shade tree shall be planted within each required landscaped island.

c. Parking Lot Screening.

i. Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 50 feet within the parking lot setback area.

ii. Additionally, a minimum three (3) foot tall vehicle headlight screen shall be installed between the parking lot and the adjoining street. This screen can be constructed with any combination of prairie plantings, shrubs, ornamental grasses, earth berming, and low masonry walls.

5. BUFFERING

A. Buffers Required. Buffers are required, as provided in this Chapter, for the following conditions. Properties separated by a public street right-of-way are not considered adjoining for the purposes of this section.

(1) Between any residentially zoned or developed property and any adjoining commercial, office, or industrial uses.

(2) Between any single-family residentially zoned or developed property and any multi-family residential use.

(3) Between any commercial or office zoned or developed property and any industrial use.

(4) Double Frontage Lots. Any proposed single-family residential lot that has both its front and rear lines abutting a street shall have a buffer from the street along its rear yard. No fences or structures shall be permitted within this buffer and the rear yard building setback shall be measured from the buffer yard line.

B. Burden of Providing a Required Buffer. The burden of constructing and maintaining a required buffer shall be determined as follows:

(1) In the case of a buffer required between two (2) undeveloped properties, the property with the more intensive zoning shall be burdened with the buffer requirements.

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(2) In the case of a buffer required between an undeveloped and a developed property, the property proposing the development shall be burdened with the buffer requirements.

(3) In the case of a buffer required between a property proposed for redevelopment and a developed property, the property proposed for redevelopment shall be burdened with the buffer requirements.

(4) Two properties may agree to transfer or share the burden of a required buffer.

C. General Buffer Provisions.

(1) All building and parking lot setbacks shall be measured from the closest edge any required buffer yard.

(2) No structures or parking lots or loading areas may be permitted within a required buffer. Fences, sidewalks, and trails may be permitted within a required buffer except that no fence may be constructed within a buffer that fronts along a street.

(3) Buffer plantings should be in small groupings to appear more natural versus evenly spaced in a line.

(4) Earth berming required within a buffer may vary and undulate to accommodate drainage and to provide a more nature appearance.

D. Buffer Options. The following buffer options may be utilized to meet the buffering requirements of this chapter, unless an alternate standard is established by the Board of Adjustment as a condition for approval of a Special Use Permit conditional use or by the City Council as a condition of a rezoning or site plan approval to mitigate conditions that may otherwise be detrimental to adjoining residential properties.

(1) 30-Foot Wide Buffer.

a. Minimum Width: 30 feet.

b. Landscape Requirements: For every 25 linear feet of required buffer a minimum of 1-overstory tree, 2-evergreen trees, and 6-shrubs shall be planted.

c. Earth Berming: three (3) foot tall.

(2) 60-Foot Wide Buffer.

a. Minimum Width: 60 feet.

b. Landscape Requirements: For every 25 linear feet of required buffer a minimum of 1-overstory trees, 1-evergreen trees, and 3-shrubs shall be planted.

c. Earth Berming: three (3) foot tall.

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(3) Buffer Reduction. Should the burden of a buffer requirement cause a property to become practically undevelopable, at the sole discretion of the Zoning Administrator, the width of a required buffer may be reduced in lieu of the installation of additional landscaping, a minimum six (6) foot tall privacy fence or masonry screen wall, and other measures necessary to mitigate the impact on the property to be buffered.

6. PLANT MATERIALS STANDARDS

A. Plant Materials. All plants shall be of the type and species appropriate for the climate and location being planted. All plant material shall be commercially produced and meet the minimum standards recognized by landscape professionals.

(1) To reduce the threat and impact of plant disease, multiple plant types and species shall be utilized on each site.

(2) No less than 50% of the plant material on an individual site shall be species native to Iowa.

(3) Ornamental and prairie grass plantings must be appropriate in size, scale, quantity, and type for the location they are being placed so not to appear unkept or encroach walkways and driveways.

(4) Prohibited Trees. The City declares that invasive nonnative species as listed by the most recent publication of the Iowa Department of Natural Resources' (IDNR's) list of invasive plant species are a public nuisance that degrades landscaped and natural areas. The City shall prohibit the planting of any nonnative invasive plant species in all public and private properties. The following trees are prohibited:

a. Ash (all species/cultivars)

b. Black Locust

c. Birch, White/Paper

d. Boxelder

e. Eastern Cottonwood

f. Elm (all species/cultivars except Dutch Elm Disease resistant cultivars)

g. Maple, Silver/Norway/Amur

h. Pear (all species/cultivars)

i. Poplar (all species/cultivars)

j. Russian and Autumn Olive

k. Trees with thorns

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(5) Minimum Plant Sizes. All plant sizes shall meet the following size and design requirements:

a. Deciduous Shade Trees – minimum 2.0-inch caliper, measured six (6) inches above the immediate ground level.

b. Deciduous Ornament Trees – minimum 1.5-inch caliper, measured six (6) inches above the immediate ground level.

c. Evergreen / Coniferous Tree – minimum 5-feet in height.

d. Shrubs – minimum three (3) gallon container.

e. Ornamental Grasses – minimum one (1) gallon container.

(6) Plant Locations. All plantings shall comply with the following:

a. In general, all plants shall be sited and spaced in a manner to allow for appropriate growth to mature size.

b. Trees shall be located no closer than six (6) feet to the back of curb along any street or driveway and no closer than four (4) feet to the edge of any parking lot, sidewalk or walkway.

c. Ornamental and prairie grasses with a mature height of over four (4) feet shall not be permitted within the front yard area of any residential property.

d. Landscaping must meet minimum clearances from all fire hydrants and building sprinkler systems as required by the fire department.

e. Deciduous shade trees should not be placed within any public sanitary sewer, storm sewer or watermain utility easement.

f. No landscaping shall be planted in violation of the City's street intersection vision clearance requirements.

g. A permit must be obtained prior to planting any street tree or landscape material in the public right-of-way and shall comply with all City clearance and setback requirements.

(7) Plant Substitutions. Substitution of required plant materials may be made as follows:

a. One (1) deciduous shade tree may be substituted in place of 10 required shrubs.

b. One (1) deciduous ornamental tree may be substituted in place of five (5) required shrubs.

c. One (1) evergreen/coniferous tree may be substituted in place of one (1) required deciduous shade tree.

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d. One (1) deciduous shade tree may be substituted in place of two (2) required deciduous ornamental trees. Deciduous ornamental trees may not be substituted for required deciduous shade trees.

e. Three (3) ornamental grasses may be substituted for one (1) required shrub.

B. Existing Trees and Tree Preservation Credit. The preservation of existing trees on a site is encouraged when they are in good condition and at least 2-inch caliper in size. Such trees may be counted as part of the required number of trees on a site.

A credit of two (2) trees toward the number trees shall be given for each existing tree on a site that is of the type of tree listed in the above sections which is over ten (10) inch caliper in size measured six (6) inches above the immediate ground level. However, this credit may not be applied in reducing the number of required interior parking lot trees, unless the tree is located within the parking lot area.

7. REVIEW AND APPROVAL PROCESS

A. Plan Approval Required. A landscape plan that follows the provisions of this Chapter shall be submitted as part of any application for approval of a Site Plan and as part of any application for approval of a Preliminary Plat that is for a single-family residential subdivision. No building permit shall be issued without an approved landscape plan in accordance with this Chapter.

B. Plan Submittal Requirements. The landscape plan shall be prepared and signed by a licensed landscape architect or other licensed professional with competency in preparing landscape plans. The plan set shall include the following:

(1) Property boundary and general location of all existing and proposed structures, fences, walls, paved areas, parking lots, utilities, easements, and storm water management facilities.

(2) Identification of all required Stream Buffers (see Chapter 104)

(3) Existing and proposed grades.

(4) Identification of all existing landscaping including whether it is to be preserved or removed.

(5) Details for the methods by which existing landscaping planned to be preserved will be protected during site construction.

(6) Identification of all proposed landscaping include plant species and size.

(7) Identification of all proposed ground cover.

(8) Width and details for all required buffers including buffer type and plant quantifies.

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(9) Details of all required screening.

(10) Specifications for soil conditioning and plant installation.

(11) Summary of the following site details:

a. Square footage of the total site area.

b. Sum square footage of all impervious areas.

c. Square footage of the current and proposed building footprint area and paved areas (not including sidewalks, patios, and pedestrian plaza).

d. Required open space calculations and square footage of open space provided.

e. Calculation of the require landscaping and summary of landscape provided.

(12) Other information as required by the Zoning Administrator.

(13) The Zoning Administrator may waive any of these required elements if determined unnecessary to ensure compliance with this Chapter.

C. Final Approval. Prior to approval of a Final Plat for any single-family residential subdivision and prior to issuance of a Certificate of Occupancy for any building, all landscaping must be installed in accordance with the approved landscape plan. Should any of the required landscaping not be installed prior to a request for Final Plat approval or Certificate of Occupancy, due to weather conditions or time of the year, the Zoning Administrator, at their sole discretion, may accept a cash surety or performance bond as a guarantee of installation and approve the Final Plat or issue a temporary Certificate of Occupancy. The surety amount shall be no less than one and one-half (1½) times the cost of installation.

D. Modifications. The Zoning Administrator may administratively review and approve requests for minor changes to any approved landscape plan, such as changes in plant materials or plant locations, provided those changes comply with the requirements of this Chapter and do not materially alter the appearance of the site.

E. Nonconformities. Existing developed sites seeking approval of a building permit or site plan approval for any site modifications including building additions and paving expansions shall attempt to bring the entire property into full compliance with the requirements of this Chapter. At a minimum, all new buildings, building additions, new parking lots, and new paved areas shall comply with the regulations of this Chapter. No site plan or building permit shall be approved that causes or increases a site's nonconformity with this chapter.

8. MAINTENANCE AND REPLACEMENT

A. Maintenance. All property owners shall maintain all landscaping including regular mowing, trimming, and pruning and removal of dead, dying, or diseased plant material and keep the

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property clear from weeds, debris, and litter. Plant material shall be regularly trimmed and pruned to keep from encroaching sidewalks, walkways, driveway, and parking areas.

B. Replacement. The owner of any lot or parcel for which a landscape plan has been approved under this section shall further be responsible for the replacement of any dead, dying, or diseased plant material to remain in compliance with the approved landscape plan. Should a tree for which a landscape credit was given, die, become diseased, or is otherwise removed, the owner of the property on which the tree is located shall replace the tree at the same ratio at which the credit was originally given. Failure to maintain the landscaping in accordance with this provision shall constitute a violation of the site's site plan and/or building permit approval and certificate of occupancy.

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CHAPTER 165
ZONING REGULATIONS

SECTION 165.09 BUILDING DESIGN STANDARDS

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   - B. Application of Exterior Building Materials on Primary Facades
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7. STANDARDS BY BUILDING TYPE
   - A. Building Use Types
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1. STATEMENT OF INTENT

It is the intent of this chapter to establish building design standards to enhance the general appearance, maintain and improve the quality of life of residents and visitors, and protect the value of properties within the City of Indianola. Building design and construction of all buildings shall employing good design principals and quality building materials to be long-lasting and in harmony with the neighboring properties and the City.

All buildings shall employ recognized architectural styles and design principals on all sides and be proportional, with elements in scale. Building exterior materials shall be applied in an authentic and honest manner reflecting the material's purpose, weight, and typical use in order to convey a sense of strength and durability.

2. APPLICABILITY

With the exception of agriculturally related buildings, these regulations shall apply to new development, the redevelopment of existing sites and buildings, and all site and building modifications including building additions and expansions and changes or modifications to building facades. All new buildings, including accessory structures, and additions to existing buildings shall be subject to the standards of this section. However, building expansions or additions, including successive additions, totaling less than twenty percent (20%) of the gross floor

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area of the existing building may use the same or superior exterior building materials and building design that matches that of the existing building.

3. EXCEPTIONS

The regulations of this chapter do apply to changes in building facades but do not apply to building façade maintenance and repair including repainting of existing painted surfaces, window, door, siding and roof replacement with identical or similar materials.

At the full discretion of the City, deviations from these standards may be granted in order to ensure the building addition is aesthetically compatible with the existing building design and appearance.

4. DEFINITIONS

The following terms are defined for this chapter:

A. Primary Façade. All street-facing façades (i.e., all building façades that face or front along a public or private street including highways), and façades with a building's main customer entrance. Buildings may have more than one primary façade as is the case with buildings located on corner lots and double frontage lots. All other façades shall be "secondary" façades.

B. Street Facing Façade. All building façades that have frontage along or face a public or private street at an angle of 45 degrees or less from the street line. This definition includes those building façades separated from the street by a parking lot or open space. This definition does not include frontage along an internal drive that is not classified as a private street.

C. Major Façade Materials. Exterior finish materials that cover at least 5% of a building's façade area. Any material that covers less than 5% of a building façade area shall not be considered a "major" façade material and will not count towards meeting any requirement for use of multiple class 1, 2, and/or 3 materials. A distinctly different color of fired clay brick (full brick or brick veneer) may be considered as an additional Class 1 or Class 2 material for the purposes of meeting the required minimum number of different major façade materials.

D. Façade Area. The total exterior wall area of all vertical or near-vertical faces of a building wall four (4) feet in width or greater when viewed in elevation. Façade area shall be calculated to exclude the wall area resulting from minor projections and recessions from the predominant wall plane less than four (4) feet in depth. Façade area shall be calculated to include the area of parapets, cornices, and similar wall extensions and trim.

E. Accessory Building Standards. Accessory buildings in all non-residential zoning districts, except for temporary and small movable structures including ATMs and donation boxes, shall comply with the building design requirements for the principal building of the lot or parcel on which the accessory building is located. Garages and structured parking shall follow the standards required of the primary building.

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5. GENERAL PROVISIONS

The following provisions shall not apply to agricultural buildings and single-family and two-family dwellings.

A. Building Facadism. Building facadism, defined as the application of false or fake building façades or elements over an existing building façade or roof, is discouraged. Windows or dormers should be in proportion with and match the adjoining roof pitch and have the appearance of being functional and operational. Hip or mansard roofs that only partially conceal a roof well or low slope roof area are also discouraged. Roof parapets and roof top screen walls must have returns along the sides to conceal the edges. Building towers and other above roof building elements must be multi-sided and finished on all sides.

B. Application of Exterior Building Materials on Primary Facades.

(1) Application of Brick and Stone. Heavy exterior materials, such as any type of brick and stone, shall be applied so as to acknowledge its historic use as a building foundation and structure material. Brick or stone that appears to be unsupported or 'float' within a façade shall not be permitted, e.g., stone applied to a roof dormer.

(2) Painting of Brick and Stone. Brick and stone exterior finishes should not be painted, except as may be determined by the Zoning Administrator, at their full discretion, as appropriate based on the building design and architectural style.

(3) Use of EIFS. EIFS shall not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located.

(4) Thin Brick and Stone Veneer. Thin brick and stone veneer shall comply with the following:

a. Thin brick and stone veneer shall only be used in applications where the actual brick or stone thickness will not be distinguishable or is otherwise addressed by adjustments in the wall plane to provide the appearance of full depth brick or real stone.

b. 'L' shaped brick corner pieces and full-depth brick caps shall be utilized at all corners and edges to maintain the appearance of full-depth brick.

c. Thin brick and stone veneer shall be continued (returned) a minimum of 12-inches around wall corners to further maintain the appearance of full-depth brick or real stone.

C. Use of Trim on Primary Façades. Except where architecturally unsuitable, appropriately scaled trim shall be included around all window and door openings, building corners, roof lines, and façade material transitions located on primary façades.

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D. Shutters. If used, shutters must be in scale with the adjoining opening and be operational or have the appearance of being operational and functional as a true shade or shutter. Each shutter shall be equal to the height, and one-half (1/2) the width of the adjoining opening and shall be paired with a matching shutter on the opposite side of the opening, or alternatively, a single shutter shall be equal to both the height and width of the adjoining opening.

E. Soffits, Overhangs, and Cornices. All building soffits, overhangs, and cornices shall be appropriately scaled with a typical projection of no less than 6 inches, except as may be appropriate based on the architectural style.

F. Building Mounted Equipment Screening (Roof-Top and Exterior-Mounted Mechanical Equipment). All exterior-mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters shall be located out of view or otherwise screened from view from all adjacent public or private streets and residential developed or zoned properties. Screening shall be accomplished via landscaping, walls, and building elements or screen walls, or a combination of these methods. For roof-top equipment not adequately screened by the parapet, a supplementary screen shall be provided by the use of prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials. The height of the screen shall be no lower than the height of the equipment. The above provisions shall not apply to solar energy panels.

6. BUILDING EXTERIOR FINISH MATERIALS

For the purpose of this chapter, exterior building materials shall be divided into the following categories. All materials must be utilized in the application as intended by the manufacturer and follow property installation requirements and standards, including management of water migration and installation of appropriate substrate material.

The Zoning Official may recategorize a building material provided below or may categorize a building material not listed below if it finds that the material is similar or of higher quality to the other materials in the same category with regard to durability, quality, and appearance.

BUILDING EXTERIOR FINISH MATERIALS TABLE					
	Class 1	Class 2	Class 3	Class 4	DEFINITIONS
Masonry and Stone (Non-load bearing)					
Brick veneer, fired clay	✓				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		✓			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay			✓		Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			✓		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			✓		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Stone veneer, natural	✓				Genuine stone, full-veneer masonry wall system

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BUILDING EXTERIOR FINISH MATERIALS TABLE					
	Class 1	**Class 2**	**Class 3**	**Class 4**	**DEFINITIONS**
Stone paneling, natural		✓			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic		✓			Synthetic stone adhered to wall surface or wall anchoring system (also referred to as cultured stone)
Stone paneling, synthetic			✓		Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system (also referred to as cultured stone)
Terracotta rainscreen panels	✓				Fired clay panels with a rainscreen wall anchoring system
Stucco, genuine	✓				Traditional Portland cement-based stucco applied in 3 coats over a solid surface
	Class 1	**Class 2**	**Class 3**	**Class 4**	**Definitions**
Concrete Masonry Units					
Cast stone	✓				A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone
Burnished/ground-faced block		✓			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block		✓			Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block			✓		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat-faced block				✓	Concrete modular blocks, plain, flat finish, and with mortared joints
	Class 1	**Class 2**	**Class 3**	**Class 4**	**Definitions**
Concrete					
Architectural quality precast concrete panels	✓				Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted
Cast-in-place concrete, board formed or decorative form liner		✓			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain			✓		Textured or smooth finish, may be painted
Site cast and precast concrete panels			✓		Site cast and precast concrete panels, plain, smooth finish, may be painted
	Class 1	**Class 2**	**Class 3**	**Class 4**	**Definitions**
Metal					
Architectural quality, composite metal wall panel systems	✓				High quality composite metal panels for decorative surface application, such as *Alucobond panel systems*
Architectural quality, insulated metal wall panel systems	✓				High quality insulated metal panels for decorative surface application with concealed fasteners, such as *Centria Formawall Dimension Series*

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BUILDING EXTERIOR FINISH MATERIALS TABLE					
	Class 1	**Class 2**	**Class 3**	**Class 4**	**DEFINITIONS**
Architectural quality metal wall panel systems, concealed fastening		✓			High quality metal panels for decorative surface application with concealed fasteners, such as *Firestone Delta*
Architectural quality metal wall panel systems, exposed fastening			✓		High quality metal panels for decorative surface application with exposed fasteners, such as *Firestone Omega*
Metal (panels, siding, and trim)				✓	Standard metal siding and panels, painted or coated for exterior application
	Class 1	**Class 2**	**Class 3**	**Class 4**	**Definitions**
Glass					
Clear glass (windows, curtain walls, paneling systems)	✓				Clear glass with no visible tint, reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Glass blocks			✓		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				✓	Glass with a reflective or mirrored coating or finish
Tinted glass (including color applied)			✓		Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass	✓				Opaque glass panels with a fire-fused ceramic frit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls
	Class 1	**Class 2**	**Class 3**	**Class 4**	**Definitions**
Other Materials					
Architectural quality fiber cement wall panels textured to resemble stone or metal		✓			The highest quality fiber cement wall panel systems textured to resemble stone or metal with concealed fasteners – such as *Nichiha*
Wood (panels and siding)			✓		Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (panels and siding)			✓		Cement panels reinforced with cellulose fibers, such as *HardiePlank* and *HardiePanel*
Exterior Insulation and Finish System (EIFS)			✓		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)				✓	Composite or other synthetic wood types, such as *LP SmartSide*
Vinyl and PVC (panels, siding, and trim)				✓	Exterior siding and trim that is made from a synthetic resin or plastic.
Ceramic			✓		Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel and skylight systems		✓			Polycarbonate panels in a concealed aluminum support system – such as *CPI Daylighting UniQuad*
Fabric					(not permitted)

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	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal	✓				Vertically run or horizontal-Bermuda style metal panels connected within interlocking raised seams
Metal roof panel system		✓			High quality metal panels designed for roof application including metal shingles
Metal panel				✓	Standard metal roof panels, designed for roof application
Slate	✓				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	✓				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		✓			Molded plastic to mimic the appearance of slate tiles
Green roof	✓				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing		✓			Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)		✓			Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				✓	Typical roofing materials for low-slope roofs
Asphalt shingles (laminate or dimensional)		✓			Asphalt shingles constructed with a heavy base mat and multiple adhered layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3-tab)			✓		Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"
Wood shake shingles				✓	Shingle shakes constructed of rot resistance wood, such as cedar
Glass roofing	✓				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system
Fabric				✓	Exterior rated fabric designed for application in a canopy or roofing system

7. STANDARDS BY BUILDING USE TYPE

A. Building Use Types. For the purposes of this chapter, all buildings shall be categorized in the following building use types. Any building type not listed or any question as to the appropriate categorization of a building shall be as determined by the Zoning Administrator. The building design standards shall be regulated by both building use type and the zoning district in which the building is located. Unless otherwise permitted by the Zoning Administrator, all accessory buildings and structures shall comply with the design standards required of the principal building.

(1) Agricultural Building**:** Agricultural related buildings in the A-1 zoning district.

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(2) Single-Family and Two-Family Dwellings: Includes accessory dwellings, bed and breakfast Inns, and Group Homes.

(3) Horizontally Attached Residential: Includes townhouse and row dwellings.

(4) Vertically Attached Residential: Includes apartments, condos, rooming houses, live-work units, community living, homeless shelter, assisted living, skilled care facilities, and continuing care retirement facilities.

(5) Non-Residential Building in Residential Zoning District: Includes schools, churches, places of assembly, community centers, community food and personal support services, cultural facilities, funeral homes and mortuaries, libraries, public facilities, and governmental buildings.

(6) Commercial/Retail Building: Includes single and multi-tenant commercial buildings, day care centers, restaurants, financial institutions, hotels, motels, and recreational and entertainment buildings.

(7) Office and Civic Building: Includes single and multi-tenant office buildings and, when in non-residential zoning districts, schools, churches, places of assembly, community centers, community food and personal support services, cultural facilities, funeral homes and mortuaries, libraries, public facilities, and governmental buildings.

(8) Mixed-Use Building: A multi-story building that contains two (2) or more different uses such as residential and retail and/or office uses.

(9) Industrial Building: A building or structure constructed for an industrial use and located within the A-1, M-1, or M-2 zoning district.

B. Buildings Design Standards by Building Use Type

(1) Agricultural Building**:** No specific standards.

(2) Single-Family and Two-Family Dwellings: All dwellings including accessory structures shall have roofs with a minimum 4-12 pitch, except as may be appropriate based on its architectural style, and be constructed of a combination of Class 1, 2, 3, and 4 building exterior and roofing materials.

(3) Horizontally Attached Residential:

a. All dwellings including accessory structures shall be constructed of a combination of Class 1, 2, 3, and 4 building exterior and roofing materials.

b. Each primary façade shall have no less than three (3) different class 1, class 2, class 3, or class 4 façade materials.

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c. Each dwelling unit shall have its own functional porch, patio, deck, or roof-top patio.

d. The primary façade of each individual unit dwelling must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.

(4) Vertically Attached Residential:

a. Each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 40% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 60% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area.

b. All structures shall utilize Class 1 or 2 roofing materials.

c. Elevated open walkways along the exterior of the building are prohibited.

d. Each dwelling unit shall have its own functional porch, patio, deck, or roof-top patio or access to a shared roof-top or outdoor amenity space.

e. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:
- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

(5) Non-Residential Building in Residential Zoning District:

a. Each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 50% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 50% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area.

b. All structures shall utilize Class 1 or 2 roofing materials.

c. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:
- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

(6) Commercial/Retail Building:

a. Each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area.

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

c. All structures shall utilize Class 1 or 2 roofing materials.

d. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:
   - Projection or recess in the wall plane of at least two (2) feet in depth.
   - Columns, piers, pilasters or other equivalent structural and/or decorative elements.

(7) Office and Civic Building:

a. Each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area.

b. All structures shall utilize Class 1 or 2 roofing materials.

c. No primary façade shall exceed 80 feet in length without interruption by one or more of the following architectural features:
   - Projection or recess in the wall plane of at least two (2) feet in depth.
   - Columns, piers, pilasters or other equivalent structural and/or decorative elements.

(8) Mixed-Use Building:

a. Each primary façade shall contain no less than three (3) different class 1 or class 2 façade materials, together composing at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area. Class 4 façade materials shall not exceed 5% of any primary façade area.

b. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 30% clear glass fenestrations (windows and full glass doors) on the first level.

c. All structures shall utilize Class 1 or 2 roofing materials.

d. No primary façade shall exceed 80 feet in length without interruption by one or more of the following architectural features:
   - Projection or recess in the wall plane of at least two (2) feet in depth.
   - Columns, piers, pilasters or other equivalent structural and/or decorative elements.

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(9) Industrial Building:

a. Each primary façade shall contain no less than two (2) different class 1, class 2, or class 3 façade materials, together composing at least 80% of the primary façade area. Class 4 façade materials in aggregate shall not exceed 10% of any primary façade area.

b. All structures shall utilize Class 1 or 2 roofing materials.

c. No primary façade shall exceed 100 feet in length without interruption by one or more of the following architectural features:
- Projection or recess in the wall plane of at least two (2) feet in depth.
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

8. REVIEW AND APPROVAL PROCESS

A. Plan Approval Required. As part of the submittal of a site plan for development (with the exception of agriculturally related buildings and single-family and two-family dwellings), architectural plans for buildings shall be submitted for review and approval as part of the site plan application.

The determination of compliance with the provisions and requirements of this section shall be at the sole discretion of the Zoning Administrator and the approval body per the procedures as provided in the Zoning Regulations.

B. Plan Submittal Requirements. The applicant shall submit the following for each proposed building, addition, or renovation subject to this chapter:

(1) Elevations and dimensions of all sides of existing and proposed buildings, including roof mechanical equipment, vents, chimneys, or other projecting items above the roof line.

(2) Elevations and dimensions of all existing or proposed solid waste and recycling containment areas.

(3) Detailed exterior descriptions, including type and color of all exterior building materials, awnings, exterior lighting, mechanical screening material, fencing, metal flashing and the like.

(4) Detailed cut sheets of all proposed exterior light fixtures and an exterior lighting photometric plan, if required by the Zoning Administrator.

(5) In order to aid in evaluating the exterior design, the applicant shall submit plan views showing, if applicable, the locations of windows and doors, major entrances, recessions and projections from the principal planes of facades, loading docks, outdoor storage

Attachment J

areas, and solid waste and recycling containment areas.

(6) Heating, air conditioning and ventilating and electrical equipment heights, locations and screening materials.

(7) Exterior building and finish material samples and color pallets, if required by the Zoning Administrator.

(8) Other information as may be required by the Zoning Administrator. The Zoning Administrator shall further have the discretion to waive any of the above submittal requirements.

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Information

Subject

Third consideration of an Ordinance approving an amended Official Zoning Map of Indianola, Iowa.

Information

Roll call is in order.

Attachments

Zoning Map Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA BY ADOPTION OF THE OFFICIAL ZONING MAP OF INDIANOLA, IOWA.

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the Official Zoning Map of Indianola, Iowa by adoption of a new zoning map.

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

Section 1: The Official Zoning Map of Indianola, Iowa is shown on Attachment A.

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 _____ 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

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

Information

Subject

Third consideration of an Ordinance approving the vacation of a Storm Sewer and Drainage Way Easement on part of Lot 1, Williams Terrace Plat 1.

Information

Roll call is in order.

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE VACATING 50' STORM SEWER AND DRAINAGE EASEMENT AT LOT 1 WILLIAMS TERRACE PLAT 1

WHEREAS, on the 21st day of June 2021, pursuant to published notice as required by law, the City Council has held a public hearing on a proposal to vacate a storm sewer and drainage easement legally described as follows:

PART OF LOT 1, WILLIAMS TERRACE PLAT 1, IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AS RECORDED IN INSTRUMENT NO. 2021-05221 IN THE OFFICE OF THE WARREN COUNTY, IOWA RECORDER.

EASEMENT ORIGINALLY ESTABLISHED WITH THE REPLAT - HILLCREST INDUSTRIAL PARK PLAT 1, INDIANOLA, WARREN COUNTY, IOWA AS RECORDED IN BOOK 10, PAGES 649-651 IN THE OFFICE OF THE WARREN COUNTY, IOWA RECORDER; and

WHEREAS, the City Council of the City of Indianola, Iowa, has determined that it is in the best interests of the City to vacate said storm sewer and drainage easement.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Indianola, Iowa, as follows:

Section 1. The City of Indianola, Iowa, hereby vacates the following described storm sewer and drainage easement:

PART OF LOT 1, WILLIAMS TERRACE PLAT 1, IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AS RECORDED IN INSTRUMENT NO. 2021-05221 IN THE OFFICE OF THE WARREN COUNTY, IOWA RECORDER.

EASEMENT ORIGINALLY ESTABLISHED WITH THE REPLAT - HILLCREST INDUSTRIAL PARK PLAT 1, INDIANOLA, WARREN COUNTY, IOWA AS RECORDED IN BOOK 10, PAGES 649-651 IN THE OFFICE OF THE WARREN COUNTY, IOWA RECORDER.

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 effect upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this 21st day of June 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Second consideration of a proposed Ordinance establishing the street grades for the East Iowa Avenue Paving Project.

Information

Attachments

Ordinance

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

- Consideration of proposed Ordinance Establishing the Street Grades for East Iowa Avenue Paving Project

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

_____, 2021

The City Council of the City of Indianola, State of Iowa, met in _____ session, in the Council Chambers*, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * * * *

*An electronic meeting may be held because a meeting in person is impossible or impractical due to concerns for the health and safety of Council members, staff and the public presented by COVID-19. An electronic meeting is allowed by Iowa Code Section 21.8 and the Emergency Proclamation of Governor Kim Reynolds.

If the meeting is held electronically, public participation in the electronic meeting will be available via the means outlined in the meeting Agenda.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING THE STREET GRADES FOR THE EAST IOWA AVENUE PAVING PROJECT

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

Section 1. Indianola Code Chapter 138, subsection 2, Record Maintained, is hereby amended by adding the following ordinance to the official grade ordinances of the City of Indianola, Iowa.

Section 2. The new grades and elevations of East Iowa Avenue, from North 15th Street to approximately 1,357 linear feet east, are hereby established about the datum plane as follows:

Beginning at the intersection of the centerline of North 15th Street and the centerline of East Iowa Avenue and continuing east to approximately 1,357 linear feet.

Elev at 201+72.34 = 963.26 - Intersection of East Iowa Avenue and North 15th Street centerlines
Elev at 202+00.00 = 963.34
Elev at 203+00.00 = 962.36
Elev at 204+00.00 = 961.00
Elev at 205+00.00 = 960.68
Elev at 206+00.00 = 961.21
Elev at 207+00.00 = 961.74
Elev at 208+00.00 = 962.04
Elev at 209+00.00 = 961.55
Elev at 210+00.00 = 961.97
Elev at 211+00.00 = 962.56
Elev at 212+00.00 = 963.66
Elev at 213+00.00 = 964.70
Elev at 214+00.00 = 964.55
Elev at 215+00.00 = 962.78
Elev at 215+29.11 = 962.13 – Approximately 1,357 linear feet east of the intersection of East Iowa Avenue and North 15th Street's centerlines

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

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

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

PASSED AND APPROVED this _____ day of _____, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

1st Reading: _____
2nd Reading: _____
3rd Reading: _____

Passed: _____
Signed: _____
Published: _____

ROLL CALL VOTE:	1st Reading		2nd Reading		3rd Reading	
	Aye	Nay	Aye	Nay	Aye	Nay
Pepper	____	____	____	____	____	____
Parker	____	____	____	____	____	____
Kling	____	____	____	____	____	____
Schroder	____	____	____	____	____	____
Southall	____	____	____	____	____	____
Hulen	____	____	____	____	____	____
Marchant	____	____	____	____	____	____

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

I, the undersigned City Clerk of the City of Indianola, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2021.

_____
City Clerk, City of Indianola, State of Iowa

(SEAL)

01907322-1\13538-159

Information

Subject

Second consideration of an Ordinance approving amendments to Chapter 27 of the City Code (Art Commission).

Information

The Indianola Fine Arts Commission has proposed to rename the commission the Indianola Public Arts Commission and change the number of members from nine to seven.

Roll call is in order.

Attachments

Arts Commission Ordinance

ORDINANCE NO. 2021 - _____

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA, IOWA TO AMEND CHAPTER 27 OF THE CITY CODE

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

Section 1. The following chapter be and is hereby amended by deleting the stricken language and inserting the underlined language as follows:

CHAPTER 27
~~FINE ART AND BEAUTIFICATION COMMISSION~~ INDIANOLA PUBLIC ARTS COMMISSION

27.1 ESTABLISHMENT.
There is hereby established the ~~Fine Art and Beautification~~ Indianola Public Arts Commission as an advisory body, to be composed of ~~nine~~ seven persons who are residents of the City of Indianola, to be appointed by the Council. Said members are appointed for three year terms; except that for the first ~~nine~~ seven members appointed, three shall be appointed for a term expiring July 1, 2022, three shall be appointed for a term expiring July 1, 2023, and ~~three~~ one shall be appointed for a term expiring July 1, 2024. The members shall serve without compensation. In the event that a vacancy occurs due to death, resignation or any other cause, replacement members will be chosen through the City of Indianola Boards & Commissions application process.

27.2 POWERS AND DUTIES.
1. As soon as may be practical after appointment of the original members, the Commission shall organize itself and establish its own rules of procedure.

2. The Commission shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community. The Commission will encourage individual and group activity in the areas of creative writing, music, drama, dance, plastic and visual art, and related activities. Complete records shall be maintained in the office of the Clerk.

3. The Commission shall cooperate with Simpson College, the Indianola Community School District as well as other groups in the use of facilities which may be available, to foster a broad arts program for the community.

4. The Commission shall have the power and authority to accept or reject gifts made or offered to the Commission for use in connection with the Arts Program. Gifts of money shall be deposited with the City Treasurer and shall be credited to the Commission account.

27.3 ANNUAL REPORT.
Every year at a time convenient to the Commission but prior to the last regular meeting of the Council for the year, the Commission shall make a written or oral report to the Council of the Commission's activities for the entire calendar year.

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

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

Passed by the City Council on the _____ day of _____, 2021, and approved this _____ day of _____, 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2021, and was published on _____, 2021.

_____
Andrew J. Lent, City Clerk

Information

Subject

Consider a request for approval of a Plat of Survey for Michael and Marylee Vanderpool located within two miles of the City of Indianola.

Information

Attachments

Memorandum
Staff Report
Application
Plat of Survey
Resolution Approving Plat

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 14, 2021
Re: Resolution approving a Plat of Survey for Michael and Maryleee Vanderpool located within two miles of the City of Indianola.

At its July 19 meeting, the City Council will be asked to approve a request from Chad Daniels, on behalf of Michael and Maryleee Vanderpool, for approval of a Plat of Survey that will create a new parcel. The proposed split is located on the north side of Iowa Highway 92, 1,000 feet west of the City of Indianola city limits. The Vanderpool's propose to split off 7.21 acres for the purpose of allowing an existing business, Vetter Equipment, to expand. The current property occupied by Vetter Equipment is approximately 5.3 acres is size.

The Comprehensive Plan designates this area as community mixed-use, which includes retail, office, restaurants, bars, personal and business services, and similar commercial uses. The property is also located within medium priority growth area of the City. It is staff's opinion that the proposed use associated with the plat of survey meets the intention of the Comprehensive Plan and approving such would not hinder any future growth of the City of Indianola.

At its meeting on July 13, the Planning and Zoning Commission reviewed this request and, on an 5-0 vote, recommended the request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed plat of survey, are attached to this memo.

I will attend the July 19 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: July 23, 2021

Agenda Item: 7.A. Consider recommendation on request for approval of a Plat of Survey for Michael and Maryleee Vanderpool located within two miles of the City of Indianola.

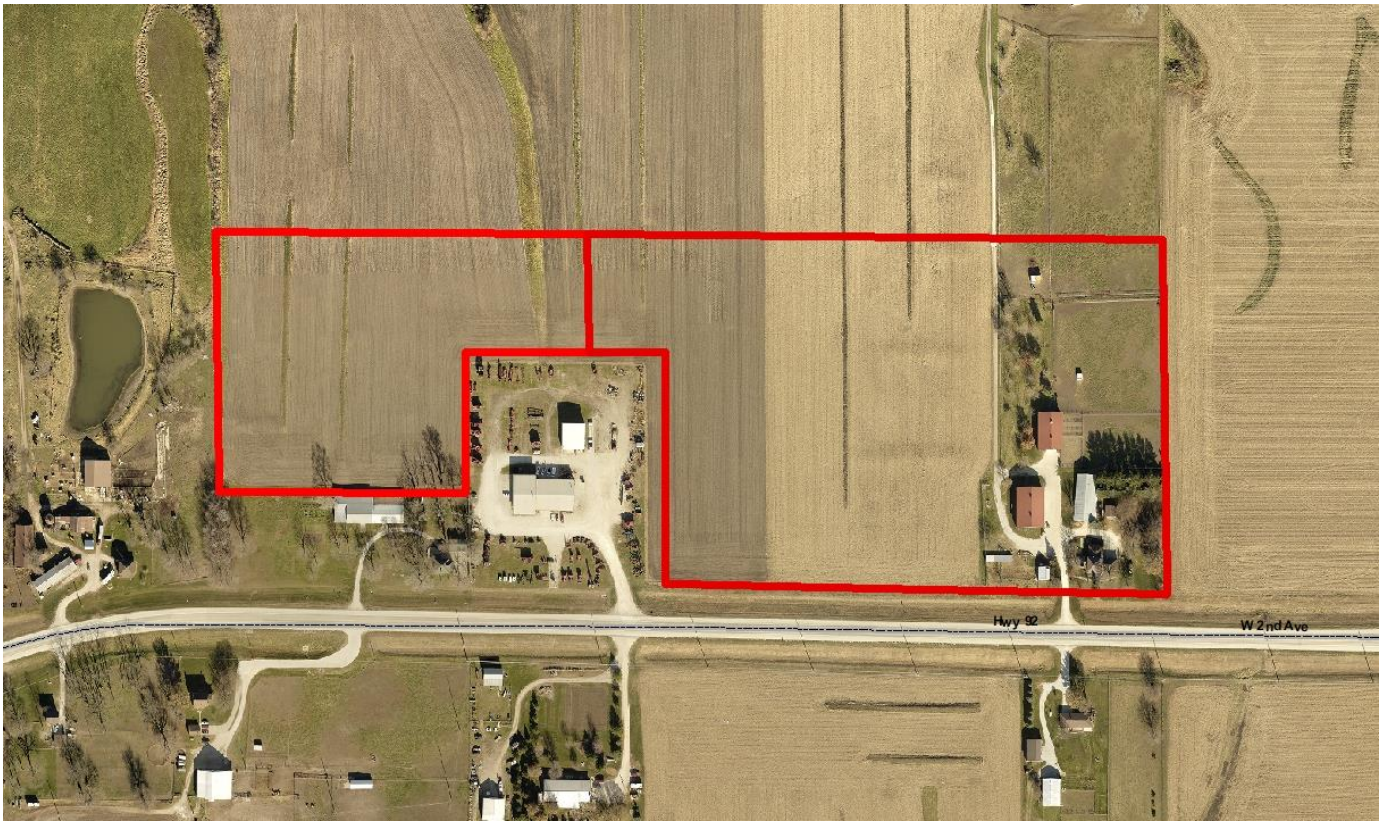
Application Type: Plat of Survey

Applicant: Chad Daniels

Comprehensive Plan Designation: Community Mixed-use

Application Summary: Request for plat of survey approval to expand an existing commercial lot within two miles of the City.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

170.13 DESIGN STANDARDS — LOTS.

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

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

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

ANALYSIS

Michael D and Marylee Vanderpool currently own land on the north side of Iowa Highway 92 that is 1,000 feet west of the City of Indianola city limits. The Vanderpool's propose to split off 7.21 acres for the purpose of allowing an existing business, Vetter Equipment, to expand. The current property occupied by Vetter Equipment is approximately 5.3 acres is size. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan designates this area as community mixed-use, which includes retail, office, restaurants, bars, personal and business services, and similar commercial uses. The property is also located within medium priority growth area of the City. It is staff's opinion that the proposed use associated with the plat of survey meets the intention of the Comprehensive Plan and approving such would not hinder any future growth of the City of Indianola. Letters were mailed to property owners within 200 feet of this property on July 2, 2021.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.

LAND DIVISION APPLICATION

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

PROPERTY OWNER

(Last Name) Vanderpool
(First Name) Michael + Marylee
(Address) 10205 Hwy 92
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Lane
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515-577-2583 (Email) PLS17532C@gmail.com

☐ PLAT OF SURVEY

Submittal Requirements:

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

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

☐ PRELIMINARY PLAT

Submittal Requirements:

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

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

☐ FINAL PLAT

Submittal Requirements:

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

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

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

Signature Chad A Daniels

Name (printed) Chad A Daniels **Date** 6/28/21

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

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

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NW ¼ OF SW ¼ OF SECTION 27
NE ¼ OF SE ¼ OF SECTION 28
T 76N, R 24W, WARREN COUNTY, IOWA

OWNER: MICHAEL D & MARYLEE VANDERPOOL
10205 HWY 92, INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY
RETURN TO: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

( ) - Recorded Distance/Bearing
— — — — North line IA Hwy 92
— · — · — Section line
—x—x— Fence line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
○ - Set 12" landscape spike w/ brass washer, #17532
■ - Found IDOT Alum R.O.W. Cor.

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL H:
That part of the Northwest Quarter of the Southwest Quarter of Section 27 and the Northeast Quarter of the Southeast Quarter of Section 28, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the West Quarter corner of said Section 27; thence South 01 degrees 04 minutes 27 seconds East, 167.86 feet along the West line of said Section 27 to the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, 571.96 feet; thence South 01 degrees 04 minutes 27 seconds East, 642.62 feet to the North line of Iowa Highway 92; thence North 88 degrees 57 minutes 13 seconds West, 360.31 feet along said North line to the East line of a tract of land described on a Warranty Deed recorded in Book 2004 Page 14344; thence North 00 degrees 30 minutes 53 seconds West, 455.59 feet to the Northeast corner of said tract; thence North 89 degrees 34 minutes 08 seconds West, 216.32 feet to a corner of said tract on said West line of Section 27; thence North 89 degrees 46 minutes 01 seconds West, 263.68 feet to the Northwest corner of said tract; thence North 00 degrees 30 minutes 53 seconds West, 177.63 feet; thence North 90 degrees 00 minutes 00 seconds East, 261.92 feet to the Point of Beginning, having an area of 7.21 Acres.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW NW 27	6.14	0.00	6.14
SE NE 28	1.07	0.00	1.07
TOTAL	7.21	0.00	7.21

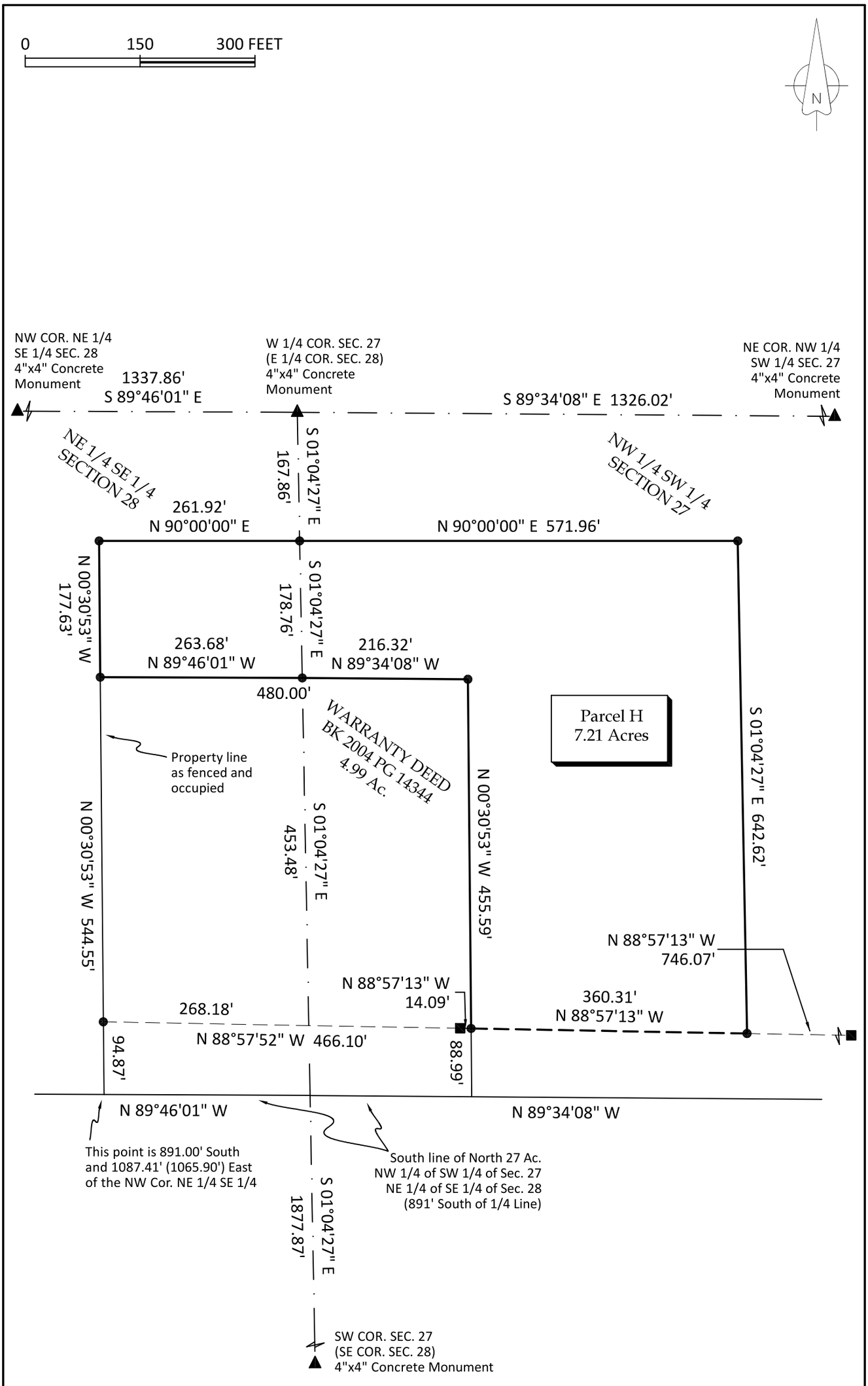
LICENSED LAND SURVEYOR
CHAD A. DANIELS
17532
IOWA

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

Signed _____ 6/7/21
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1 and 2

PROJ. NO. 1639 DATE OF SURVEY: 6/7/2021 PAGE 1 of 2


0
150
300 FEET
N
NW COR. NE 1/4
SE 1/4 SEC. 28
4"x4" Concrete
Monument
1337.86'
S 89°46'01" E
W 1/4 COR. SEC. 27
(E 1/4 COR. SEC. 28)
4"x4" Concrete
Monument
S 89°34'08" E 1326.02'
NE COR. NW 1/4
SW 1/4 SEC. 27
4"x4" Concrete
Monument
NE 1/4 SE 1/4
SECTION 28
NW 1/4 SW 1/4
SECTION 27
167.86'
S 01°04'27" E
261.92'
N 90°00'00" E
N 90°00'00" E 571.96'
N 00°30'53" W
177.63'
178.76'
S 01°04'27" E
263.68'
N 89°46'01" W
216.32'
N 89°34'08" W
480.00'
WARRANTY DEED
BK 2004 PG 14344
4.99 Ac.
Parcel H
7.21 Acres
Property line
as fenced and
occupied
S 01°04'27" E 642.62'
N 00°30'53" W 544.55'
453.48'
S 01°04'27" E
N 00°30'53" W 455.59'
N 88°57'13" W
746.07'
N 88°57'13" W
14.09'
360.31'
N 88°57'13" W
268.18'
N 88°57'52" W 466.10'
94.87'
88.99'
N 89°46'01" W
N 89°34'08" W
This point is 891.00' South
and 1087.41' (1065.90') East
of the NW Cor. NE 1/4 SE 1/4
South line of North 27 Ac.
NW 1/4 of SW 1/4 of Sec. 27
NE 1/4 of SE 1/4 of Sec. 28
(891' South of 1/4 Line)
1877.87'
S 01°04'27" E
SW COR. SEC. 27
(SE COR. SEC. 28)
4"x4" Concrete Monument

City of Indianola
RESOLUTION NO. 2021-_____

RESOLUTION APPROVING A REQUEST FOR A PLAT OF SURVEY FOR MICHAEL AND MARYLEEE VANDERPOOL LOCATED WITHIN TWO MILES OF THE CITY OF INDIANOLA

WHEREAS Chad Daniels, on behalf of Michael and Maryleee Vanderpool, has submitted a Plat of Survey for a parcel of land legally described as:

DESCRIPTION - PARCEL H:
That part of the Northwest Quarter of the Southwest Quarter of Section 27 and the Northeast Quarter of the Southeast Quarter of Section 28, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows:
Commencing at the West Quarter corner of said Section 27; thence South 01 degrees 04 minutes 27 seconds East, 167.86 feet along the West line of said Section 27 to the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, 571.96 feet; thence South 01 degrees 04 minutes 27 seconds East, 642.62 feet to the North line of Iowa Highway 92; thence North 88 degrees 57 minutes 13 seconds West, 360.31 feet along said North line to the East line of a tract of land described on a Warranty Deed recorded in Book 2004 Page 14344; thence North 00 degrees 30 minutes 53 seconds West, 455.59 feet to the Northeast corner of said tract; thence North 89 degrees 34 minutes 08 seconds West, 216.32 feet to a corner of said tract on said West line of Section 27; thence North 89 degrees 46 minutes 01 seconds West, 263.68 feet to the Northwest corner of said tract; thence North 00 degrees 30 minutes 53 seconds West, 177.63 feet; thence North 90 degrees 00 minutes 00 seconds East, 261.92 feet to the Point of Beginning, having an area of 7.21 Acres.; and

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

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

WHEREAS, on July 13, 2021 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Indianola, Iowa City Council that the plat of survey submitted to the City of Indianola, Iowa by Chad Daniels, on behalf of Michael and Maryleee Vanderpool is hereby approved.

Passed and approved at Indianola, Iowa this 19th day of July 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Resolution approving salaries.

Information

Attachments

Resolution Approving Salaries

City of Indianola

RESOLUTION NO 2021-

RESOLUTION APPROVING SALARIES

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

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

Tyrel Herrik, Water Pollution Control Operator longevity from $300/year to $350/year, effective May 23, 2021;

Jill Burrell, Paramedic, part-time, from $20.90/hour to $21.114/hour, effective June 20, 2021;

Jared Keenan, WPC Operator II, Range R22+1, from $53,268.95/year to $54,867.02/year, effective June 20, 2021;

Rob Hawkins, Police Lieutenant R10.5-5, from $102,294.84/year to $107,409.58/year, effective July 4, 2021 – 5% increase until Police Captain begins;

Brian Sher, Police Captain R12.5-5, from $110,663.83/year to $116,197.02/year, effective July 4, 2021 – 5% increase until Police Chief begins;

Justice Woell, seasonal Lifeguard Year 1, $8.00/hour, effective July 16, 2021;

Ryan Hutton, from full-time Career Firefighter/Paramedic FF Hire $59,234.71/year to part-time EMT $16.275/hour, effective July 18, 2021;

Alexis Halsted, seasonal Lifeguard Year 1 $8.00/hour, effective July 26, 2021.

Passed and approved this 19th day of July 2021.

_____

Pam Pepper, Mayor

ATTEST:

_____

Andrew J. Lent, City Clerk/CFO

Information

Subject

Resolution approving Fiscal Year 22 salaries for Police Union employees.

Information

Attachments

Salary Resolution

A RESOLUTION SETTING THE SALARIES AND BENEFITS FOR APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF INDIANOLA FOR THE PERIOD BEGINNING JUNE 20, 2021.

Section 1. The following persons and positions named shall be paid the salaries or wages indicated, and the City Clerk is authorized to issue warrants, less legally required or authorized deductions from the amounts set out below, on a biweekly basis, and make such contributions to I.P.E.R.S. and Social Security or other purposes as required by law or authorization of the Council, all subject to audit and review by the Council:

EMP #	NAME	RANGE	ANNUAL	LONGEVITY	*HOURLY	ICMA
171	Brad Metcalf	PO 5	$76,551.73	$350	$36.972	$900
136	Chris Marsh	PO 5	$76,551.73	$400	$36.996	$900
118	Devin Thomas	PO 3	$69,087.74		$33.215	$900
1056	Drew Stever	PO 1	$62,351.79		$29.977	$900
194	Jay Hackett	PO 5	$76,551.73	$250	$36.924	$900
195	Jennifer Williams	PO 4	$72,723.42		$34.963	$900
1054	Jonathon Scott	PO 1	$62,351.79		$29.977	$900
436	Joshua Temple	PO 4	$72,723.42		$34.963	$900
188	Luke Buhrow	PO 5	$76,551.73	$300	$36.948	$900
263	Michael Chia	PO 3	$69,087.74		$33.215	$900
1029	Nicole Stewart	PO 1	$62,351.79		$29.977	$900
1030	Ross Marshall	PO 1	$62,351.79		$29.977	$900
1031	Tanner Ortlund	PO 1	$62,351.79		$29.977	$900
1052	Treyton Nixon	PO Hire	$59,234.71		$28.478	$900
131	Tye Sparks	PO 2	$65,588.72		$31.533	$900
262	Zach Ewing	PO 3	$69,087.74		$33.215	$900

Section 1. Employees will also receive continuation of the Employee Assistance Program

Section 2. Deferred Compensation – up to $75.00/month dollar-for-dollar matching contribution for all full-time, non-union classified employees. In addition, employees range CE 9 and higher receive $100/month.

Section 3. The City will pay full time non-management employees longevity pay.

Years	Annual Pay
0-4	$0
5-9	$250
10-14	$300
15-19	$350
20+	$400

Section 4. The City will pay part time non-union employees scheduled 20 or more hours longevity pay.

Years	Hourly Pay
1	$0.05
3	$0.10
5	$0.15

Section 5. Compensation & stipend for fire department

Captain…….$650 per year

Section 6. The City Clerk is hereby directed to publish this resolution

Information

Subject

City Treasurer's Report — Doug Shull

Information

Attachments

Treasurer's Report

FINANCIAL REPORT
MONTH OF JUNE, 2021

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001	General Government	3,708,710.15	92,983.25	248,999.22	94,426.39	508,729.83	3,138,390.74
011	Police	2,559,194.90	97,352.04	330,733.79	38,792.03	104,265.17	2,260,340.01
015	Fire	469,538.37	5,119.28	35,779.72	1,677.76	101,089.92	339,465.77
016	Ambulance	280,414.10	61,891.42	128,621.63	3,841.19	106,176.25	111,348.83
041	Library	523,523.78	4,989.87	58,956.99	1,721.91	3,525.83	467,752.74
042	Park & Recreation	887,158.22	46,676.16	147,845.62	13,649.37	135,282.75	664,355.38
045	Memorial Pool	223,580.08	73,867.45	50,444.12	-	67,563.00	179,440.41
099	Franchise Fee-MEC	918,249.34	-	-	-	240,000.00	678,249.34
	GENERAL FUND SUB-TOTAL	**9,570,368.94**	**382,879.47**	**1,001,381.09**	**154,108.65**	**1,266,632.75**	**7,839,343.22**
110	Road Use Tax (Streets)	2,547,478.25	192,241.12	135,683.89	-	543,773.91	2,060,261.57
112	Trust & Agency	36,668.19	22,313.31	-	-	22,313.31	36,668.19
115	Wellness Center Maintenance Fund	306,095.03	10,000.00	-	50,000.00	-	366,095.03
121	Local Option sales Tax	7,777,467.80	146,031.26	-	-	1,500,000.00	6,423,499.06
125	TIF	7,013,297.91	10,689.83	-	-	1,677,627.00	5,346,360.74
141	Library Special Revenue	55,827.22	4,560.57	2,170.78	-	-	58,217.01
142	Park & Rec Special Revenue	89,243.59	-	-	-	-	89,243.59
160	Downtown Revolving Loan	147,711.14	-	-	-	-	147,711.14
161	Downtown BIZ Program	118,290.59	2,062.50	345.03	-	-	120,008.06
177	Police ForFeiture	19,830.07	-	-	-	-	19,830.07
190	Vehicle Reserve	795,755.66	-	192,260.73	871,335.00	-	1,474,829.93
199	Police Retirement	18,994.69	-	-	-	18,955.00	39.69
	SPECIAL REVENUE SUB-TOTAL	**18,926,660.14**	**387,898.59**	**330,460.43**	**921,335.00**	**3,762,669.22**	**16,142,764.08**
200	**G.O. DEBT SERVICE**	**1,261,393.15**	**9,039.90**	**1,729,129.38**	**1,170,727.00**	**-**	**712,030.67**
301	Capital Projects (General)	504,145.20	-	130,375.60	379,000.00	-	752,769.60
321	Capital Projects (Streets)	(345,324.83)	40,043.06	223,286.66	1,090,000.00	-	561,431.57
322	Downtown Sqaure Streetscape	4,315,148.37	-	24,523.92	-	-	4,290,624.45
323	Hillcrest Ave Improvements	-	-	-	-	-	-
324	K Street Improvements	(11,225.47)	-	-	-	-	(11,225.47)
353	Community Redevelopment (D&D)	88,537.03	-	-	-	-	88,537.03
	CAPITAL PROJECTS SUB-TOTAL	**4,551,280.30**	**40,043.06**	**378,186.18**	**1,469,000.00**	**-**	**5,682,137.18**
541	**LIBRARY ENDOWMENT FUND**	**44,433.53**	**24.27**	**-**	**-**	**-**	**44,457.80**
610	Sewer	956,881.27	-	93,502.83	158,333.33	35,185.84	986,525.93
650	Stormwater Utility	471,979.32	18,401.70	3,810.92	-	64,666.92	421,903.18
670	Recycling	140,964.89	27,954.87	25,588.10	-	766.92	142,564.74
710	Sewer Capital Projects	1,711,862.10	346,726.88	260,373.25	-	1,063,582.33	734,633.40
771	Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781	WRRF Construction	(582,015.38)	2,522,083.92	2,528,459.48	1,000,000.00	-	411,609.06
791	Sewer Revenue Bonds	103,088.21	-	831,482.42	1,320,000.00	-	591,605.79
820	Health Insurance	2,144,155.52	145,551.65	111,710.05	-	-	2,177,997.12
830	Health Reimbursement Accounts	5,607.71	-	-	-	-	5,607.71
840	Flex/STD	185,842.51	241.54	237.04	-	-	185,847.01
850	Liability Insurance Reserve-City	(39,941.84)	5,280.94	-	-	-	(34,660.90)
	CITY UTILITY & ISF SUB-TOTAL	**5,212,663.01**	**3,066,241.50**	**3,855,164.09**	**2,478,333.33**	**1,164,202.01**	**5,737,871.74**
	City Funds Subtotal	39,566,799.07	3,886,126.79	7,294,321.17	6,193,503.98	6,193,503.98	36,158,604.69
	IMU Funds in Casselle	3,523.39	296,818.45	289,269.04	-	12,500.00	(1,427.20)
	GRAND TOTAL CITY FUNDS	**39,570,322.46**	**4,182,945.24**	**7,583,590.21**	**6,193,503.98**	**6,206,003.98**	**36,157,177.49**
	Cross Check Total						**36,157,177.49**

Investments					
Bankers Trust	$	20,819,344.71	1.72%	Clerk's Balance	36,157,177.49
Iowa Public Agency Inv. Trust	$	116,207.73	0.01%		
Payroll Account, TruBank	$	-			
Checking Account, TruBank	$	4,867,893.98	0.20%	Plus Outstanding Checks	$ 584,776.00
Sweep Account, TruBank	$	10,023,010.28	0.40%	Minus Outstanding Deposits	$ (871.95)
Indianola Hometown Pride, TruBank	$	353.58		Bank Adjustment	$ -
Indianola EMS - TruBank	$	912,735.91		Book Adjustment	$ 646.72
Wells Fargo	$	2,182.07			
BANK BALANCE		**36,741,728.26**		**BOOK BALANCE**	**36,741,728.26**

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
	IMU Funds from FY2020	-		-	-	-	-
600	Water	28,452.82	56,927.49	53,192.94	-	9,700.00	22,487.37
620	IMU Administration	4,520.93	51,180.25	55,080.43	-	-	620.75
625	Revolving Economic Development	-	-	-	-	-	-
626	USDA RLF	-	-	-	-	-	-
630	Electric	(27,060.40)	125,562.30	121,078.81	-	2,800.00	(25,376.91)
640	Fiber/Communications	(2,324.55)	63,148.41	59,916.86	-	-	907.00
700	Water Capital Projects	-	-	-	-	-	-
730	Electric Capital Projects	(65.41)	-	-	-	-	(65.41)
740	Fiber/Comm Capital Projects	-	-	-	-	-	-
770	Water Reserve	-	-	-	-	-	-
773	Electric Reserve	-	-	-	-	-	-
780	Water Capital Improvement	-	-	-	-	-	-
783	Electric Improvement	-	-	-	-	-	-
790	Water Revenue Bonds	-	-	-	-	-	-
793	Electric Revenue Bonds	-	-	-	-	-	-
855	Liability Insurance Reserve--IMU	-	-	-	-	-	-
	IMU SUB-TOTAL	**3,523.39**	**296,818.45**	**289,269.04**	**0.00**	**12,500.00**	**-1,427.20**

INTEREST DISTRIBUTION	**INTEREST INCOME**	**% OF TOTAL**	**FYTD**
General Fund (Non-Program 9500)	$ 5,348.35	44.08%	$ 90,962.87
Library Special Revenue (Fund 141)	$ 31.55	0.26%	$ 1,250.52
TIF (Fund 125)	$ 3,919.05	32.30%	$ 65,839.01
Library Endowment Fund (Fund 541)	$ 24.27	0.20%	
Sewer (Fund 710)	$ 1,612.51	13.29%	$ 23,936.87
Health Insurance (Fund 820)	$ 1,197.55	9.87%	$ 22,330.71
TOTAL	$ 12,133.27	100.00%	$ 204,319.98

Information

Subject

Hometown Pride Committee Nominations

Information

The Hometown Pride Committee has several openings. The terms will begin immediately and end June 30, 2022.

Attachments

No file(s) attached.

Information

Subject

Consideration of the appointment of Paula Chew to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

Information

Simple motion is in order.

Attachments

Application

City Clerk / Finance Office

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

Volunteer Application Form to Serve on a City Board and Commission

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

To be considered, interested individuals must be Indianola residents. Terms for the Boards and Commissions vary and are established by Municipal Code. These boards and commissions are vital to the success of the community and are comprised of interest citizens. The City of Indianola desires to have diverse representation on the Boards and Commissions to reflect the age, race/ethnicity and gender of the Indianola community. All appointments are made during the City Council meetings that take place on the first and third Monday.

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

Personal Information

Name:	Paula Chew				
Street Address:	1505 Lundahl Ct.				
City:	Indianola	**State:**	IA	**Zip:**	50125
Email:	paula@iowarealty.com				
Home Phone:	NA	**Cell Phone:**	515-238-7620	**Work Phone:**	515-238-7620
Gender:	Female	**Age (optional):**		**Race (optional):**	

☐ Board of Adjustment / Appeals	☐ Civil Service Commission	☑ Hometown Pride Committee
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.	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.	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	**☐ Library Board of Trustees**	**☐ Memorial Aquatic Center Commission**
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.	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.	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.
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City Clerk
110 N. 1st Street
Indianola, Iowa 50125

Re: Application for Volunteer on Hometown Pride Committee

My name is Paula Chew. I have been a resident of Indianola since 1985. I have been a licensed real estate for 34 years and I am currently in the Indianola Iowa Realty office. Over my 34 year career in real estate I have served on many professional real estate organizations plus the Indianola Planning and Zoning Commission.

I would like to be a member of the Hometown Pride Committee because I have called Indianola my home for many years, I have always taken pride in this community and I believe in continuing to build it to be a great place to call home.

Paula Chew
1505 Lundahl Ct.
Indianola, Ia 50125
515-238-7620
paula@iowarealty.com

Paula Chew
821 Trail Ridge Rd.
Indianola, Ia 50125

Graduate of Perry High School

Graduate of American Institute of Business with Associate Degree in Accounting

Helped manage and operate 3 family farms in Dallas County

1985: Relocated to Indianola, Iowa

1985-1987: Employed with a farm crisis program "Rural Concern" which was funded through the State Legislature to provide resources to farmers through the farm crisis. This job required training in handling mental and financial crisis. I was required to work on the Community Telephone Counseling program and at the Women's Shelter. For the first time I saw crisis through different eyes.

1987: Employed with Iowa Crop and Livestock Reporting. I interviewed large hog, cattle and crop operations in Warren and Jasper County. My job was to gather information on their number of acres planted in corn and beans, number of hogs and cattle on feed plus I set up test plots in designated fields. My appointments took me into their homes where they shared with me their personal and financial struggles through the farm crisis. I provided them with professional resources available and hope.

1987-2003: Licensed Realtor with First Realty, Better Homes and Gardens, Indianola Office. I further continued on my search to help people by assisting buyers and sellers in making their best decisions in the buying and selling process. During this time I served as Secretary for the Warren County Board of Realtors, Relocation Specialist for Warren County and earned the honor of membership into the President's Club with Better Homes and Gardens.

2003-Current: Licensed Realtor with Iowa Realty, Indianola Office. Member of Chamber of Commerce, past member of Indianola Planning and Zoning Committee. I do volunteer work with Heal House located in Indianola. I am a member of Indianola Community Church. In my personal life I provide mentoring for Christian women.

I have supported the growth of our community and I am very impressed with our current leaders. I have spoken up at times with concerns and applauded the positives. I believe we should continue to grow, support and encourage the business members and always look for positive changes.

Information

Subject

Consideration of the appointment of Michelle Holland-Sheraden to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

Information

Simple motion is in order.

Attachments

Application

City Clerk's Office

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

Volunteer Application Form to Serve on a City Board or Commission

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

Personal Information

Name: Michelle Holland-Sheraden	Today's Date: 6/6/2021
Street Address: 1304 Apple Dr	
City, State, Zip: Indianola, IA 50125	Years Resided in Indianola: 28
Email: holland@dmww.com	

Home Phone: 515-314-2738	Cell Phone: 515-314-2738	Work Phone: 515-323-6208

Occupation: Accountant

Have you previously volunteered on a City Board, here or elsewhere? no

Board Name:	Years Served:	City:

Gender: F	Age (Optional): 50	Race (Optional):

Application for (Name of Board/Commission or Committee): Hometown Pride

Why do you want to serve on this Board/Commission or Committee?

I'm looking for an opportunity to volunteer and give back to my community. I've been in Indianola for all of my adult life and would like to help promote the city, recognize Indianola citizens, and shed a positive light on our great community.

What will you contribute to this Board/Commission or Committee?

I will bring a knowledge of the community based on my experience in living here for 25+ years. I will listen and seek to understand our challenges and opportunities. I will network with neighbors and leaders in the community.

I am the financial controller for Des Moines Water Works and have experience in budgeting, financial reporting, and working with department heads on fiscal responsibility, while also figuring out how to make the most of limited resources.

I'm proud of Indianola and I'd like this opportunity to give back.

Please attach additional pages if necessary.

Boards, Commissions and Committees

- [ ] **Board of Adjustment/Appeals** meets the first Wednesday of the month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.
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- [ ] **Sustainability Committee** reviews options to become a "greener" community and reduce the city's carbon footprint.

MICHELLE HOLLAND-SHERADEN

1304 Apple Drive
Indianola, IA 50125
(515) 314-2738
mdh.sheraden@gmail.com

June 8, 2021

City of Indianola
% City Clerk
110 N 1st St
Indianola, IA 50125

I would like to submit my application for the Hometown Pride committee.

My professional resume is attached.

I am currently the Controller for Des Moines Water Works. In this position, I am responsible for many aspects related to financial transactions, payment processing, and management reporting.

In addition to my professional experience, I have been involved in numerous committees and parent groups associated with the Indianola schools. I was the Treasurer for the Indianola High School Class of 2017 parent fundraising group. This group raised funds for the Post Prom event in 2016 and the Project Graduation event in 2017. I handled the incoming funds, paid vendors, and prepared periodic treasurer's reports.

I have been involved in church committees and efforts at Bloomfield Methodist Church.

I am looking for additional opportunities provide service to an organization with goals and a mission that I support.

Thank you,

Michelle Holland-Sheraden

MICHELLE HOLLAND-SHERADEN

1304 Apple Drive
Indianola, IA 50125
(515) 314-2738
mdh.sheraden@gmail.com

SUMMARY

A detail-oriented financial manager with a solid background in financial reporting, managing general accounting functions, preparing financial statements, budgeting, and analysis. Recognized for experience in automating and improving processes, and being actively involved in cross-functional teams that implement systems, upgrades, and process changes to enhance and increase production. Strengths include organizational skills, accuracy, attention to detail, and ability to effectively communicate with all levels and departments within the organization.

PROFESSIONAL EXPERIENCE

DES MOINES WATER WORKS, Des Moines, IA 2007 - present

Controller

Responsible for planning, coordinating, and directing the utility's general accounting department which includes payroll, accounts payable, and customer accounting. Accountable for presenting accurate, meaningful financial statements, directing the annual budget, coordinating the annual audit and preparation of financial statements. Oversees the payment and mail processing area.

- Created departmental budget files in Excel which replaced budgeting software. This reduced time spent by users preparing budgets, made revisions less cumbersome, and provided real time labor balancing. File level and cell level security was established to maintain integrity of spreadsheets. This resulted in cost savings and more buy-in from all involved in budgeting process.
- Tasked with setting up open enrollment through HR management system when experienced HR staff resigned. Tracked through system documentation and help screens, set up benefits in test environment, and processed test payrolls to ensure outcomes were as desired.
- Represented Finance department in implementing new asset management software and ensured integrations to financial and payroll systems were accurate and complete. The new system handles purchasing, inventory, accounts payable, and labor booking to work orders.
- Provide financial support and analysis to all departments within the utility. Able to take large amounts of data, summarize, and present in an understandable, meaningful document.

FEDERAL HOME LOAN BANK, Des Moines, IA 2006 – 2007

Manager of Accounting Systems *(2006 - 2007)*

Managed projects to improve processes and reduce financial close and reporting timelines. Acted as liaison between Accounting and I.T. departments to prioritize and implement projects. Provided financial reporting support to meet regulatory deadlines.

- Project lead for preparing and loading restated financial reports into Federal Housing Finance Board's software.
- Project lead for implementing new financial reporting software by FHFB. Determined requirements and prepared files to upload into the new system.
- Committee member to remove 'material weakness' designation from Financial Statements.

Internal Reporting Manager – Contract Position *(2006)*

Reviewed monthly and quarterly reporting for submission to the Federal Housing Finance Board. Assisted with restatement of financials for 2001-2005 time periods. Assisted with files to support SEC registration.

MICHELLE HOLLAND-SHERADEN

TONE BROTHERS, INC., Ankeny, IA 1996 –2006

Financial Planning and Analysis Manager *(1999 – 2006)*

Managed financial reporting requirements and provided strong analytical support on results versus budget, forecast, and prior year. Prepared annual budget from information obtained from all departments. Provided financial support to sales and marketing for new products, new customers, pricing, promotional spending, and contract analysis. Responsible for maintenance and accuracy of general ledger and customer contract system.

- Team member to design and implement data warehouse for customer and product profitability. Identified values required, source of data, and dimensions needed to for complete analysis. Trained 50 users. Continue to provide user support and communicate system issues to the I.T. department.
- Automated budgeting process by developing programs in mainframe to calculate detailed budgeted sales and expenses from subsystems, including pricing, contract, and broker systems. Mapped data into data warehouse for detailed analysis to prior year and actual data.
- Implemented improvements to general ledger to reduce period close process from 5 days to 2 days. Automated manual entries and set up recurring and allocating entries. Created system generated reports and downloads to reduce reporting time and errors.
- Created financial model to be used company-wide for customer and product profitability. Established format and procedures to ensure consistency throughout organization. Downloaded files from AS400 to link into model reducing time to complete requested financials.

Financial Analyst *(1996 – 1999)*

Monitored, reported, and analyzed monthly actual results versus budget and explained variances. Provided financial support for exit of industrial business and sale of operations. Assisted with integration of retail business into Ankeny office. Set up new financial reporting structure.

GENERAL MILLS, Carlisle, IA 1994 – 1996

Financial Analyst

Maintained financial aspects of plant activities including production reporting, inventory management, payroll, and fixed asset accounting. Assisted with plant budgeting and operating targets. Reviewed usage variances and implemented procedures to prevent large variances from reoccurring.

AMOCO OIL, West Des Moines, IA 1993 – 1994

Accounting System Analyst

Coordinated and implemented incentive programs. Monitored, trained, and assisted users. Provided monthly reports to management. Monitored and corrected system journal errors. Applied proper codes and prevented future errors from occurring. Maintained monthly variance analysis and account reconciliations to ensure accuracy of financial systems.

EDUCATION / CERTIFICATION

B.B.A. Accounting	University of Iowa	1992
CPA certificate holder #3600	State of Iowa	1992

Information

Subject

Consideration of the appointment of Mindy Blanchard to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

Information

Simple motion is in order.

Attachments

Application

City Clerk's Office

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

Volunteer Application Form to Serve on a City Board or Commission

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

Personal Information

Name: Mindy Blanchard	Today's Date: June 5, 2021
Street Address: 406 W Orchard Ave	
City, State, Zip: Indianola, IA 50125	Years Resided in Indianola: .5
Email: mrsblanch@gmail.com	
Home Phone: 9615472 / Cell Phone: 4191078	Work Phone:
Occupation: associate at IHS starting in the fall	
Have you previously volunteered on a City Board, here or elsewhere? no	
Board Name: / Years Served:	City:
Gender: Female / Age (Optional): 41	Race (Optional): white
Application for (Name of Board/Commission or Committee): Indianola Hometown Pride	

Why do you want to serve on this Board/Commission or Committee?

We just moved to Indianola at Thanksgiving, and I was very impressed with what this committee has to offer. My family loved the Christmas lights! I enjoy planning events and bring people together, which I did as a neighborhood leader in my previous town, and would love to get involved here and help in my new community.

What will you contribute to this Board/Commission or Committee?

I have planned many events as a volunteer in my neighborhood, children's school and church. I have great attention to detail and can offer a fresh perspective since I am a new member of this community.

Please attach additional pages if necessary.

Boards, Commissions and Committees

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- [ ] **Sustainability Committee** reviews options to become a "greener" community and reduce the city's carbon footprint.

June 5, 2021

Indianola Hometown Pride Committee:

Hello! I am applying for a position on the Indianola Hometown Pride team because I enjoy community and bringing people together! I am a new member of Indianola (although I did attend Simpson College 20 years ago). In the past I have always been active in my community and would love to continue to do so here! I can bring my attention to detail, creative mind and event planning skills to the team. I am a friendly person who loves to get to know my neighbors. I hope you will consider me to be part of your team!

My past experience includes:

Urbandale Jaycees member 2002-2008
Centennial Elementary PTA 2014-2020
Ss. John and Paul Church leader 2014-2018
Neighborhood Block Party and Easter Egg Hunt leader 2015-2018

Please let me know if you have any questions for me. Thank you.

Sincerely,

Mindy Blanchard

MINDY BLANCHARD

406 W. Orchard Ave. • Indianola, IA • (515) 419-1078 • mrsblanch@gmail.com

PROFESSIONAL EXPERIENCE

January 2019-December 2020 The Meek Team Altoona, IA
Real Estate Client Care

- *Created Social Media Marketing & Bi-monthly Newsletter*
- *Assisted in event planning and client communication*
- *Mail-outs and pop-buy preparation*

October 2018-May 2020 St. Joseph School Des Moines, IA
Library Assistant

- *Read to classes and managed book check out and return*

March 2015-March 2020 The Nigel Chapman Team Des Moines, IA
Real Estate Administrative Assistant

- *Created newsletters and mailings, electronic and print*
- *Managed social media advertising*
- *Sent postcards and letters to past and potential clients*

January 2007-April 2010 AIA Iowa Des Moines, IA
Communications Assistant

- Updated and maintained website on a daily basis
- Aided in event planning and coordination
- Created promotional materials for events and membership
- Created e-newsletters, email announcements and news releases

June 2002 – July 2006 Homemakers Furniture Urbandale, IA
Advertising Assistant and Signage Coordinator

- Enhanced and coordinated advertising co-op, increasing amount attained
- Created more than 50 television commercials from writing to editing
- Created store signs & coordinated point-of-purchase materials
- Aided graphic designer with photography & design

EDUCATION

1998 - 2002 Simpson College Indianola, IA
Bachelor's Degree in Corporate Communications & Marketing

COMMUNITY INVOLVEMENT

- Centennial Elementary, Altoona PTA leader 2014-2020
- Catechist at Ss John and Paul, Altoona and St. Joseph, Des Moines parishes
- Urbandale Jaycees Marketing VP 2004, Web Designer 2005 & 2006
- Advertising Professionals of Des Moines member 2005-2006
- Dallas Center-Grimes High School Color Guard Director 2003 & 2004
- Public Relations Student Society of America member 1999-2002
- Alpha Chi Omega sorority alumna

REFERENCES

Nigel Chapman, The Nigel Chapman Team, 515-321-8094
Jessica Reinert, AIA Iowa, 515-244-7502
Krystelle Cortes-Ryan, St. Joseph School, 266-2226

Information

Subject

Consideration of the appointment of Katherine Newcomer to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022.

Information

Attachments

Application

City Clerk's Office

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

Volunteer Application Form to Serve on a City Board or Commission

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

Personal Information

Name: Katherine Newcomer		Today's Date: 07/11/2021
Street Address: 1604 E. Euclid Ave.		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 2
Email: kbrooks9595@yahoo.com		
Home Phone: 2198950237	Cell Phone: 2198950237	Work Phone:
Occupation: Registered Nurse		
Have you previously volunteered on a City Board, here or elsewhere? No		
Board Name:	Years Served:	City:
Gender: Female	Age (Optional): 26	Race (Optional): Caucasian
Application for (Name of Board/Commission or Committee): Hometown Pride Committee		

Why do you want to serve on this Board/Commission or Committee?

I take pride in Indianola, I want to see this city continue to thrive and grow. I want members of the community to also take pride in where they live. Indianola has so many assets that need to be better advertised and utilized by the community members and surrounding areas.

What will you contribute to this Board/Commission or Committee?

A fresh, new, outsiders perspective. Moving from the northwest Indiana, suburbs of Chicago, I grew up in a booming suburban area that utilized all their community assets to continue to be a destination for young families to come and grow. I see Indianola in the same light. It is a great community for families to come and grow. It is also a great spot for small businesses.

Please attach additional pages if necessary.

Boards, Commissions and Committees

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☐ **Sustainability Committee** reviews options to become a "greener" community and reduce the city's carbon footprint.

Katherine Newcomer, BSN, RN

1604 E. Euclid Ave. Indianola, IA 50125 | (219) 895-0237 | kbrooks9595@yahoo.com

July 11, 2021

City Clerk's Office

110 N 1st St.

Indianola, IA 50125

To Whom It May Concern:

I am applying for a position on the Hometown Pride Committee because as a newer member of the Indianola community, I strive to get more people involved. I believe that Indianola has so many wonderful assets within the community that could be better utilized and advertised. Indianola has a young, growing community and we should strive to keep it that way.

Some things that I would focus on as a member of the Hometown Pride Committee would include community clean up days. We could partner with the students at Simpson College, as well as the general community, to help clean up public parks/spaces around Indianola. This could include fall leaf removal, planting flowers in the spring, and trash removal. Indianola could also host a National Night Out Against Crime. This gets the community out and interacting with our local and county police departments. I know I feel more connected to a community when I have some type of relationship with the police.

The Hometown Pride Committee feels like a good fit for me because I take pride in Indianola and would love for others in our community to feel the same and get more involved. I look forward to talking with you, I can be reached via email at kbrooks9595@yahoo.com, or by phone at 219-895-0237.

Sincerely,

Katherine Newcomer

Katherine Newcomer, BSN, RN

1604 E Euclid Ave. Indianola, IA 50125 | (219) 895-0237 | kbrooks9595@yahoo.com

MISSION STATEMENT

- Community member seeking to get more involved, show off our beautiful town, and help Indianola continue to grow.

EDUCATION

Bachelor of Science in Nursing | April 2018 | Indiana Wesleyan University

- Sigma Theta Tau Member
- Student Nurse Association Member
- Nursing Simulation Lab, Student Instructor 2017-2018
- Resident Assistant 2016-2017
- Dormitory Desk Worker 2014-2016

EXPERIENCE

Registered Nurse – Critical Care Unit **April 2020 – Present**
Iowa Methodist Medical Center – Des Moines, IA

- Full-time bedside nurse on a 36-bed unit at a level 1 trauma center
- Care for post-surgical, trauma, cardiac, neuro, and medically critical patients
- Assist physician in bedside procedures, including: intubation, central line placement, and bronchoscopy
- Titration of critical drips, including: antiarrhythmics, pressors, inotropes, sedatives, paralytics and analgesics
- Administration of ACLS medications and procedures, provide high quality CPR
- Manage equipment including: continuous veno-venous hemofiltration system, intra-aortic balloon pumps, and FloTrack hemodynamic monitoring systems

Registered Nurse – Neonatal Intensive Care **June 2019 – Present**
Blank Children's Hospital – Des Moines, IA

- As needed bedside nurse who provides exceptional care to critically ill neonates on a 42-bed, level 3B NICU
- Follow physician orders, and report changes in patient condition
- Assist physicians in bedside procedures, including: intubation, lumbar punctures, and central line placement

Registered Nurse – Cardiovascular Intensive Care **May 2018 – May 2019**
Lutheran Hospital – Fort Wayne, IN

- Full time bedside nurse on a 20-bed cardiovascular unit
- Recovered post-operative patients who underwent coronary artery bypass grafting, valve replacements, carotid endarterectomy, thoracotomy, and more
- Managed patient airways, assessed arterial blood gas results in preparation for extubation, management of Swan Ganz catheters and meticulous hemodynamic monitoring

VOLUNTEER WORK

Circle of Hope International – Child Sponsor

LICENSES & CERTIFICATIONS

Registered Nurse: Iowa, License #154114	**Issued May 16, 2021**
Registered Nurse: Indiana, License #28243422A	**Issued June 5, 2018**
American Heart Association – ACLS	**Issued August 13, 2020**
American Heart Association – PALS	**Issued December 18, 2020**
American Heart Association – BLS	**Issued January 19, 2021**
Trauma Care After Resuscitation Certification	**Issued November 13, 2020**

Information

Subject

Consideration of the appointment of Lee Bash to serve on the Board of Adjustment for a term beginning immediately and ending June 30, 2026.

Information

Simple motion is in order.

Attachments

Application

OFFICE OF CITY CLERK

JUL 0 8 2019

INDIANOLA, IOWA

CITY OF INDIANOLA
VOLUNTEER APPLICATION FORM
TO SERVE ON A CITY BOARD AND COMMISSION

There are numerous Boards and Commissions to advise the City Council. Appointments are approved at a Council meeting when terms have expired or vacancies occur. Interested residents must complete this form and submit it to the City Clerk at 110 N. 1st Street.

To be considered, interested individuals must be Indianola residents. Terms for the Boards and Commissions vary and are established by Municipal Code. These boards and commissions are vital to the success of the community and are comprised of interest citizens. The City of Indianola desires to have diverse representation on the Boards and Commissions to reflect the age, race/ethnicity and gender of the Indianola community. All appointments are made during the City Council meetings that take place on the first and third Monday.

Name: Lee Bash			
Street Address: 809 North C St	City: Indianola	State: IA	Zip: 50125
E-Mail: bash@sting.graceland.edu			
Phone Home:	Cell: 515-326-0775	Work:	
Gender: Male	Age (*Optional*):	Race (*Optional*):	

Please attach a Resume or Bio

☑ - **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.

☐ - **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.

☐ - **Park and Recreation Commission** – meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The commission consist of six members serving 3-year terms.

☐ - **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.

☐ - **Library Board of Trustees** – meets the first 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.

☐ - **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.

☐ - **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.

☐ - **Sustainability Committee** – This committee reviews options to become a more "green" community and reduce the city's carbon footprint.

☐ - **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.

☐ - **Transportation Advisory Group (TAG)** – meets a minimum of twice a year. This committee meets with a larger group to discuss opportunities where HIRTA can best serve the transportation needs of the community.

Inactive Boards and Commissions:
Indianola Fine Arts & Community Beautification Commission
Indianola Commission on Substance Abuse & Risk Behavior
Indianola Senior Citizen Commission
Indianola Non-Judicial Human Relations Commission
Cable & Communications Commission
Indianola Commission on Youth Affairs

Please submit this form along with your resume or bio to:

Email: dbowlin@indianolaiowa.gov

or

Mail:
Indianola City Hall
Attn: Diana Bowlin, City Clerk
110 N. 1st Street
Indianola, Iowa 50125

LB

LEE BASH

RETIRED, BASH@STING.GRACELAND.EDU
515/326-0775

OBJECTIVE

To serve on the Indianola Board of Adjustments

SKILLS

I have strong writing, leadership, organization, and analytical skills.

EXPERIENCE

DEAN, GLEAZER SCHOOL OF EDUCATION • GRACELAND UNIVERSITY • 2015 – 2018
Provide leadership, vision, support and experience to strengthen School's undergraduate and graduate enrollment and programs

VICE PRESIDENT EVENING & WEEKEND PROGRAM • WILLIAM PENN UNIVERSITY • 2006 – 2014
Provide leadership, vision, support and experience to strengthen School's undergraduate and graduate enrollment and programs

EDUCATION

PH.D. • 1983 • SUNY AT BUFFALO
Music Education (Jazz Emphasis)

M.A. • 1981 • SUNY AT BUFFALO
Music Education

Information

Subject

Proclamation declaring July Independent Retailer Month in Indianola.

Information

Attachments

Proclamation

— Office of the Mayor —

PROCLAMATION

Independent Retailer Month 2021

WHEREAS, according to the US Small Business Administration, small businesses employ approximately 47.3% of the US Population; and

WHEREAS, Clare Rayner, The Retail Champion, created Independent Retailer Month to highlight the role small and local businesses play in a thriving community; and

WHEREAS, Indianola and Warren County are home to many independent retailers who support our community, sponsor events, and employ our workforce, all while providing high quality products and services; and

WHEREAS, local businesses keep a sense of culture and community alive in our town and create a more sustainable city.

THEREFORE, I, Mayor Pam Pepper, do hereby proclaim July 2021 as Independent Retailer Month in the City of Indianola, and I thank the small retailers for building their businesses in Indianola. I further encourage consumers to 'shop local' at our hometown stores, businesses and farmer's markets.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Indianola, Iowa this 19th day of July 2021.

_____

Pam Pepper, Mayor

Information

Subject
407 North Jefferson Way

Information

Attachments

Memorandum
Request
Application
Site Map

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 14, 2021
Re: Public Hearing and Resolution accepting the application for exemption of the Sign Code at 407 North Jefferson Way, Indianola, Iowa.

At its meeting on July 6, the City Council set a public hearing for July 19 for a sign exemption request from Eagle Sign Company, on behalf of Route 69 Vapor. The exemption requests to place a new panel in an existing ground sign at 407 North Jefferson Way. Section 165.26 of the Code of Ordinances of Indianola, Iowa, requires that the setback line of any ground sign shall be in accordance with the Zoning Ordinance. The property at 407 North Jefferson Way is in the C-2, Highway Commercial Zoning District which requires a front setback of 20 feet. The proposed sign would be located in the same place as the existing sign, which is setback five (5) feet.

No such exemption shall be granted by the Council without a public hearing. The proposed application, letter, sign rendering, as well as a picture of the existing sign location is attached to this agenda item. I will attend the July 19 Council meeting if you have any questions.

EAGLE SIGN®

CITY OF INDIANOLA,IOWA
110 NORTH 1ST ST
INDIANOLA,IOWA 50125

TO WHO IT MY CONCERN

EAGLE SIGN CO REQUESTS AN EXEMPTION REVIEW FROM THE CITY OF INDIANOLA, IOWA FOR THE BUSINESS OF ROUTE 69 VAPOR LOCATED AT 407 N. JEFFERSON WAY, IN INDIANOLA

THE SECTIONS OF THE CODE WE ARE REQUESTING THE EXEMPTION FROM WILL BE 167.26 GROUND SIGNS AND 167.33 SIGNS PERMITTED AND PROHIBITED GENERALLY IN IN SPECIFIC ZONING CLASSIFICATIONS.

EAGLE SIGN CO
605 SW 37TH ST
GRIMES,IOWA 50111

Des

Rich - Holding for Permits

EAGLE SIGN CO.

605 SW 37TH ST.
GRIMES, IOWA, 50111
515-243-5663
FAX: 515-243-5313

REMIT TO:
605 SW 37TH ST.
GRIMES, IOWA, 50111

SALES ORDER

Sales Order #: 10291
Order Date: 06/15/21
Customer #: 5857
Page: 1 of 1

SOLD TO:	JOB LOCATION:
ROUTE 69 VAPOR 407 N JEFFERSON WAY INDIANOLA IA 50125	ROUTE 69 VAPOR 407 N JEFFERSON WAY INDIANOLA IA 50125 ORDERED BY: Jason Glenn

ORDERED BY	PO NUMBER	SALESPERSON	SHIP VIA	PAYMENT TERMS
Jason Glenn		MIKEE		NET 30 DAYS

ITM	QTY	DESCRIPTION	DEL DATE	UNIT PRICE	TOTAL PRICE
1	1	QUOTE #31992 Fabricate and install (2) 4'x8' faces, 2" panform; digital print vinyl on face; prefabrication survey to confirm cut size; leave existing faces at location	08/01/21	2,236.41	2,236.41
2	1	QUOTE #32004 permit acquisition fee	08/01/21	135.00	135.00
3	1	QUOTE #32096 Fabricate and install (1) set of door vinyl, phone# 515-528-2846; door VO 30"	08/01/21	201.58	201.58
				SUB TOTAL	2,572.99
				ORDER TOTAL:	$2,572.99

NOTE: POLE SIGN TO GO THRU SIGN EXEMPTION REVIEW — TIM LITTLE 6.16.21

EMAILED 6.16.21. TIM L RICHT

EMAILED 6.17.21. TIM L RICHT

** Actual Invoice Amount may be different than the order total. **

SIGN APPLICATION

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

PROPERTY OWNER

(Last Name) GLENN
(First Name) JASON
(Address) 407 N. JEFFERSON WAY
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515.536.6955 (Email) TASTETHEVAPECLC@GMAIL.COM

CONTRACTOR (if not Property Owner)

(Company Name) NAGLE/EAGLE SIGN
(State of Iowa Registration Number) C099922
(Address) 605 SW 37TH ST.
(City) GRIMES (State) IA (Zip) 50111

☑ SIGN PERMIT

Submittal Requirements:

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

- ☐ Property Address: 407 N. JEFFERSON WAY
- ☐ Completed Application
- ☐ Filing Fee: See Fee Schedule
- ☐ Type of Sign: POLE SIGN-EXISTING
- ☐ Site Plan and Elevations
- ☑ Detailed plans indicating:
  - ☑ Length, width, thickness , total square feet
  - ☐ Ground sign setbacks and height
  - ☐ Percentage of building face of wall sign
- ☐ Other Information as required by Director

☑ SIGN EXEMPTION

Submittal Requirements:

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

- ☐ Property Address: 407 N. JEFFERSON WAY
- ☑ Completed Application
- ☑ Filing Fee: $50 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating the Section of Chapter 167 of the Code of Ordinances of Indianola, Iowa under which the exemption is sought and stating the grounds on which it is requested.
- ☐ Other Information as required by Director

☐ SIGN APPEAL

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: $50 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative stating the decision appealed from, the date of the decision and the reason that the applicant feels that the administrative officer was in error.
- ☐ Other Information as required by Director

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

Signature R. Rich Thompson

Name (printed) RICH THOMPSON **Date** 6.16.21

FOR OFFICE USE ONLY: Code to 41270 (Sign Permit) 41800 (Exemption/Appeal)

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

32 SQ. FT



Fabricate and install (2) 4'x8' faces,
2" panform; digital print vinyl on face



EAGLE SIGN CO.
A DIVISION OF HAHLE SIGNS, INC.
605 SW 37TH ST.
GRIMES, IA 50111
515-243-5663 • FAX: 515-243-5313
TOLL FREE: 800-307-8186
www.eaglesign.net

NAME: ROUTE 69 VAPOR - INDIANOLA, IA (407 N. JEFFERSON WAY)
SKETCH #: 0621-31992-00_ROUTE69VAPOR_NJEFFERSONWAY
APPROVAL: X DATE: X

SCALE: 3/4" = 1' | DESIGNER: CRN
REVISIONS:

THIS IS A CONCEPTUAL DRAWING. FINAL PRODUCT MAY VARY. THIS ARTWORK IS PROPERTY OF EAGLE SIGN CO. AND MAY NOT BE REPRODUCED

existing 4'x8' pole sign
10' setback
407 N Jefferson Way,
Indianola, IA 50125
N Jefferson Way

Information

Subject

Public Hearing on an application for exemption of a sign code at 407 North Jefferson Way.

Information

Roll call to open and close the Public Hearing is in order.

Attachments

No file(s) attached.

Information

Subject

Resolution accepting the application for exemption of the sign code at 407 North Jefferson Way.

Information

Roll call is in order.

Attachments

Resolution Approving Request

City of Indianola

RESOLUTION NO. 2021-

RESOLUTION ACCEPTING THE APPLICATION FOR EXEMPTION OF THE SIGN CODE AT 407 NORTH JEFFERSON WAY, INDIANOLA, IOWA

WHEREAS, the Eagle Sign Company, on behalf of Route 69 Vapor, proposes to place a new ground sign located at 407 North Jefferson Way; and

WHEREAS, Section 165.26 of the Code of Ordinances of Indianola, Iowa, requires that the setback line of any ground sign shall be in accordance with the Zoning Ordinance; and

WHEREAS, the property at 407 North Jefferson Way is located in C-2, Highway Commercial Zoning District which requires a front setback of 20 feet; and

WHEREAS, the proposed sign would be located in the same place as the existing sign, and would be setback five (5) feet; and

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, a public hearing was held prior to consideration of said exemption.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City approves the application for exemption of the Sign Code at 407 North Jefferson Way, Indianola, Iowa.

APPROVED this 19th day of July 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject
123 South Howard Street

Information

Attachments

Memorandum
Application
Request
Current Sign
Mock-up

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 14, 2021
Re: Public Hearing and Resolution accepting the application for exemption of the Sign Code at 123 South Howard Street, Indianola, Iowa.

At its meeting on July 6, the City Council set a public hearing for July 19 for a sign exemption request from Iowa Sign Company, on behalf of Andy Leech. The exemption requests to place a new ground sign in the same location as an existing ground sign at 123 South Howard Street. Section 165.26 of the Code of Ordinances of Indianola, Iowa, requires that the setback line of any ground sign shall be in accordance with the Zoning Ordinance. The property at 123 South Howard Street is in the C-3, General Retail and Office Zoning District which requires a front setback of 20 feet. The proposed sign would be located in the same place as the existing sign, which is setback 10 feet.

No such exemption shall be granted by the Council without a public hearing. The proposed application, letter, sign rendering, as well as a picture of the existing sign is attached to this agenda item. I will attend the July 19 Council meeting if you have any questions.

SIGN APPLICATION

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

PROPERTY OWNER

(Last Name) Leech
(First Name) Andy
(Address) 123 S Howard
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-5367 (Email) andy.leech@edwardjones.com

CONTRACTOR (if not Property Owner)

(Company Name) Iowa Sign Company
(State of Iowa Registration Number) 46-4812653
(Address) 3520 Merle Hay Rd.
(City) Des Moines (State) IA (Zip) 50310

☑ SIGN PERMIT

Submittal Requirements:

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

- ☐ Property Address: 123 S Howard
- ☐ Completed Application
- ☐ Filing Fee: See Fee Schedule
- ☐ Type of Sign: Monument Sign
- ☐ Site Plan and Elevations
- ☐ Detailed plans indicating:
  - ☐ Length, width, thickness , total square feet
  - ☐ Ground sign setbacks and height
  - ☐ Percentage of building face of wall sign
- ☐ Other Information as required by Director

☑ SIGN EXEMPTION

Submittal Requirements:

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

- ☐ Property Address: 123 S Howard
- ☐ Completed Application
- ☐ Filing Fee: $50 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating the Section of Chapter 167 of the Code of Ordinances of Indianola, Iowa under which the exemption is sought and stating the grounds on which it is requested.
- ☐ Other Information as required by Director

☐ SIGN APPEAL

Submittal Requirements:

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

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: $50 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative stating the decision appealed from, the date of the decision and the reason that the applicant feels that the administrative officer was in error.
- ☐ Other Information as required by Director

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

Signature Lisa M. Hanrahan

Name (printed) Lisa Hanrahan **Date** 6/21/2021

FOR OFFICE USE ONLY: Code to 41270 (Sign Permit) 41800 (Exemption/Appeal)

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

Iowa Sign Company
3520 Merle Hay Rd.
Des Moines, IA 50312
515-421-4036

To Whom It May Concern,

We would like to apply for a sign exemption on behalf of Edward Jones - Andy Leech. The current city code states the sign requires a 20’ setback from the property line. This would put the sign inside the house.

The current sign location, in the flower bed, is where the new sign would be located. Andy Leech is upgrading the sign to have a brick base which will match the brick on the home. Mr. Leech has requested it to go in the same spot so he does not need to mow around it. He has removed some trees that were hiding the current sign. The current cabinet he has is faded and outdated. The new monument sign will look nice in the neighborhood.

Current Sign:



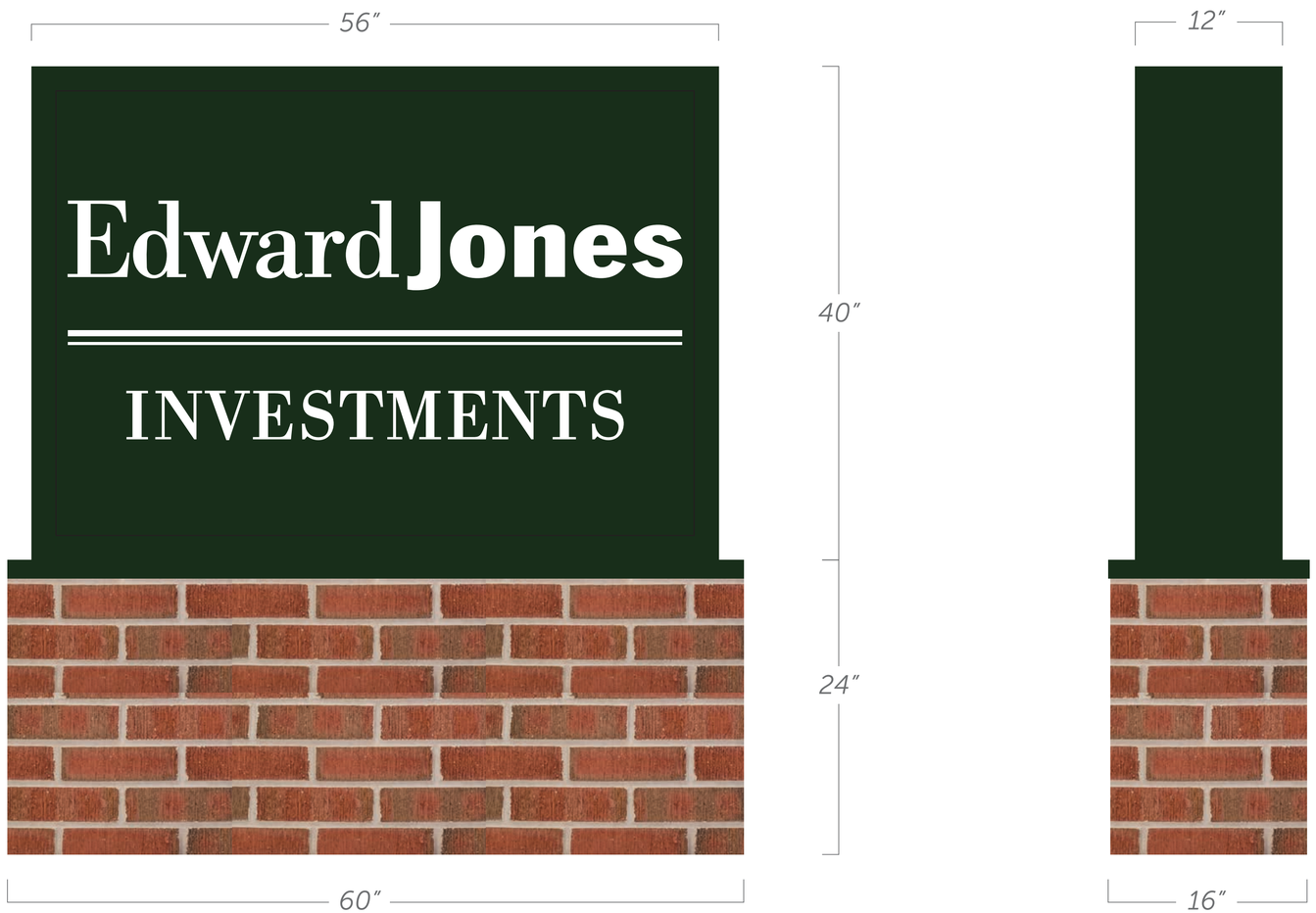

Edward Jones
INVESTMENTS

VISUAL MOCK-UP

DESIGNER: Ryne Schroeder

PROJECT MANAGER: Lisa Hanrahan

JOB NUMBER	CITY	SIGN TYPE	SqFt INFO
Drafting	Indianola	LED Lit Monument	**MAX:** TBD **MAX HEIGHT:** TBD



NOTES: ***

IOWASIGN COMPANY

PLEASE CHECK

• SPELLING • COLORS • DIMENSIONS

You will be responsible for the cost if anything is incorrect due to spelling, color and / or dimensions.

Please note that after a second revision there will be an additional charge of $15 per proof.

This sign design is exclusive property of the Iowa Sign Company and is the result of the original and creative work of it's employees. This drawing is submitted to the customer for the sole purpose of purchase of the design or signage manufactured to this design by the Iowa Sign Company. Distribution to or use use of this sign design by anyone outside of the customer's organization, without expressed, written authorization by the Iowa Sign Company is prohibited.

Information

Subject

Public Hearing on an application for exemption of a sign code at 123 South Howard Street.

Information

Roll call to open and close the Public Hearing is in order.

Attachments

No file(s) attached.

Information

Subject

Resolution accepting the application for exemption of the sign code at 123 South Howard Street.

Information

Roll call is in order.

Attachments

Resolution Approving Request

City of Indianola

RESOLUTION NO. 2021-

RESOLUTION ACCEPTING THE APPLICATION FOR EXEMPTION OF THE SIGN CODE AT 123 SOUTH HOWARD STREET, INDIANOLA, IOWA

WHEREAS, the Iowa Sign Company, on behalf of Andy Leech, proposes to place a new ground sign located at 123 South Howard Street; and

WHEREAS, Section 165.26 of the Code of Ordinances of Indianola, Iowa, requires that the setback line of any ground sign shall be in accordance with the Zoning Ordinance; and

WHEREAS, the property at 123 South Howard Street is located in the C-3, General Retail and Office Zoning District which requires a front setback of 20 feet; and

WHEREAS, the proposed sign would be located in the same place as the existing sign, and would be setback ten (10) feet; and

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, a public hearing was held prior to consideration of said exemption.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City approves the application for exemption of the Sign Code at 123 South Howard Street, Indianola, Iowa.

APPROVED this 19th day of July 2021.

_____
Pam Pepper, Mayor

ATTEST:

_____
Andrew J. Lent, City Clerk

Information

Subject

Resolution approving and authorizing execution of a development agreement by and between the City of Indianola and Johansen Enterprises, LLC. (Petitioner has requested this be withdrawn.)

Information

Simple motion to receive and file the letter requesting to withdraw from the Development Agreement is in order.

Attachments

Memorandum
Request

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 14, 2021
Re: Resolution approving and authorizing execution of a Development Agreement by and between the City of Indianola and Johansen Enterprises LLC

At its meeting on July 6, the City Council held a public hearing regarding execution of a Development Agreement by and between the City of Indianola and Johansen Enterprises LLC. Prior to the meeting, the Developer had requested action on the proposed development agreement be delayed until July 19 to allow the Developer to explore an alternative concept.

The Developer has indicated they will be pursuing an alternative concept than what was approved by the Council on June 21. The Developer will submit a new preliminary plat for review at a later date. As such, the Developer is withdrawing its request for a Development Agreement.

It is recommended that Council receive and file the letter requesting to withdraw from the Development Agreement. I will attend the July 19 Council meeting if you have any questions.

DOWNING

July 13, 2021

RE: Fox Run Developers Agreement

Dear Charlie,

Thank you for all your help with the Fox Run development. We would like to withdraw our request for a developers agreement with the City of Indianola. We will be pursuing a development option that does not require this agreement.

Sincerely,

Josh Rabe, Development & Preconstruction Manager
Downing Construction

509 East Scenic Valley Avenue || Indianola IA 50125 || downingconstruct.com

Information

Subject

Approval of a sewer credit for Agriland FS in the amount of $4120.00.

Information

Simple motion is in order.

Attachments

Sewer Credit Memorandum
IMU Letter

— WATER RESOURCE RECOVERY DEPARTMENT —

July 14, 2021

To: Mayor Pro Tem and City Council

CC: Ryan J. Waller, City Manager

CC: Andrew J. Lent

From: Rick Graves, WRRF Supt.

Re: Agriland FS Sewer Refund

Attached is a letter from Elisha Brown, IMU Utility Services Supervisor, regarding a sewer refund for Agriland FS on W HWY 92. A former employee switched the main meter from Water Only to Water/Sewer. This meter's main purpose is to fill the chemical tanks when they are spraying and is located near HWY 92. After this meter there are two other water meters that are in the office building and one in the workshop. These two meters are deducted from the main meter to calculate the sewer charge.

My recommendation is to credit the dollar amount for the four months Elisha Brown noted in her letter.

INDIANOLA MUNICIPAL UTILITIES

IMU

Electric • Network Services • Water

July 13, 2021

Re: Agriland FS Sewer Refund

On March 16, 2021 an employee who no longer works at IMU changed the rate plan from Water Only to Water/Sewer. They left no notes or comments as to why this was done. After locating and verifying the usage of the meter, we believe that no sewer usage should ever have been to this customer. As of July 8, 2021, we have changed the rate plan back to Water Only, consistent with its past practice. Please consider refunding the sewer charges that should never have been billed in the amount of March-$75.12, April-$400.79, May-$1,837.33, June-$1,806.76.

Thank you,

Elisha Brown

Utility Services Supervisor
Indianola Municipal Utilities

Information

Subject

Receive and file the Fiscal Year 22 Community Development Work Program.

Information

Simple motion is in order.

Attachments

Work Plan Memorandum
Implementation Plan - Short Term
Implementation Plan - Medium Term
Implementation Plan - Long Term
Implementation Plan - Ongoing

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: July 14, 2021
Re: Receive and file the Fiscal Year 22 Community Development Work Program

On July 13, 2021, the Planning and Zoning Commission adopted the FY22 Community Development Work Plan. As stated in Chapter 9 of the Comprehensive Plan, implementation of the Comprehensive Plan should occur gradually over a 20-year timeframe. It will require multiple resources in terms of people, funding, and time. It should be integral to the daily operations of the city, and the community should be aware of its vision and goals. A time frame is indicated for implementing each of the actions. Short-term indicates implementation should occur within five years, medium-term within five to ten years, and long-term within ten to twenty years. In some cases, the recommendations are ongoing over the 20- year planning period. Furthermore, the plan also indicates that each fiscal year the Planning and Zoning Commission should develop a work plan to program actions for that year.

Attached to this memo are the 164 implementation actions that were adopted as part of the comprehensive plan, broke into categories based off their implementation timeframe. The ongoing category includes 41 actions, the short-term category includes 77 actions, the medium-term category includes 42 actions and the long-term includes 4 actions. Staffs focus for Fiscal Year 21 was on implementing short-term actions and completed 16 of the 77 actions (21%) in Fiscal Year 21. Additionally, staff completed three (3) medium term actions (7%).

For Fiscal Year 22, staff will work on the 12 implementation measures that were identified in Fiscal Year 21 that were not fully completed and will begin working on 17 new items. Additionally, six (6) medium action items will be beginning.

I will attend your July 19 meeting if you have any questions.

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
Goal ED-1: Attract, retain, and expand commercial and industrial businesses							FY 21	FY 22	FY 23	FY 24	FY 25
ED-1-A: Establish a business-friendly environment	ED-1-A-i: Develop new and expand existing relationships with economic development partners, such as colleges, school districts, non-profits, and lenders to provide resources to support business growth	Short/ Ongoing	Task	Chamber, CED	Simpson, Schools	City Staff Time					
	ED-1-A-ii: Identify workforce development needs to satisfy market demands	Short/ Ongoing	Task	Chamber	CED	Economists, IWD					
	ED-1-A-iii: Develop financial incentives to support business development	Short/ Ongoing	Code/ Policy	CED	Chamber	IEDA					
	~~ED-1-A-iv: Review site development and business licensing procedures to identify opportunities to streamline applications and reduce review timelines~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Chamber, Developers~~	~~City Staff Time~~	**COMPLETE**				
	~~ED-1-A-vii: Develop a code that uses architecture and urban design to establish compatibility between existing and future land uses~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Chamber~~	~~Urban Designers~~	**COMPLETE**				
ED-1-B: Proactively seek new businesses that will diversify and strengthen the economy	ED-1-B-i: Identify sites suitable for new restaurants and market those sites to restaurateurs	Short	Task	CED	Chamber, HP	City Staff Time					
	ED-1-B-ii: Work with the Iowa Economic Development Authority to designate "Certified Sites" which are ready for industrial development	Short	Task	CED	Chamber	IEDA	**Moved->**				
	ED-1-B-iii: Identify sites suitable for new, licensed, child day care centers and market those to existing and future providers	Short	Task	CED	Chamber, HP, IEDA	City Staff Time, IDHS, CDBG					

Goal ED-2: Encourage and support local businesses											
ED-2-A: Use citywide marketing to promote tourism and local businesses	ED-2-A-i: Develop a brand and update the logo for the city (Downtown Assessment Visit Report)	Short	Task	CED	Chamber, HP	DAVR, graphic designer, marketing professional					
	ED-2-A-ii: Use the brand and logo in marketing (e.g. signage, maps, website, social media, individual business marketing, etc.)	Short/ Ongoing	Task	Chamber	CED	DAVR					
	ED-2-A-iii: Use public relations to generate interest in downtown (e.g. interesting facts, business owner profiles, historical anniversaries, etc.) (Downtown Assessment Visit Report)	Short/ Ongoing	Task	Chamber	CED	DAVR					
	ED-2-A-iv: Establish a Convention & Visitors Bureau and hire a Tourism Director (Downtown Assessment Visit Report)	Short	Task	Council	Chamber	DAVR, hotel/ motel tax					
	ED-2-A-v: Use existing services (e.g. Travel Iowa, Google Maps, etc.) to promote local businesses and special events (Downtown Assessment Visit Report)	Short/ Ongoing	Task	Chamber	CED	DAVR, Travel Iowa					
ED-2-B: Encourage entrepreneurship and support of local businesses development	ED-2-B-ii: Establish educational, mentorship, and networking programs (Downtown Assessment Visit Report)	Short	Task	Chamber	CED, HP	DAVR					
~~ED-2-C: Review zoning codes and ordinances to make sure that they are up-to-date with current development best practices (DAVR)~~	~~ED-2-C-i: Develop architectural standards to improve building appearance~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Chamber~~	~~Architects~~	**COMPLETE**				
	ED-2-C-ii: Incorporate more landscaping and streetscaping standards to improve views from roadway and walkability of neighborhoods	Short	Code/ Policy	CED	Chamber	DAVR, SGA	**Partial Complete and Moved->**				
Goal ED-3: Make the downtown square a vibrant and active retail node											
ED-3-A: Create a downtown identity and unique sense of place	ED-3-A-i: Create a customized brand and logo specifically for the downtown square, but which relates to the city logo	Short	Task	DSA	CED, Chamber, HP	DAVR, Main Street					
	ED-3-A-ii: Explore shared marketing campaigns, including print, radio, and social media (Downtown Assessment Visit Report)	Short	Task	DSA	CED	DAVR, Main Street					
	ED-3-A-iii: Market the downtown square in special events throughout the city (Downtown Assessment Visit Report)	Short	Task	DSA	Chamber	DAVR, Main Street					
	ED-3-A-iv: Establish a standard of cross-promotion	Short	Task	DSA	Chamber	DAVR, Main Street					

ED-3-B: Develop the downtown streetscape described in the City Square Master Plan	ED-3-B-iv: Pursue grant funding opportunities to finance the streetscape enhancement project (City Square Master Plan)	Short	Task	DSA	CED, Chamber, HP	CSMP	**Partial Complete and Moved->**				
	~~ED-3-B-v: Allow for outdoor dining and limited outdoor sales (City Square Master Plan)~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~DSA, Chamber~~	~~CSMP~~	**COMPLETE**				
ED-3-C: Use special events to draw people to the square	ED-3-C-iv: Support businesses ability to host experiential events to draw customers (Downtown Assessment Visit Report)	Short	Task	DSA	Chamber	DAVR, Main Street					
ED-3-D: Support an ongoing downtown businesses association	ED-3-D-iv: Develop goals and action plans for the downtown square business association (Downtown Assessment Visit Report)	Short	Task	DSA	Chamber	DAVR					
Goal ED-4: Enhance and stabilize the historic value of the Downtown Square and historic buildings citywide											
ED-4-A: Offer programs for building maintenance, restoration, preservation and revitalization	ED-4-A-iii: Reinstate the former Façade Grant program, possibly modifying program parameters to meet current needs, including business signage (Downtown Assessment Visit Report)	Short	Code/ Policy	DSA	DSA, IEDA	Recurring Funding Source, RemLoan, TIF					
	ED-4-A-iv: Research minimum maintenance agreements to assist with deferred maintenance issues (Downtown Assessment Visit Report)	Short	Code/ Policy	CED	DSA	City Staff Time					

HN: HOUSING & NEIGHBORHOODS

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
Goal HN-1: Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life							FY 21	FY 21	FY 21	FY 21	FY 21
HN-1-B: Ensure the housing stock is safe and attractive	~~HN-1-B-i: Establish property maintenance standards that address safety, maintenance, parking, and aesthetics~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Neighborhoods, Building, Police, Fire~~	~~City Staff Time~~	**COMPLETE**				
	HN-1-B-ii: Develop a policy for identification, notification, and required compliance timeline for properties that are in violation	Short	Code/ Policy	CED	Neighborhoods, Building, Police, Fire	City Staff Time					
	~~HN-1-B-vii: Establish building and site design criteria for multifamily development and major modifications to existing developments~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Developers~~	~~City Staff Time~~	**COMPLETE**				
	HN-1-B-viii: Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census	Short	Code/ Policy	CED	US Census	City Staff Time	**Moved->**				

HN-1-C: Expand the variety of housing types	~~HN-1-C iii: Amend the zoning code to allow for accessory dwelling units in existing neighborhoods and new developments~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Neighborhoods~~	~~SGA, APA~~	**COMPLETE**				
	HN-1-C-v: Amend the zoning and subdivision regulations to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses	Short	Code/ Policy	CED	Developers	SGA, APA	**Partial Complete and Moved->**				
	HN-1-C-vi: Evaluate the potential of tiny housing and various cooperative housing models	Short	Task	CED	Developers	SGA, APA	**Partial Complete and Moved->**				
	~~HN-1-C vii: Promote mixed-density housing developments (for example, a combination of single-family detached and multi-family designed to complement each other)~~	~~Short~~	~~Task~~	~~CED~~	~~Developers, IEDA~~	~~SGA, APA, WHTC~~	**COMPLETE**				

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
Goal TR-1: Enable all ages and abilities to move about the city without their own vehicle							FY 21	FY 21	FY 21	FY 21	FY 21
TR-1-A: Develop a non-motorized connectivity for transportation purposes	TR-1-A-i: Adopt a complete streets policy	Short	Code/ Policy	Streets	CED	NCSC, ITE, DMAMPO					
	~~TR-1-A iii: Develop codes or polices to provide end of trip bicycle facilities, such as bicycle parking in compliance with guidelines provided by the Association of Pedestrian and Bicycle Professionals~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~CED, P&R~~	~~APBP~~	**COMPLETE**				
	TR-1-A-iv: Evaluate the need for sidewalks and crosswalks where currently lacking and in new developments	Short	Task	Streets	Schools	TAP					
TR-1-B: Support motorized travel without individual motorized vehicle ownership	TR-1-B-i: Create a city licensing system to enable transportation network companies to provide on-call transportation services (e.g. ride share)	Short	Code/ Policy	CED	Businesses, IEDA	City Staff Time, CLET					
	TR-1-B-iii: Advertise the option of DART's RideShare Vanpooling program and provide a park and ride location(s)	Short	Task	Streets	DART, CED	DART					
	TR-1-B-iv: Coordinate with DART to extend the Heart of Iowa Regional Transit Agency (HIRTA) operating hours to include the evenings and weekend	Short	Task	Streets	DART	City Staff Time					
	TR-1-B-v: Coordinate with DART to evaluate the potential of bus service to Des Moines	Short	Task	Streets	DART	City Staff Time					

Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community character											
TR-2-A: Evaluate existing roadways and make necessary improvements	~~TR-2-A-i: Create a pavement management plan to guide road repairs~~	~~Short~~	~~Task~~	~~Streets~~	~~CED~~	~~Engineers~~	COMPLETE				
	~~TR-2-A-iii: Identify problematic areas and necessary improvements~~	~~Short~~	~~Task~~	~~Streets~~	~~Iowa DOT~~	~~SUDAS, TEAP~~	COMPLETE				
	TR-2-A-v: Evaluate the sidewalk network for gaps and the need for improved crossings, with focus on areas near schools and community services	Short	Task	Streets	Schools, P&R	SRTS, TAP					
	TR-2-A-vii: Consider Intelligent Transportation Systems (ITS) to improve the transportation network	Short	Task	Streets	Police, Fire, Residents	USDOT					
	TR-2-A-viii: Reevaluate the city's road classifications	Short	Task	Streets	Police, Fire, Residents, Schools, P&R	USDOT					
TR-2-B: Promote development of a grid street network	TR-2-B-v: Prioritize the development of access management plans for East Hillcrest Avenue and Hoover Street	Short	CIP	Streets	Businesses	SUDAS					
	TR-2-B-vii: Establish a policy to identify when there should be a city contribution to road improvements or new road construction that is necessary to support new development, rather than being completely funded by the developer	Short	Code/ Policy	CED	Developers	SUDAS	Moved->				
TR-2-C: Use the street design to establish a character for the city and neighborhoods	TR-2-C-iii: Plant street trees adjacent to all publicly-owned properties whenever possible	Short	CIP	Streets	CED, P&R	Recurring Funding Source					
	TR-2-C-iv: Adopt a zoning overlay to establish the parkway design guidelines	Short	Code/ Policy	CED	Streets	APA	Not Completed				
	TR-2-C-v: Develop and use Complete Streets and traffic calming polices and design guidelines for new streets and rehabilitation of existing streets	Short	Code/ Policy	Streets	CED	ITE, NCSC, DMAMPO					

CS: Community Services

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
Goal CS-1: Provide high quality education at all levels for all members of the community							FY 21	FY 21	FY 21	FY 21	FY 21
CS-1-A: Ensure that high school students are prepared for college, post-secondary training, or the workforce	CS-1-A-i: Maintain AP course offerings, concurrent credit courses, and partnership with the DMACC Career Academy	Short	Task	Schools	DMACC	School Budget, IDE					
	CS-1-A-ii: Increase career technical education course opportunities and partnerships such as registered apprenticeships and school-to-work programs	Short	Task	Schools	Chamber, Businesses, HP	School Budget					
CS-1-B: Enrich the workforce	CS-1-B-iii: Support businesses associations and networking programs, including city representatives on committees	Short	Task	Chamber	Businesses, CED	City Staff Time					

CS-1-C: Promote and accommodate lifelong learning	~~CS-1-C-i: Allow businesses to incorporate on-site child care~~	~~Short/ Ongoing~~	~~Code/ Policy~~	~~CED~~	~~Businesses, IEDA~~	~~IDHR, CDBG~~	**COMPLETE**				
	CS-1-C-iii: Provide retirement age and senior classes	Short	Task	P&R, Library	DMACC	Recurring Funding, Volunteerism					
Goal CS-2: Continually aim to improve public community services											
CS-2-B: Maintain a high level of communication with the community	CS-2-B-iii: Craft communications materials to promote existing services	Short	Task	Administration	Residents	City Staff Time					
CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs	CS-2-D-i: Conduct a potable water service infrastructure study to determine where to invest in upgrades to facilitate growth and redevelopment	Short	Task	IMU	Warren County Water District	Staff Time, SUDAS					
	CS-2-D-ii: Follow through with the development of the Water Resource Recovery Facility	Short	Task	IMU	Administration	Funding	**Partial Complete and Moved->**				
	CS-2-D-iii: Complete a feasibility study of the South Plant service area, including adjoining growth areas, to address capacity issues in the system	Short	Task	IMU	Administration	Funding, City Staff Time	**Partial Complete and Moved->**				
	CS-2-D-vi: Complete a hydraulic analysis and feasibility study for all sanitary service areas in the city at least every three years	Short	Task	Water Pollution Control	Administration	Local Funding, City Staff Time	**Partial Complete and Moved->**				
	CS-2-D-vii: Continue to build and expand the Fiber Optic System	Short	Task	Administration	IMU, Providers	Local Funding	**Partial Complete and Moved->**				
	~~CS-2-D-viii: Prepare for the Stormwater Utility audit~~	~~Short~~	~~Task~~	~~Water Pollution Control~~	~~Administration~~	~~City Staff Time~~	**COMPLETE**				
Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities											
CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-i: Adopt a citywide Park System Master Plan to direct active and passive recreation facilities and programs	Short	Task	P&R	Residents	Local Funding, TPL					
CS-3-B: Connect the existing and future park system with recreational trails	CS-3-B-ii: Require dedication of recreational trail easements concurrent with plat approvals by 2021	Short/ Ongoing	Code/ Policy	P&R	CED	City Staff Time					
CS-3-C: Provide park space at a rate of 16 acres per 1,000 population and located within a 1/2 mile walk of every resident	CS-3-C-i: Modify the parkland dedication ordinance to include maintenance of 16 parkland acres/1,000 population; minimum acreage, location, and accommodation of amenities; and mechanisms for dedication in lieu of land by 2021	Short	Code/ Policy	P&R	CED	NRPA	**Moved->**				

ES: THE ENVIRONMENT & SUSTAINABILITY

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR				
							FY 21	FY 21	FY 21	FY 21	FY 21
Goal ES-1: Promote the use of renewable energy sources											
ES-1-A: Reduce greenhouse gas emissions	ES-1-A-iii: Promote biking, walking and transit for transportation purposes	Short	Task	Streets	P&R	Bike League					
ES-1-B: Promote renewable energy production such as small scale wind and solar	~~ES-1-B-ii: Amend the zoning code to allow solar panels~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Buildings, IEC, IA Energy~~	~~LEED, Clean Cities~~	**COMPLETE**				
Goal ES-2: Promote sustainable building development and green infrastructure											
ES-2-A: Promote sustainable development practices	ES-2-A-i: Develop a list of environmentally sustainable practices and resource tools for implementation (e.g. bioswales/rain gardens, native plantings, recycled/repurposed or renewable building materials, rainwater harvesting, gray water systems, renewable energy production, permeable pavements, etc.)	Short	Task	Administration	Buildings, P&R, CED, Streets	LEED					
	ES-2-A-iv: Create a fast-track review process for private projects incorporating environmentally sustainable elements	Short	Code/ Policy	CED	Administration	SGA, APA					
	ES-2-A-vi: Develop a rain barrel program	Short	Code/ Policy	CED	WCCB	SGA, APA					
Goal ES-3: Preserve and restore natural resources and wildlife habitats											
ES-3-B: Expand urban tree canopy	ES-3-B-i: Establish an annual tree-planting program for public and private properties	Short	CIP	P&R	CED	TPL					
	ES-3-B-ii: Adopt a tree preservation ordinance	Short	Code/ Policy	CED	P&R	TPL					
	~~ES-3-B-iii: Establish minimum landscaping standards for new developments~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~Developers~~	~~SGA, APA~~	**COMPLETE**				
ES-3-C: Discourage sprawled urban development of open space and agricultural land	ES-3-C-iii: Reevaluate the Annexation Moratorium Agreement with City of Des Moines and Warren County in 2025.	Short	Task	CED	City of Des Moines, Warren County	Staff Time					
Goal ES-4: Reduce the negative effects of hazards and improve the response and recovery time of hazards											
ES-4-A: Reduce the extent of property losses on properties with	ES-4-A-i: Ensure that public infrastructure and critical assets are protected from hazards (adapted from WCHMP)	Short	Task	Streets, Police, Fire	WCEM, IEDA	WCHMP, CDBG					

current and future development and reduce the likelihood of personal injury or loss of life (WCHMP)	~~ES-4-A-v: Use zoning and building codes to regulate the nature of development in hazard-prone areas (adapted from WCHMP)~~	~~Short~~	~~Code/ Policy~~	~~CED~~	~~WCEM~~	~~WCHMP~~	**COMPLETE**	

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES	WORK PROGRAM YEAR									
							FY 21	FY 22	FY 23	FY 24	FY 25	FY26	FY27	FY28	FY29	FY30
Goal ED-1: Attract, retain, and expand commercial and industrial businesses																
ED-1-A: Establish a business-friendly environment	ED-1-A-v: Use land use and zoning regulations in a variety of scenarios, including mixed uses and home-based businesses, to attract diverse business	Medium	Code/ Policy	CED	Chamber	City Staff Time	**COMPLETE**									
ED-1-B: Proactively seek new businesses that will diversify and strengthen the economy	ED-1-B-iv: Establish a business incubator	Medium	Task	Chamber	CED, HP	Funding										
Goal ED-2: Encourage and support local businesses																
ED-2-B: Encourage entrepreneurship and support of local businesses development	ED-2-B-i: Establish grant programs that can assist with local business startups and expansion (Downtown Assessment Visit Report)	Medium	Task	CED	Chamber	DAVR										
Goal ED-3: Make the downtown square a vibrant and active retail node																
ED-3-A: Create a downtown identity and unique sense of place	ED-3-A-v: Install public art (e.g. murals, sculptures, interactive exhibits, selfie stations, etc.) to support the brand and establish a unique sense of place (Downtown Assessment Visit Report)	Medium	CIP	DSA	CED, HP	DAVR, Main Street										
ED-3-B: Develop the downtown streetscape described in the City Square Master Plan	ED-3-B-i: Implement a customized wayfinding system that includes signage from Highway 92 and Highway 65 (modified from City Square Master Plan)	Medium	CIP	DSA	CED, Chamber, HP	CSMP										
	ED-3-B-ii: Explore unique design elements for the wayfinding system that could include archway/gateway elements (City Square Master Plan)	Medium	Task	DSA	CED, HP	CSMP										
ED-3-C: Use special events to draw people to the square	ED-3-C-i: Use North Howard Street as a community gathering space in conjunction with the new Justice Center (City Square Master Plan)	Medium	Task	CED	DSA	CSMP										
	ED-3-C-ii: Establish an event committee for keeping the square programmed throughout the year (Downtown Assessment Visit Report)	Medium	Task	DSA	Chamber	DAVR, Main Street										
	ED-3-C-iii: Create a new signature event in downtown (Downtown Assessment Visit Report)	Medium	Task	DSA	Chamber	DAVR, Main Street										
Goal ED-4: Enhance and stabilize the historic value of the Downtown Square and historic buildings citywide																
ED-4-A: Offer programs for building maintenance, restoration, preservation and revitalization	ED-4-A-i: Apply for a Community Catalyst Building Remediation Grant to spur further development (Downtown Assessment Visit Report)	Medium	Task	DSA	CED, IEDA	ComCatGrant, SHPO	**Partial Complete and Moved->**									
	ED-4-A-ii: Consider applying for a CDBG Downtown Revitalization Fund grant from the Iowa Economic Development Authority for historically sensitive façade improvements (Downtown Assessment Visit Report)	Medium	Task	DSA	CED, Chamber, IEDA	CDBG, SHPO										
ED-4-B: Enhance physical connections with adjacent buildings and neighborhoods	ED-4-B-i: Establish design and landscaping standards to create a desired transition in aesthetic between the Downtown Square and surrounding area	Medium	Code/ Policy	CED	DSA	City Staff Time										

HN: HOUSING & NEIGHBORHOODS

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal HN-1: Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life						
HN-1-A: Increase the availability of housing targeted toward households earning more than the city's median income	HN-1-A-iii: Reevaluate housing needs to determine if the tax abatement programs continue to be justified in their current form	Medium	Code/ Policy	CED	Developers	City Staff Time
HN-1-B: Ensure the housing stock is safe and attractive	HN-1-B-iii: Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors	Medium	Code/ Policy	CED	Neighborhoods, Building, Police, Fire	Recurring Funding Source, CDBG
	HN-1-B-iv: Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services	Medium	Task	CED	Nonprofits, Neighborhoods, HP, Habitat	City Staff Time
	HN-1-B-v: Develop an official neighborhood association program in which residents can organize and be recognized by the City as representatives for their neighborhoods	Medium	Task	CED	Neighborhoods, HP	City Staff Time
	HN-1-B-vi: Create a neighborhood improvement mini-grant program for neighborhood associations to be awarded funds for beatification and improvement projects on public property	Medium	Code/ Policy; CIP	CED	Neighborhoods, HP	Recurring Funding Source
HN-1-C: Expand the variety of housing types	HN-1-C-i: Create a mixed use zoning district for the area surrounding downtown and for neighborhoods (Neighborhood Mixed Use) that allows for a combination of residential and limited office or limited retail uses	Medium	Code/ Policy	CED	Neighborhoods, DSA	SGA, APA
	HN-1-C-ii: Create a mixed use zoning district for transportation nodes and corridors (Community Mixed Use) that allows for medium/high density residential, office, and commercial use	Medium	Code/ Policy	CED	Neighborhoods, Developers	SGA, APA
	HN-1-C-iv: Amend the subdivision and zoning regulations to allow for smaller lot sizes and smaller setbacks	Medium	Code/ Policy	CED	Developers	SGA, APA

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal TR-1: Enable all ages and abilities to move about the city without their own vehicle						
TR-1-A: Develop a non-motorized connectivity for transportation purposes	TR-1-A-v: Prepare a bicycle and pedestrian master plan covering engineering, education, enforcement, encouragement, equity, and evaluation of the system	Medium	Task	Streets	Parks	Bike League, NACTO Bike, Rural Bike
TR-1-B: Support motorized travel without individual motorized vehicle ownership	TR-1-B-ii: Revise the zoning code to establish licensing requirements and specify parking areas for car-share programs	Medium	Code/ Policy	CED	Businesses	City Staff Time

Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community character																				
TR-2-A: Evaluate existing roadways and make necessary improvements	TR-2-A-ii: Create a detailed transportation system master plan	Medium	Task	Streets	CED, Residents	APA, ITE														
	TR-2-A-vi: Evaluate the bicycle network for gaps, with focus on connections to commercial, residential, educational, and recreational destinations and recommend improvements	Medium	Task	Streets	Schools, P&R	Bike League, NACTO Bike, Rural Bike	COMPLETE													
TR-2-B: Promote development of a grid street network	TR-2-B-ii: Prioritize the extension of Hoover Street between Country Club Road and US Highway 65/69	Medium	CIP	Streets	Residents	SUDAS														

CS: Community Services

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES										
Goal CS-1: Provide high quality education at all levels for all members of the community																
CS-1-B: Enrich the workforce	CS-1-B-i: Increase and promote a diversity of trainings, classes, and certifications	Medium	Task	Chamber	DMACC, Library, P&R	IDHS, IWD, IDE										
	CS-1-B-ii: Offer mentoring programs for personal and professional development	Medium	Task	Chamber	Businesses, HP	Recurring Funding, Volunteerism										
CS-1-C: Promote and accommodate lifelong learning	CS-1-C-ii: Consider pre-school programming through the City	Medium	Task	P&R, Library	Schools, DMACC	IDE										
Goal CS-2: Continually aim to improve public community services																
CS-2-A: Improve and expand local library facilities and operations	CS-2-A-i: Expand library spaces to accommodate entrepreneurship and small business work space/programming	Medium	CIP	Library	Chamber, Businesses, HP	Local Funding										
CS-2-B: Maintain a high level of communication with the community	CS-2-B-iv: Hire a communications and marketing professional for the City	Medium	Task	Administration	Chamber	Operating Budget										
CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs	CS-2-D-ix: Explore the best practices of refuse, recycling, and lawn waste collection, including the location of the city's brush facility	Medium	Task	Administration	Waste Management, Providers	City Staff Time										
Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities																
CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-iv: Add at least 1 splash pad/wading pool by 2025	Medium	CIP	P&R	HP	Local Funding										

ES: THE ENVIRONMENT & SUSTAINABILITY

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES										
Goal ES-1: Promote the use of renewable energy sources																
ES-1-A: Reduce greenhouse gas emissions	ES-1-A-i: Conduct an energy audit of all public buildings to identify areas for improvement	Medium	Task	Administration	Buildings, IEC, IA Energy	LEED, Bldg-Benchmark										
	ES-1-A-ii: Create a city-wide climate action plan	Medium	Task	Administration	Buildings, IEC, IA Energy	LEED										
	ES-1-A-iv: Incorporate electric vehicles and/or those powered by other renewable energy sources into the City's vehicle fleet.	Medium	CIP	Administration	IA Energy	Funding										

Goal ES-2: Promote sustainable building development and green infrastructure																
ES-2-A: Promote sustainable development practices	ES-2-A-v: Develop an incentive program for private projects to incorporate sustainable development practices and to obtain LEED certification	Medium	Task	Administration	CED	LEED										
Goal ES-3: Preserve and restore natural resources and wildlife habitats																
ES-3-A: Protect wetlands, prairies, stream corridors, and other wildlife habitat	ES-3-A-i: Create a natural resource zoning district (potentially an overlay district) to establish protection measures	Medium	Code/ Policy	CED	WCCB	SGA, APA										
	ES-3-A-ii: Acquire environmentally sensitive land for protection	Medium/ Long	Task	P&R	INHF, WCCB, IDNR	REAP, LWCF, WIG										
	ES-3-A-iii: Enter into conservation easement agreements with private land owners	Medium/ Long	Task	P&R	INHF, WCCB	TPL										
	ES-3-A-v: Develop watershed management plans and best practices	Medium	Task	P&R	WCCB, IEC, IEDA, IDNR	DMAMPO, DRG, SRF, WIG										
ES-3-C: Discourage sprawled urban development of open space and agricultural land	ES-3-C-i: Provide incentives for re-development (using existing buildings) and infill over greenfield development	Medium	Code/ Policy	CED	Developers	SGA, APA										
	ES-3-C-ii: Create a transfer of development rights program	Medium	Code/ Policy	CED	Developers, Neighborhoods	SGA, APA										

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal ED-3: Make the downtown square a vibrant and active retail node						
ED-3-B: Develop the downtown streetscape described in the City Square Master Plan	ED-3-B-iii: Implement a phased approach to extend the common design elements of the streetscape into other areas of the downtown (City Square Master Plan)	Long	Task	DSA	CED	CSMP

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community						
TR-2-B: Promote development of a grid street network	TR-2-B-i: Extend streets into priority growth areas while maintaining a grid pattern	Long	CIP	Streets	CED	SUDAS, RISE

CS: Community Services

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal CS-2: Continually aim to improve public community services						
CS-2-A: Improve and expand local library facilities and operations	CS-2-A-ii: Develop a plan for future expansion of library facilities	Long	Task	Library	Administration	Local Funding
Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities						
CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-v: Add at least 1 enclosed shelter for year-round rentals by 2030	Long	CIP	P&R	HP	Local Funding

ED: ECONOMIC DEVELOPMENT

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal ED-1: Attract, retain, and expand commercial and industrial businesses						
ED-1-A: Establish a business-friendly environment	ED-1-A-vi: Maintain use of landscaped buffers between incompatible land uses	Ongoing	Code/ Policy	CED	Businesses	City Staff Time
ED-1-B: Proactively seek new businesses that will diversify and strengthen the economy	ED-1-B-v: Support development of businesses that relate to the nearby parks, conservation, and recreational resources, such as equipment rental, overnight accommodations, restaurants, convenience stores, transportation services, and tour operators.	Ongoing	Task	CED	Chamber, HP, IEDA	IEDA
Goal ED-3: Make the downtown square a vibrant and active retail node						
ED-3-D: Support an ongoing downtown businesses association	ED-3-D-i: Meet on a monthly basis (Downtown Assessment Visit Report)	Ongoing	Task	DSA	Chamber	DAVR, IEDA, Main Street
	ED-3-D-ii: Establish an email distribution list for businesses and support organizations, including a city representative (Downtown Assessment Visit Report)	Ongoing	Task	DSA	Chamber	DAVR, IEDA, Main Street
	ED-3-D-iii: Offer regular tours of each business (Downtown Assessment Visit Report)	Ongoing	Task	DSA	Chamber	DAVR

HN: HOUSING & NEIGHBORHOODS

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal HN-1: Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life						
HN-1-A: Increase the availability of housing targeted toward households earning more than the city's median income	HN-1-A-i: Maintain and promote tax abatement for new housing	Ongoing	Code/ Policy	CED	Developers	City Staff Time
	HN-1-A-ii: Maintain and promote tax abatement for renovations and upgrades to housing	Ongoing	Code/ Policy	CED	Neighborhoods	City Staff Time

TR: TRANSPORTATION

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal TR-1: Enable all ages and abilities to move about the city without their own vehicle						
TR-1-A: Develop a non-motorized connectivity for transportation purposes	TR-1-A-ii: Develop trails that separate bicyclists and pedestrians from the roadway and connect trip ends to commercial, residential, educational, and recreational destinations	Ongoing	CIP	Streets	P&R	SUDAS, TAP, SRT, FRT
Goal TR-2: Continue to expand and improve the street network to improve transportation safety, efficiency, equitable mobility, and establish community character						
TR-2-A: Evaluate existing roadways and make necessary improvements	TR-2-A-iv: Continue coordination with the Iowa DOT on signal operation	Ongoing	Task	Streets	Iowa DOT	City Staff Time
TR-2-B: Promote development of a grid street network	TR-2-B-iii: Require all streets in new subdivisions to be connected whenever feasible (natural features and the built environment may necessitate cul-de-sacs or looped roadways)	Ongoing	Code/ Policy	Streets	CED	SUDAS
	TR-2-B-iv: Adopt access management plans for the existing and future arterial streets to maintain the capacity of those streets	Ongoing	Code/ Policy	Streets	Businesses	SUDAS
	TR-2-B-vi: Manage access to Highways 92 and 65/69 for new development and redevelopment	Ongoing	Code/ Policy	Streets	DOT	SUDAS

TR-2-C: Use the street design to establish a character for the city and neighborhoods	TR-2-C-i: Bury utilities with all new development and with redevelopment whenever possible	Ongoing	Code/ Policy	IMU	Streets	SUDAS
	TR-2-C-ii: Revise the street tree ordinance, including tree planting guidelines to improve aesthetics while ensuring that street trees will not interfere with utilities, sidewalks, or the adjacent roadway	Ongoing	Code/ Policy	Streets	CED, P&R, IMU	SUDAS

CS: Community Services

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal CS-2: Continually aim to improve public community services						
CS-2-A: Improve and expand local library facilities and operations	CS-2-A-iii: Dedicate annual funding to the enhancement of library services, media and technology	Ongoing	CIP	Library	Administration	Local Funding
CS-2-B: Maintain a high level of communication with the community	CS-2-B-i: Provide proactive and transparent communication, easy-to-access information and materials about government activities and policies	Ongoing	Task	Administration	Residents	City Staff Time
	CS-2-B-ii: Strengthen communication with underserved groups	Ongoing	Task	Administration	Residents	City Staff Time
CS-2-C: Ensure that the health needs, both physical and mental, of all residents are being met	CS-2-C-i: Provide common medical services locally	Ongoing	Task	WCHS	Administration	City Staff Time, IDHS
CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs	CS-2-D-iv: Maintain the Inflow and Infiltration policy	Ongoing	Code/ Policy	Water Pollution Control	Administration	City Staff Time
	CS-2-D-v: Maintain the Collection Systems Maintenance Program	Ongoing	Code/ Policy	Water Pollution Control	Administration	City Staff Time
Goal CS-3: Provide high quality parks and recreation amenities for all residents of all ages and abilities						
CS-3-A: Maintain and improve existing park amenities and add amenities to new parks	CS-3-A-ii: Dedicate annual funding in the Capital Improvement Plan	Ongoing	CIP	P&R	Residents	Local Funding
	CS-3-A-iii: Inspect grounds, facilities, and equipment to ensure compliance with safety standards	Ongoing	Task	P&R	Building	City Staff Time
CS-3-B: Connect the existing and future park system with recreational trails	CS-3-B-i: Apply for trail grants on an annual basis	Ongoing	Task	P&R	HP	DMAMPO, Iowa DOT
	CS-3-B-iii: Continue to refer to the 2008 Trails Master Plan for trail design details.	Ongoing	Task	P&R	Streets	City Staff Time
CS-3-C: Provide park space at a rate of 16 acres per 1,000 population and located within a 1/2 mile walk of every resident	CS-3-C-ii: Develop parks concurrent with new residential development to meet level of service needs	Ongoing	Code/ Policy	P&R	CED	NRPA

ES: THE ENVIRONMENT & SUSTAINABILITY

OBJECTIVE	ACTION	TIMELINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
Goal ES-1: Promote the use of renewable energy sources						
ES-1-B: Promote renewable energy production such as small scale wind and solar	ES-1-B-i: Promote the small scale wind energy code	Ongoing	Code/ Policy	CED	Buildings, IEC, IA Energy	LEED, Clean Cities
	ES-1-B-iii: Incorporate renewable energy technologies in public projects	Ongoing	Task	Administration	Buildings, IEC, IA Energy	LEED, Clean Cities
	ES-1-B-iv: Create programs to improve energy efficiency and promote use of renewable energy sources	Ongoing	Task	IMU	Buildings, IEC, IA Energy	LEED, Clean Cities, AERLP
Goal ES-2: Promote sustainable building development and green infrastructure						
ES-2-A: Promote sustainable development practices	ES-2-A-ii: Provide education for city staff, elected officials, developers, and property owners on the benefits and resources for sustainable development	Ongoing	Task	Administration	Buildings, P&R, CED, Streets, IA Energy	LEED, Clean Cities
	ES-2-A-iii: Integrate environmental sustainability elements in all public projects and strive for LEED certification	Ongoing	Task	Administration	Buildings, P&R, CED, Streets, IA Energy	LEED, Clean Cities, AERLP
Goal ES-3: Preserve and restore natural resources and wildlife habitats						
ES-3-A: Protect wetlands, prairies, stream corridors, and other wildlife habitat	ES-3-A-iv: Foster community connection, access and awareness of natural resources through wildlife parks, trails, and programs	Ongoing	Task	P&R	WCCB, IDNR	TPL, EG, WIG
Goal ES-4: Reduce the negative effects of hazards and improve the response and recovery time of hazards						
ES-4-A: Reduce the extent of property losses on properties with current and future development and reduce the likelihood of personal injury or loss of life (WCHMP)	ES-4-A-ii: Use the most effective approaches to protect buildings from flooding, including acquisition or relocation where warranted (WCHMP)	Ongoing	Task	CED	WCEM	WCHMP
	ES-4-A-iii: Use the most effective approaches to protect buildings from other hazards using both structural and non-structural methods (WCHMP)	Ongoing	Task	CED	WCEM	WCHMP
	ES-4-A-iv: Ensure that building codes protect against fire, severe storms, and other hazards (adapted from WCHMP)	Ongoing	Code/ Policy	Building	Building, WCEM	WCHMP
	ES-4-A-vi: Educate the public on self-protection measures for their properties and their personal safety (adapted from WCHMP)	Ongoing	Task	Police, Fire	WCEM	WCHMP
	ES-4-A-vii: Ensure that emergency shelters are well-equipped and available for all residents in need	Ongoing	Task	Police, Fire	WCEM	WCHMP

ES-4-B: Improve public response to hazards and make recovery easier (WCHMP)	ES-4-B-i: Enhance the continuity of government during and after storms by prioritizing the recovery of governmental buildings and essential services (adapted from WCHMP)	Ongoing	Task	Administration	WCEM	WCHMP
	ES-4-B-ii: Enhance cross-agency and intra- and inter-county communications (WCHMP)	Ongoing	Task	Administration	WCEM	WCHMP
	ES-4-B-iii: Review and then either continue, enhance, or establish mutual aid agreements, training, and exercises (WCHMP)	Ongoing	Task	Administration	Police, Fire, WCEM	WCHMP
	ES-4-B-iv: Ensure proper and adequate equipment for first responders (WCHMP)	Ongoing	Task	Police, Fire	WCEM	WCHMP
	ES-4-B-v: Continue to participate in the Warren County Hazard Mitigation Plan updates (adapted from WCHMP)	Ongoing	Task	Administration	Police, Fire, WCEM	WCHMP

Information

Subject

Receive and file correspondence from July 2 and 9, 2021 weekly updates from City Manager, Ryan Waller.

Information

Simple motion is in order.

Attachments

Waller's Weekly 0702
Waller's Weekly 0709

Jackie Raffety

From: Jackie Raffety
Sent: Friday, July 2, 2021 2:29 PM
Subject: Waller's Weekly 07.02

Good afternoon!
Below is this week's update email. If there are any questions on the items below, or other city-related matters, please call or email RWaller@IndianolaIowa.gov.

Have a great holiday weekend!

Jackie Raffety
Deputy City Clerk
City of Indianola
110 N 1st St
Indianola, IA 50125
515-961-9410, option 1
515-962-5240

Independence Day Holiday Hours

Non-emergency City offices will be closed on Monday, July 5 in observance of the Independence Day holiday.

July 6 City Council Meeting

The City Council will meet on Tuesday, July 6 for its regular meeting. The agenda and comprehensive meeting materials are available on the City's website (linked below). The meetings are aired live via the City's YouTube Channel and a Zoom Webinar (links and login information may be found in the meeting packet).

Agenda Center (LINK)

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with storm water infrastructure being installed, and water main work beginning. With water main work beginning, it is anticipated that service installation will begin the week of July 12. Affected customers have been notified of these disruptions and will also receive a 48-hour notification prior to the service connections. Additionally, the contractor anticipates that concrete removal on Salem, between Buxton and Howard, will begin next week. As a reminder **access to all businesses is being maintained throughout the project.** Additional wayfinding signage and maps have been installed to assist pedestrian traffic. It is anticipated that Phase 1 construction will be completed by mid-November. Additional information on the project may be found via the provided link.

Project Information (LINK)

Graffiti/Stolen Signs

Recently, there has been an increase of graffiti that has been discovered around town, especially in and around the Square. The Indianola Police Department has documented the known areas with graffiti, and Community Development staff is reaching out to affected property owners to have the graffiti removed. If you notice graffiti in town, please report it to the Indianola Police at (515) 961-9400. Additionally, the Square Reconstruction Project has had a large number of construction signage stolen over the first three weeks of the project. If you notice any suspicious activity regarding these activities, please call 911 immediately.

Workers Compensation Insurance

The City received positive news regarding our workers compensation (work comp) insurance renewal. Our current "MOD" factor is currently .79 and our renewal is at .73. Work comp premiums are calculated using a modification "MOD" rate and is determined by industry classification and claims history. The industry average is 1.0. For example, a company with a MOD rate of 1.25 will pay 25% higher premiums than the average company does and a company with a MOD rate of 0.80 will pay 20% less per dollar than average. This is a direct reflection on our team's commitment to safety. Congratulations and thank you to the entire team!

Valley Place Pavement Reconstruction Project

A pre-construction meeting was recently held with the contractor on this project, TK Concrete, as construction is expected to begin in early August. This project will replace the existing failed concrete pavement on Valley Place, from North 1st Street to North Jefferson Way. A map of the project area is linked below. The project should be completed by October 30, 2021.

Project link
Project Map

East Iowa Avenue Paving Project

The contractor for this project has finished the paving at the intersection of East Iowa Avenue and North 15th Street. This work completes all roadway paving within the project. The next phase is installing the sidewalk, trail, and streetlight poles. The total construction cost is $914,143.50, with half of this cost funded by a Federal Economic Development Grant. This project has a completion date of September 30, 2021, and it must be substantially completed and open to traffic before July 27, in advance of the National Balloon Classic.

Community Development Reports

Attached are the following reports provided by the Community Development Department:

Current Projects Update (PDF)

Of the 17 projects listed, one is awaiting a submittal from the developer, nine are in review, and seven have been approved and are in construction.

2021 Building Permits (PDF)

This week, three building permits were issued, and one was submitted. There are currently 11 building permit applications in review and 97 building permits have been issued year-to-date.

Code Enforcement (PDF)

There are currently 24 open code enforcement cases (55 code enforcement cases have been opened for the year).

June Building Permit Report (PDF)

The June 2021 building permit report was issued this week. In June, Community Development issued 28 permits, ten of which were for new dwellings. In comparison, in June 2020, 18 building permits were issued, four of which were for new dwellings. Year to date, 95 permits have been issued worth over $15.3 Million in valuation. Year to date in 2020, 100 permits were issued worth over $12 Million in valuation.

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

Anticipated Draft Agenda – July 19, 2021 (PDF)
Anticipated Draft Agenda – August 2, 2021 (PDF)

Jackie Raffety

From: Ryan Waller
Sent: Friday, July 9, 2021 3:02 PM
To: Ryan Waller
Subject: Waller's Weekly 7.9.21

Good afternoon, all.

I hope this email finds you well. Below, please find this week's update email. As always, if there are any questions on the items below or any other city-related topic, please let me know.

Thank you and have a great weekend!

Ryan

Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

Graffiti/Stolen Signs

Recently, there has been an increase of graffiti that has been discovered around town, especially in and around the Square. The Indianola Police Department has documented the known areas with graffiti, and Community Development staff is reaching out to affected property owners to have the graffiti removed. If you notice graffiti in town, please report it to the Indianola Police at (515) 961-9400. Additionally, the Square Reconstruction Project has had a large number of construction signage stolen over the first three weeks of the project. If you notice any suspicious activity regarding these activities, please call 911 immediately.

Square Reconstruction (Streetscape) Project Update

Phase 1 of the Square Reconstruction Project continued this week with water main installation and concrete pavement removal on Salem, between Buxton and Howard. Water service connections are anticipated to begin the week of July 12, which will require temporary disruptions of water service and localized sidewalk closures. Impacted customers have been notified of the temporary disruptions and will also receive a 48-hour notification prior to the service connections. Temporary localized sidewalk closures are anticipated to last for less than one day for each closure and will be planned such that access to all businesses will be maintained throughout the project. It is anticipated that Phase 1 construction will be completed by mid-November.

Project Information (LINK)

Mailboxes Relocation

As part of the Square Reconstruction Project, a new drive-through lane for drop-off mailboxes will be installed on the west side of the south-bound lane of South Buxton Street adjacent to the Post Office building. An illustration is linked below. Work associated with this aspect of the project is anticipated to begin by July 19.

Mailbox Drop-off (PDF)

Bird Electric Scooters

Next week Bird Electric Scooters will make their launch in the City. These scooters provide an alternative mode of transportation to get around town. The scooters are available through a mobile phone application and riders pay to use the scooter per minute. Details may be found in the press release linked below.

Bird Scooter Press Release (PDF)

Recycling Collection Change

Waste Management has notified the City it intends to change some residents' recycling days in the northwest area of the City from Monday to Tuesday. According to Waste Management's governmental affairs representative, this change is needed to balance the different routes which will also help lessen the impact of refuse collection traffic. Waste Management has mailed postcards to those affected.

Recycling Information (LINK)

Budget Calendar

Linked below is the approved calendar for the preparations of the City's Fiscal Year 23 (July 1, 2022 – June 30, 2023) municipal budget.

Budget Calendar (PDF)

Community Development Reports

Attached are the following reports provided by the Community Development Department:

Current Projects Update (PDF)

Of the 17 projects listed, one is awaiting a submittal from the developer, nine are in review, and seven have been approved and are in construction.

2021 Building Permits (PDF)

This week, six building permits were issued, and four were submitted. There are currently nine building permit applications in review and 103 building permits have been issued year-to-date.

Code Enforcement (PDF)

There are currently 35 open code enforcement cases (66 code enforcement cases have been opened for the year).

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

Anticipated Draft Agenda – July 19, 2021 (PDF)
Anticipated Draft Agenda – August 2, 2021 (PDF)

Prior editions of the weekly update may be found here -> Weekly Update Archives

Information

Subject

Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

Information

Roll call to enter and exit the closed session is in order.

Attachments

No file(s) attached.

Information

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 enter and exit the closed session is in order.

Attachments

No file(s) attached.